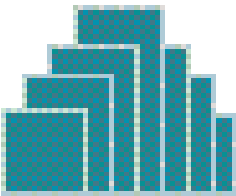




Regional Planning and Growth Management in Southern Nevada

Regional Planning and Growth Management in Southern Nevada



Lied Institute for Real Estate Studies
College of Business
Department of Finance
University of Nevada Las Vegas
And the Howard Hughes Corporation



Cover Photos

From top to bottom: Fremont Street, early era; main entrance of Clark County General Hospital, 1940s; Clark County Courthouse, small building at left was the first courthouse built in 1909.

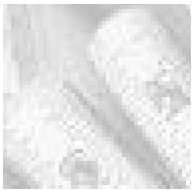
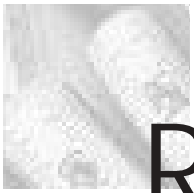


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The 2000 Howard Hughes Corporation Real Estate Roundtable — Executive Summary

Regional planning has the potential to significantly influence growth patterns in the Las Vegas Valley, making the topic an important issue to both the real estate industry and the community as a whole. The Lied Institute for Real Estate Studies at UNLV hosted a series of four roundtable discussions to examine this issue in greater detail. Participants in the 2000 roundtables, which were sponsored by The Howard Hughes Corporation, exchanged insights and opinions on the recent Nevada legislation that mandates the creation of an organization tasked with regional planning for metropolitan Clark County.

The Benefits of Regional Planning and Growth Management

Las Vegas is the fastest growing metropolitan area in the United States. While citizens and government both realize that residential and commercial development fuels a large segment of a booming economy, they are also aware that the valley's quality of life may be threatened by the unintended consequences of poorly managed growth. Across the United States, conventional planning practices are failing to address such issues as sprawl, traffic congestion, and the irrecoverable loss of open space. Communities are increasingly faced with the dilemma of accommodating growth while trying to support local economies, protect the environment, and enhance residents' overall quality of life.

"Smart growth" is the term used to describe a growth-management practice that does not seek to limit growth, but rather to accommodate it in a manner that is economically sound, environmentally responsible, and tailored to individual communities. A comprehensive, integrated regional planning organization is one of the primary needs of any successful growth management strategy. The goals of this body should be twofold: first, to guide development by delivering what are known as "public goods" — infrastructure, public facilities, services, and programs — at a rate that is both predictable and consistent with growth; second, to replace conflicting or at least disjunct land use policies of numerous local jurisdictions with a more coordinated and collaborative effort.

Implementing a Regional Planning Strategy for the Las Vegas Valley

The Nevada State Legislature recently mandated the creation of a Regional Planning Coalition (RPC) for the metropolitan Las Vegas Valley. The stated goal of the body is to implement a strategy that maximizes the benefits of growth while mitigating its negative impacts (See Assembly Bill 493, Appendix A).

In a well-coordinated regional growth plan, the role of a Regional Planning Coalition would consist of providing leadership and oversight in some or all of the following areas:

- Creating a set of unified regional strategies and goals
- Reviewing plans and programs of local, regional, state and federal agencies
- Improving communications and information sharing among local governments
- Providing a central repository for regional demographic and economic data
- Coordinating the plans and actions of regional agencies
- Establishing uniform development standards among governments



Major Regional Planning Issues in the Las Vegas Valley

While this summary cannot attempt to offer a detailed picture of the numerous issues discussed over two days by participants, the concerns raised dealt with the following subject areas, ranked roughly in their order of concern as perceived by panelists:

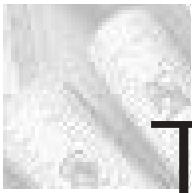
- Regional Planning for the Las Vegas Valley
- Establishing a Regional Planning Organization
- Potential Roles of the RPC
- Defining Conformity/Compliance
- Defining Projects of Regional Significance
- Coordinating Local Governments
- Ensuring Compliance by Federal & State Governments
- Private Sector Concerns

Conclusions

As the Legislature-mandated deadline of March 2001 draws near, the foremost issue faced by metropolitan Clark County is of course the implementation of the Regional Planning Coalition itself. Among the many concerns raised regarding the the creation of the RPC, one seems to have notable significance at the policy level: the question of funding and support.

Many panelists see an increase in legislative support as essential for the success of the organization. The Legislature, though it required the formation of the coalition by law, made no allowances for funding or staffing; nor did it grant powers of enforcement to the RPC, which essentially makes compliance with the organization's plans a voluntary act rather than required performance on the part of local government. To fulfill its agenda, the RPC will also require a cadre of professional employees; the organization cannot function staffed only by delegates from the planning departments of local government, who work part-time for the RPC in addition to their full-time careers. Also, the RPC will require the ability to offer both incentives and sanctions to achieve the compliance and conformity of local governments. The most — perhaps only — viable way to grant these powers to the organization is by enacting laws; this will not only bolster the credibility of the RPC, but illustrate the legislature's commitment to the success of the coalition.





The 2000 Howard Hughes Corporation Realestate Roundtable

The Howard Hughes Corporation Real Estate Roundtables were established by the Lied Institute for Real Estate Studies through a generous gift from the Howard Hughes Corporation. The Hughes Roundtables are held annually to discuss current issues that have significant impact on the real estate industry in the Las Vegas Valley.

The Howard Hughes Corporation is one of the most successful real estate development companies in America. An affiliate of the Rouse Company of Columbia, MD, Hughes is responsible for developing more than 20,000 acres of land in southern Nevada. Each individual property reflects the firm's dedication to high-quality real estate development, continuing the philosophy that originated with Howard Hughes, Jr. during his acquisition of Nevada real estate in the late 1960s and early 1970s.

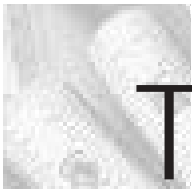
In 1973, the Hughes empire was known as Summa Corporation. It consisted of Nevada hotels and casinos, a Las Vegas television station, Hughes Air West, the Hughes Sports Network, a helicopter-manufacturing division, thousands of acres of undeveloped land, and numerous real estate and investment holdings. Summa Corporation was renamed the Howard Hughes Corporation in 1994, and embodied the spirit of Hughes' vision and business acumen in every aspect of its commercial, industrial and residential developments.

The Howard Hughes Corporation currently operates as a wholly-owned subsidiary of The Rouse Company. The Hughes portfolio is remarkable for both its high quality and the similarity of its investments to those of Rouse; the merger can be seen as a unique opportunity for the employees and owners the two companies to realize substantial new and long-term growth in both earnings and value.

This year's roundtable, which concerns issues related to the establishment of a regional planning agency for the Las Vegas Valley, was coordinated by a sub-committee of the Lied Institute Advisory Committee. The sub-committee was comprised of individuals who represent various professional real estate organizations and companies in southern Nevada. Several months of planning and research were involved in the preparation of the roundtables, which were held on August 9th and 10th at the Desert Research Institute. More than fifty area professionals from both the public and private sectors met in four sessions to discuss this key topic.

A vertical, grayscale photograph of a building's exterior, showing architectural details like windows and structural elements. The image is slightly blurred and serves as a background for the quote on the right side of the page.

*"Bad politics
will always
replace good
planning if given
the chance."*



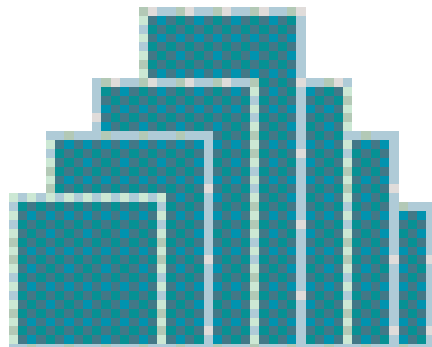
Lied Institute for Real Estate Studies, UNLV

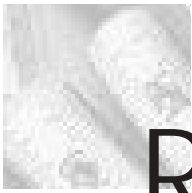
The extraordinary population growth currently taking place in the Las Vegas Valley presents an ongoing challenge to the real estate development industry, local governments, environmentalists and educators. The Institute for Real Estate Studies was formed by the University of Nevada, Las Vegas College of Business in 1989 to help meet the educational and research demands generated by this unprecedented growth.

Local industry leaders have supported this innovative blend of education, research and community outreach from its inception. They solidly endorse a program devoted to the study of area real estate issues. The Institute was endowed in 1991 through a generous gift and challenge grant from the Ernst F. Lied Foundation Trust.

Today, the Lied Institute for Real Estate Studies, as an element of the College of Business at UNLV, offers a comprehensive four-year Bachelor of Science degree in Real Estate Studies. The Institute also supports professional research, scholarships, internships, executive and continuing education, the Certification Graduate Builders Institute, the Howard Hughes Corporation Real Estate Roundtables, and other extension activities. Through these and related projects the Institute continues to respond to the growing needs of the southern Nevada real estate industry while maintaining a premier educational program at the University.

The Lied Institute is grateful to the Howard Hughes Corporation and to the Resource sub-committee for their commitment to this endeavor.





PREFACE: THE ISSUES BEHIND THE ROUNDTABLE DISCUSSIONS

Reional planning and growth management has the potential to significantly influence growth patterns in the Las Vegas Valley. Because this potential impact makes the topic an important issue to both the real estate industry and the community as a whole, the Lied Institute for Real Estate studies at UNLV hosted a series of roundtable discussions designed to examine the issue in greater detail. Four roundtables, held over a two-day period, were sponsored by The Howard Hughes Corporation. Participants exchanged insights and opinions on recent Nevada legislation mandating the implementation of an organization tasked with regional planning for metropolitan Clark County.

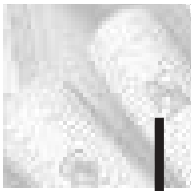
The discussion was centered around two “big picture” issues: defining conformity in terms of long-range regional planning, and determining what type of projects have “regional significance”. Other topics addressed by the roundtables included the manner in which recommendations might be implemented, whether planning options should be voluntary or regulatory, the desirability of making all local plans conform to standards created by a regional planning organization, possible points of conflict between local and federal agendas, the possible regionalization of more Las Vegas Valley services (in the manner that the region’s water, public safety, flood control, and transportation are currently structured), and whether and how planning conformity should be enforced.

The Resource Committee believes, based on the success of similar sessions in the past, that the best product results from the participation of a diverse group of individuals who represent a broad spectrum of the real estate community and its related entities. This report attempts to capture the essence of the group’s thought process, as well as individual (and frequently opposing) viewpoints of the developers, lenders, real estate professionals, local government representatives, federal officials, and other interested parties who participated in the discussions.

The goal of this report is to present the varied positions of the participants in a fair and unbiased manner. No individual panelist, therefore, would be likely to agree with all the statements which follow. Some of the opinions presented may be based on perceptions that may or may not be supported by empirical evidence; to maintain the integrity of the process and to present as accurate an account of the roundtable process as possible, all statements and opinions expressed are left largely intact. Hopefully, the inclusion of such statements will serve to reveal new opportunities for increased communication and information sharing.

While the singular blend of personalities made each of the roundtable discussions unique, participation was always open and enthusiastic. There was universal agreement among attendees that the roundtables were a valuable experience well worth the time and effort invested. Participants readily acknowledged the benefits of a project that draws professionals from both the private and public sectors to participate in a study of legislation that has such significant public policy implications.





1. OVERVIEW: THE BENEFITS OF REGIONAL PLANNING AND GROWTH MANAGEMENT

Like death and taxes, growth has become one of the inescapable elements of modern America. By the year 2020, it is estimated that the population of the United States will increase another 21 percent, by almost 58 million people — about the number of people that make up the combined populations of Texas and California at the present time. Increases in population demand correlative increases in residential, commercial, and industrial development. If household growth matches the rate average of the 1990s, for example, over 16 million homes will be built in the next decade.

Growth is not only inescapable, it has become a major driver in the US economy. In 1994, privately owned real estate contributed over \$1.4 trillion to the national economy. Real estate capital accounts for about 20 percent of the nation's total gross domestic product per year. Commercial and residential real estate assets are estimated to constitute almost half of all public and private investments. Americans spent \$300 billion on homebuilding and remodeling in 1998, and housing growth continues to add revenue to both businesses and local governments.

The Las Vegas Valley is the fastest growing metropolitan area in the United States. While citizens and government both realize that residential and commercial development fuels a large segment of a booming economy, they are also aware that the valley's quality of life may be threatened by the unintentional consequences of poorly managed growth. Across the United States, conventional planning and development practices are failing to address such issues as sprawl, increased traffic congestion, and the irrecoverable loss of open space. Responsible communities are increasingly faced with the dilemma of accommodating inevitable growth while at the same time supporting the local economy, protecting the environment, and enhancing overall quality of life for their residents.

"Smart growth" is the term used to describe a growth-management practice that does not seek to halt or limit growth, but rather to accommodate growth in a manner that is economically sound, environmentally responsible, and tailored to the individual community. Smart growth moves beyond traditional no-growth versus pro-growth debates, establishing a more reasonable dialogue that deals with how to manage growth in a way that is most beneficial to the community as a whole. While it is beyond the scope of this paper to provide a detailed examination of smart growth, a sampling of the major tenets associated with the practice are listed below:

- Comprehensive, integrated regional land use planning
- Economically viable development
- Protection and preservation of natural resources and open spaces
- Public and private sector collaboration on growth/development issues
- Active support of infill development and urban redevelopment
- Integration of compact suburban development
- Infrastructure maintenance and enhancement
- Ability to offer community transportation options



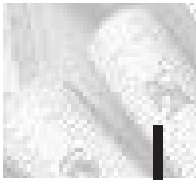


A comprehensive, integrated regional planning organization is one of the primary needs of any successful growth management strategy. The goals of this body should be twofold: first, to guide development by delivering what are known as “public goods” — infrastructure, public facilities, services, and programs — at a rate that is both predictable and consistent with growth; second, to replace conflicting or at least disjunct land use policies of numerous local jurisdictions with a more coordinated and collaborative effort.

While a working definition of a regional planning organization is fairly straightforward — for example, an organization mandated to find a common agenda and work toward common goals — the reality is much more complex. Regional planning invariably deals with land use issues; these can be highly technical, legally complicated, and politically controversial. Successful regional planning policies are both collaborative and comprehensive. Policies that are poorly conceived or chosen for their short-term political value will rarely achieve their intended goals. Establishing map-based growth boundaries in the battle against sprawl, for example, would seem to be both fairly simple and politically expedient, but appearances can be deceptive. While implementing such growth boundaries worked well for Portland, OR, the decision there was well-researched and based on regional collaboration. Certain cities that enacted similar plans without fully analyzing present and future land use requirements found the model economically oppressive and detrimental to the community’s overall quality of life.

One fear commonly voiced by opponents of establishing a regional planning coalition is that adding a new organization adds another tier to an already-burdensome level of regulatory processes. In fact, a well thought out regional planning organization provides an opportunity to streamline rather than increase the number of bureaucratic hoops that builders, developers, and businesses must jump through.

Most current growth patterns are at least in part a result of decades of government-supported single use zoning regulations. These standards were designed to isolate different activities and prevent potential nuisance, but fail to take into account the amount of flexibility demanded of developers by the current market. Also, since such regulations are local in nature, zoning conflict along jurisdictional borders has become an unintended and constant consequence. A proactive regional planning entity can be a key player in reforming zoning statutes. Improved public sector coordination can offer a greater uniformity of policies and practices throughout the region. Members who represent local governments can collaborate to establish a higher level of cooperation, update and eliminate redundant provisions, and simplify the permit process.



2. DESIGNING AND IMPLEMENTING A UNIFIED REGIONAL PLANNING STRATEGY FOR THE LAS VEGAS VALLEY

In its last session, the Nevada State Legislature mandated the creation of a Regional Planning Coalition (RPC) for the metropolitan Las Vegas Valley. The stated goal of the body is to implement a strategy that maximizes the benefits of growth while mitigating its negative impacts (See Appendix A).

The legislation as written is highly non-directive; no standards, guidelines, or restrictions were mandated for the RPC prior to its creation. In positive terms, the lack of an imposed mission or structure allows the RPC to define its own parameters as the organization is created. This degree of flexibility is seen in a positive light by many people, since the local governments involved in regional planning can actively develop a process that provides them the best collective benefit. On the other hand, the RPC also lacks staffing, funding, and powers of enforcement as it is now modeled. The lattermost of those issues — the organization's inability to offer incentives or impose sanctions — in actuality makes any compliance with its agenda wholly voluntary. In addition, the same ambiguities that provide flexibility to the people creating the RPC offer little guidance as to what specific performance might be expected of the organization by the Nevada Legislature. As of this writing, the RPC's only stated responsibilities are to develop a conformity process and produce a regional plan by March 2001.

Several of the roundtable participants, especially representatives of local governments, believe the ideal legislative role to be one that provides significant contributions toward the creation of the regional planning coalition without retaining control after it is established. In this view, Legislature would offer input and financial support to local governments during the implementation of the planning coalition, then step back once the organization is in place.

Some participants believe that if perfect communication existed between government agencies, the minimal guidelines actually offered by the legislation might give local administrations an adequate basis to design a regional planning organization around; others find that stance far too naive. Discussing the creation of the RPC raises a number of questions. Who's going to actually be in charge of the organization? What decisions should the panel be allowed to make, and how should it go about making them? Is it realistic to assume that local entities will cooperate for the general good, as opposed to acting in aid their own specific needs? How will the RPC resolve large-scale problems without funding or enforcement powers?

In an abstract sense, elements that would comprise the best possible functions of the RPC would include:

- Focus on issues shared by all local government entities
- Guidance through education rather than enforcement
- Avoidance of additional levels of regulatory bureaucracy

In actuality, however, even these choices are less simple than they appear. The Las Vegas Valley has a history of unilateral land use decisions made by local governments who insist on preserving their autonomy at any expense, a situation compounded by a traditional lack of strong community leadership. "Whatever we get local governments to agree on," in the words of one roundtable participant, "is going to be a really small list."

Two long-standing goals of the Las Vegas Valley community are coming into conflict with



"Whatever we get local governments to agree on is going to be a really small list."

increasing regularity where land use issues are concerned. Recently, the foremost stated goal of Las Vegas government and business leaders has been the pursuit of “quality growth” — a term that includes by definition such tangible and intangible benefits as sustained economic expansion, a competitive business climate, a low tax burden, affordable cost of living, enhanced quality of life, and the protection of our environmental resources. In opposition to this goal is the avowed desire of local leaders to retain both individual and governmental autonomy — the importance of reducing or limiting any restrictions on individuals, businesses, and local governments.

This is particularly important in a Dillon’s Rule state, such as Nevada, where the ability to decide local land use policy is the only significant power ceded to local jurisdictions. The so-called Dillon’s Rule states follow Judge Dillon’s famous dictum that local governments are “the mere tenants at will of the [state] legislature” (*City of Clinton v. Cedar Rapids and Missouri River Railroad*, 24 Iowa 455 (1868): pp. 462-3). No Nevada city or county government has any authority directly conferred by the state Constitution. The recitation of prescribed powers and procedures for local governments that characterizes the Nevada Revised Statutes attests to the restrictive range of options available to the state’s local jurisdictions.

It has become evident that the performance of local governments in the Las Vegas Valley is incapable of meeting the demands placed on the public sector by the region’s apparently inexhaustible growth. Recently, a panel of experts agreed that the first and most important of these goals — maintaining the valley’s economy and quality of life — will be impossible to fulfill without some restrictions being placed upon the second. The Valley must not only begin to manage its growth with much greater care, but do so in part by broadening the community’s participation in the governance process. We must all take an interest in improving the Valley’s decision-making process where growth issues are concerned.

As an element of a well-coordinated regional growth plan, the role of the RPC might consist of providing leadership and oversight in some or all of the following areas:

- Creating a set of unified regional strategies and goals
- Reviewing plans and programs of local, regional, state and federal agencies
- Improving communications and information sharing among local governments
- Providing a central repository for regional demographic and economic data
- Coordinating the plans and actions of regional agencies such as RTC and NDA
- Establishing uniform development standards among governments
- Consolidating regional services into a single management entity



In terms of the specific regional planning organization mandated for the metropolitan Las Vegas Valley, consultants from McBride Dale/Clarion focused on two legislative items as having special significance: establishing conformity, and defining projects of regional significance. No specific standards were supplied in the legislation to help delineate these terms. While ‘conformity’ is required, the legislation offers no rules or guidelines with regard to its establishment; nor is there any

notion as to whether “regional significance” addresses the size of a project, the location of a project, or the impact that project might have on the community. Specific questions raised by the ambiguous nature of these and other descriptions will be the focus of the next chapter.

3. MAJOR ISSUES RELATED TO REGIONAL PLANNING AND GROWTH MANAGEMENT IN THE LAS VEGAS AREA

At the beginning of each roundtable session, panelists were given a brief historical overview of Las Vegas Valley land use policies by Dr. Robert Schmidt, who discussed the ways in which localities within a region forge administrative, political, economic, social, or other ties to create regional outcomes. Ten categories of regional drivers were identified: topographic/environmental; macroeconomic; identity; growth; social; fiscal; equity; political; legal; and historical. According to Dr. Schmidt, the strength and interplay of the metropolitan area's regional drivers provides a foundation for assessing regional outcomes. This theoretical link is very straightforward; regions with strong regional drivers should have more numerous and significant regional outcomes than do regions with weak drivers.

A Clarion representative also attended each session and briefly introduced the guiding principles of the proposed regional planning organization to the panelists. The first issue stressed by Clarion representatives is that the RPC wants to structure its regional planning goals "by policy, not by maps". While a positive intent can be distilled from this statement if it is considered relative to a concept of rigid, non-growth boundaries — the cities of Boulder and Sarasota, for example, list numerous collateral problems stemming from the placement of anti-growth "rings" that seemed politically efficacious at the time — the consensus of local professionals who participated in the roundtable is that maps are in effect the essence of long-range planning. Planning is by its nature about land use, and land use is by its nature about maps. While planning policy can be discussed on an abstract level without the use of maps, according to one well-received opinion, maps can't be avoided forever; "Sooner or later you've got to get out a pencil, outline an area, and fill it in."

In setting the agenda for discussion, Clarion asked roundtable participants to focus on two concerns: defining a concept of "substantial conformance" among local planners, and determining what qualifies a project as having "regional significance". Other than keying on these topics, Clarion's input was very non-directive, which allowed a degree of variance among the panels; one group spent a good deal of its time discussing questions of conformity and regional significance, while another continually tabled both topics through a conversational consensus to address regional planning issues that its members obviously felt were more important.

1. Regional Planning for the Las Vegas Valley

One comment that found agreement among panelists had to do with the confusion many Valley residents feel when they hear the term "regional planning". They are uneasy about the term, the panelist argued, because nobody ever defines it. While most of the "regional" entities that are familiar to Valley residents — the Water District, Metropolitan Police, Clark County Aviation, Regional Transportation Commission — are clear in their functions, most people don't have any idea what a regional planning organization actually "does". If the RPC would define itself more clearly, maybe more people would buy into the idea.

Another issue along the same lines has to do with the press; any coverage of regional planning issues is usually lost in the business pages. The press should be asked to place its coverage of these issues prominently, where it can be seen, read, and understood by average readers.





Participants also proposed a sampling of issues that a regional planning organization should focus on:

- Future Valley transportation needs
- Future Valley infrastructure requirements
- Air quality concerns
- Schools — quality concerns; social issues/location issues
- Compliance by state and federal government in overall planning
- Environmental concerns; parks/green areas
- Density & housing; affordable housing
- The impact of external economic actors — national economy, Indian gaming, downtown redevelopment

Most of the issues raised by panelists had less to do with quality of life than quality of business; the key issues for most participants were the threats of added bureaucracy and demands of specific performance that might be made upon developers, while environmental and lifestyle concerns seemed to have little bearing on most of the discussion. Although all parties agreed in principal that regional planning is perhaps a good thing and at least a necessity, neither government nor private sector representatives seem likely to surrender any of the autonomy they retain. Compliance with any policies the RPC may generate will probably not be achieved unless the RPC is granted some level of regulatory power.

2. Establishing a Regional Planning Organization

Land use decisions are the ultimate autonomy left to local jurisdictions in a Dillon's Rule state, and from a consideration of what this implies for the Las Vegas Valley came one of the most frequently raised questions in the roundtables: exactly what types of issues are the local jurisdictions ever going to allow the RPC to decide?

Some participants foresee problems if the RPC is designed to be anything other than an advisory panel, arguing that local jurisdictions will insist on retaining final authority where land use decisions are concerned. Others maintain that the RPC should not deal with land issues at all, because the process is far too political. A stance proposed with minor variations by several local developers would establish an RPC approval process that's automatic, responding predictably to given situations. Members of one panel generated a list of what Valley residents and governments should not do in creating an RPC:

- Surrender independence — local government must retain autonomy
- Slow development — do not cramp economic growth/development
- Add bureaucracy — prevent the addition of any new levels of approval

Another concern was raised based on the observation that the RPC membership consists entirely of elected officials. The RPC is the result of a public sector mandate, but what should be decided by this segment of the public sector? How much influence should the body have over private sector developers? To what degree will RPC decisions be driven by political pressure? One RPC member maintained that only elected officials should be able to serve on the panel, as they are the only people who are accountable to the public. Another elected official stated that while public officials are indeed accountable, this does not mean they have any expertise in these areas.



3. Role of the RPC

One of the persistent questions arising from roundtable discussions was this: If the RPC was legislated into being yet has no slated agenda, funding, or enforcement powers, in which direction is it expected to go? Is it supposed to be a think tank, and serve as an advisory body to local jurisdictions? One panelist suggested the latter suggestion as the RPC's perfect role: the organization should function as a political driver, forcing local

government to make decisions that they should be dealing with as a matter of course.

Other opinions echoed the idea that the RPC be designed as an overall communication system that ensures continuity and contiguity, or as a planning "safety net" that anticipates long-range problems/issues that local governments either miss or ignore. In this situation, the RPC could provide a forum for addressing regional issues.

Some participants seemed comfortable with the idea of an RPC that would be the final thumbs up/thumbs down step in the regulatory approval process, with no other power — its role would be to put pressure on elected officials of local jurisdictions. An alternate viewpoint was illustrated by one participant's proposal that the RTC concentrate only on macro issues such as infrastructure and schools, areas where any form of regional cooperation would perhaps have its greatest chance of success. In any case, no matter what role the RPC envisions and develops for itself, most participants argued for an organization that was consistent and predictable. An area builder noted that the RPC should be a planning-centered organization, not a project-centered one; the coalition should work with local governments at the planning stage, rather than intervening in specific projects at the point when developers are trying to bring them online.

Other issues touched upon included such topics as zoning and entitlements. These questions are going to come up, panelists believe; we've got to deal with the details sooner or later. Another area where regional planning can come in is allotting affordable housing. All cheap housing can't be dumped off on poorer areas; all local entities should accept some of the responsibility for quality housing for working people, and a number of panelists believed that the RPC could provide greater consistency and parity in this area if it were used to create a Valley-wide affordable housing plan.

Panelists were divided on the issue of private sector involvement. Some felt that the organization should have a strong private sector influence. Others argued that developers and builders already exert significant pressure, since they deal with the professional staffs of local governments on a



daily basis. It was also mentioned that the process may be too politicized already, in the sense that well-intended legislation can inadvertently generate micromanagement by elected officials who are easily influenced by constituent power blocs.

In terms of enforcement powers, one participant maintained, “There’s no carrot, and no big stick, either.” This indicates some confusion about what legislators intend the regional planning organization to do. If there’s no enforcement power, why have it? One panelist suggested that the RPC could possibly be given powers under existing legislation, such as Bill 391; although lacking real “teeth,” such support could possibly enhance cooperation with RPC decisions.

What do local governments fear most from the creation of an RPC? Consolidation, according to a majority of the panelists, although it was admitted that regional consolidation works in cases such as the Health and Water Districts, flood control, Metro, and transportation. Builders and developers see the largest threat as the potential of the RPC to interpose another layer in the approval process, especially if the approving panel is composed of elected officials who may act out of political considerations.

One panelist reminded roundtable participants that while a regional planning organization is a good idea, the Las Vegas Valley already has a regional government with planning responsibilities in place — Clark County — an entity that seems to be too involved with urban affairs to fulfill its real mission. County government should provide regional planning and oversight for the entire valley as an essential element of its role, instead of focusing primarily on the development of its metropolitan areas.

4. Defining Conformity/Compliance

The legislation under discussion refers to conformity as a “substantial conformance with a regional plan”. One of the primary issues that Clarion asked the roundtables focus on was creating a definition of this phrase that could be illustrated and applied in real-world terms. Does conformity mean that all projects must correspond to a regional plan, or must projects merely demonstrate that they are not in conflict with the community’s long-range strategy? A significant portion of participants seem to agree with the latter proposal, saying that the RPC should define conformity as “not in conflict with”; proponents of this point of view believe it is the only framework that offers any chance for success. It was also argued that angling the discussion in this direction led to mere conjecture — there was no regional plan in place at the time of the roundtables, and therefore neither goals toward which conformity could be directed nor standards against which conformity could be measured — making the dialogue rather fruitless.

Other viewpoints that were shared at the roundtables stressed different concepts. If the RPC is created from existing local government and/or agency plans, one panelist said, then conformity creates itself; the whole question of conformity should be a non-issue if the process is laid out correctly, since it will be based on functioning guidelines. Also, another participant stated, we should remember that most of what we deal with when discussing conformity is “standard stuff” — street width, easements, etc. — the regulations, codes, and restrictions that builders and developers have to routinely be in compliance with. Conformity consists of resolving issues that are dealt with on a regular basis, and is nothing more sinister than that.

What seemed more important to roundtable participants than creating a specific definition for

conformity was delineating the term by what it should not invoke. Panelists exhibited concerns that too narrow a definition of conformity could possibly backfire, creating regulations that demand specific performance at a level that would impede development. Both real estate professionals and government representatives stressed the need to avoid adding more layers to a regulatory approval process, which would make it potentially more cumbersome than it is at present. Concerns that illustrate a general fear of adding new levels to the regulatory process in the name of conformity — such as avoiding more bureaucracy, not adding more regulatory hoops to an approval process that works fairly well right now, stressing early communication rather than exacting compliance at a later date — were addressed on numerous occasions in all four sessions; participants seemed to view consideration of these ideas and others like them as essential in discussions about the issue of conformity.

5. Defining Projects of Regional Significance

The whole threat to regional cooperation, according to one participant, is represented by our attempts to define the phrase “project of regional significance”.

This issue, the second point on which Clarion asked panelists to focus specifically, generated considerably more discussion than the question of conformity. One common question brought up by panelists regarding regional significance was this: should discussion be focused on regional issues, or on regional projects? And how can we differentiate between the two? A casino project, for example, isn't just a casino; it involves restaurants, retail spaces, movies, rooms, and convention facilities. Even a small casino (1000 rooms or so) has a significant impact when you add up its various elements. A study cited by one panelist states that new casinos generate four jobs per room when they come on line: this impacts schools, public safety, doctors, and many other sectors of society. Regional issue? Yes. Regional project? Of course.

A point that was reiterated during all panels was the idea that the RPC should look at plans, not projects — or; no matter what the role of the organization, it is easier and more effective to examine plans for potential problems early in the development process, rather than implementing a policy that might require intervention at a later date. This method would also more conducive to cooperation among all the parties concerned.



Other specific attributes of “regional significance” that were discussed in the panels included the following: ensuring an absence of negative environmental impact; conformation with approved guidelines; and separating projects that will be reviewed at a higher level than the local government — for example, we don't want two local entities trying to build something like Lake Las Vegas. The Valley could not support two projects of that magnitude and have both be successful; sooner or later the market has been dominated.

One representative for a regional utility stated that “For us, there's no such thing as a ‘project of regional significance’. They're all regionally significant. They all use what we provide, and our job is to supply the infrastructure for development.”

Another participant suggested that the RPC should approve the master plans of each local entity; then, if there are exceptions, they must be referred to the RPC by local government and approved by the body. This would eliminate potential problems by creating a clear set of rules and timelines; even people who may not agree with the rules know what they are.

In defining “regional significance” the proposition was made that the private sector shouldn't be

bound by regional policy, since they are dependent upon market drives. But if this is the case, another participant rebutted, then the only things that can be planned regionally are social and public works projects. Another viewpoint held that a definition of regional significance should only deal with infrastructure — if we try to apply it to every individual project we're going to fail.

Addressing individual projects will also result in an increased time lag; the more narrow these definitions are made, the more time will be added to the approval process. And if the RPC applies an arbitrary threshold to individual projects, processes that work very well right now can not help but work less well. In addition, there are legal issues of due process — no single project should face unique restrictions that are not applied to every other project.

Discussion also touched on the idea that the problems in defining “regional significance” for the Las Vegas Valley would be compounded if the fairly strict legislation enacted in Washoe County — where the scale of development is much different than it is in metropolitan Clark County — is used as a precedent in any way. “Thresholds are so low up there,” one panelist stated, “that if we applied them down here a small shopping center would rate as having regional significance.”

6. Coordinating Local Governments

The most significant issue in the Las Vegas Valley that remains to be resolved on a regional level is that of land use. Control of land use is the main power still in the hands of local government, and as might be expected with a collection of independent entities who want very much to retain their autonomy, this is where the Valley's lack of interlocal cooperation is most visible. Most jurisdictional fights in the Valley stem from land use issues. If local government had more control over policy issues, a panelist stated, land use issues might not have the significance they do; but since land use is one of the few decisions left to local entities in a Dillon's Rule state, no local government is willing to relinquish control over them.

One participant said that the discussion of regional coordination should focus on what gave rise to it — jurisdictional border issues. Why can't local standards be the same throughout the Valley? Why do boundary issues tend to become jurisdictional battles? Is there any reason why local governments can't do more things the same way, and is the RPC tasked to address this issue? Local coordination, according to more than one participant, should aim toward convincing regional governments they should try to look at the same page when comparing their plans; it's not a ready-made solution, but rather the first steps of a long process that will enhance the spirit of cooperation in the Valley.

Another panelist stated that the RPC might be welcome to try standardizing services, but no local government wants to be homogenized. That might be so, the first agreed, but retaining individuality doesn't mean that we can't agree on minimum standards.

Another concern that was addressed during the roundtables was the RPC's ability to “control” an entity like the school district, which operates on its own agenda, or the regional power utility, which wants to do things its own way and has to constantly be redirected by local government. Participants pointed out many instances of regional organizations working toward autonomous

long-range strategies that are outside the loop of local government.

It was also suggested that Valley planners can short-circuit a number of bureaucratic problems if

projects are assessed on an objection basis; once a threshold is defined, projects only go to the RPC for approval if someone at the local level has objections to them.

A final consideration that was supported by numerous participants — and rebutted by others — is that to make the role of the RPC effective, the recommendations it offers to local municipalities must be passed as laws. If the organization has no enforcement power, voluntary conformity and coordination appear unlikely.



7. Role of Federal & State Governments

The capacity of the regional planning organization to demand compliance from state and federal agencies is another issue that arose numerous times during the roundtable discussions. Any organization tasked with providing forward-ranging plans for an entire metropolitan area is bound to propose strategies that impact agencies at a higher level in what is seen as the conventional planning hierarchy. The regional planning coalition, as currently proposed, has no enforcement powers. How can it ensure that state and federal agencies conform to RPC guidelines, especially when these agencies normally mandate that everyone else be in compliance with them?

Dealing with the potential problem at state and regional levels should be relatively easy, a number of participants agreed; the Nevada legislature can create laws that require all state and regional agencies to act in accordance with any initiatives that are put forward by the regional planning coalition. Many panelists believe that this type of support from lawmakers is essential for the planning coalition to succeed. Since state and regional agencies should share common goals — or at least have goals which are not in conflict with each other — reaching an interlocal agreement regarding mandatory compliance with regional planning coalition proposals should not be too difficult.

Dealing with the Federal government poses a more difficult problem. Local entities want federal input and support in the planning process, but not at the cost of sacrificing any autonomy to a higher level of government. While it is essential that federal agencies be invited to participate in regional planning, especially where issues dealing with federally-controlled lands or the environment are concerned, many panelists are wary of inviting federal representatives into any kind of partnership. “Be careful of what you ask for when you’re dealing with the Feds. It’s a double edged sword,” one former federal employee said. “If you bring them in you might suddenly find yourselves subject to a whole bunch of influences — most of them political, at a Washington, D.C. level — over which you’ve got no control.”

8. Private Sector Concerns

The foremost question raised relative to this issue addressed the lack of public sector representation on the RPC. One board member stated that the RPC is made up elected officials because elected officials are the only people who are accountable to the public. The idea of over-representation also elicited trepidation in some builders and developers; if a panel such as the RPC allows too much input, decisions can



be delayed or impeded and “nothing ever gets built.”

While that may be true, others maintained, why not include citizen “mentors,” or at least advisory participants, in the RPC? Local residents and businesses should be concerned with the ability of elected officials to direct this effort. It seems advisable to include professionals who deal with regulatory and planning issues on a daily basis — planners and staff members, not electees or appointees — to provide input on how the ‘real world’ planning departments operate.

It was also suggested that those interested in public input take advantage of the following possibilities for access:

- Come to meetings informed on the issues and ready to speak
- Talk to your elected officials about RPC-related concerns
- Contact the RPC speaker’s bureau for additional information

Reiterated again in terms of this issue was participants’ constant apprehension that more levels of bureaucracy might be added — specifically, in this case, where infrastructure at a regional level is concerned. It was mentioned that the entities currently responsible for regional agencies — water, transportation, flood control, power, etc. — are fine; we should strengthen them if need be, but not duplicate them.

The roundtables reflected a general sense of unease from private sector representatives about overall control of the RPC’s agenda — “who’s steering the ship,” as the concern was aptly phrased by one panelist. At present the Valley is facing a crux, where some very pivotal growth decisions are being made, and builders and developers fear that undue influence from legislators in Carson City or Reno in the creation of the RPC, the organization ultimately responsible for mapping out the future of metropolitan Clark County. Right now, the regulatory system that’s in place is both collaborative and successful — developers work well with the staff of local entities. Builders and developers fear that this can’t continue under potential structures built on legislation such as Assembly Bill 391.



4. Closing Comments

As the concerns enumerated in the previous section so aptly illustrate, both private and public sector representatives see the process of creating and implementing a regional planning coalition as fraught with unresolved issues. While some of the concerns that arose in the roundtable discussions may seem less significant than others, or beyond the scope of the debate, the panelists who voiced them are all working professionals who deal with some aspect of planning on a daily basis. While the goal of this paper is not to impose a relative hierarchy on the issues that came under discussion during the roundtables, these closing comments should serve to briefly focus on the topics which can be readily defined as “key” concerns with regard to the RPC — those established by the Nevada Legislature and written into AB 493.

As the Legislature-mandated deadline of March 2001 draws near, the foremost issue faced by metropolitan Clark County is of course the implementation of the Southern Nevada Regional Planning Coalition itself. Among the many concerns raised regarding the the creation of the RPC, one seems to have notable significance at the policy level: the question of funding and support.

Many panelists see an increase in legislative support as essential for the success of the organization. The Legislature, though it required the formation of the coalition by law, made no allowances for funding or staffing; nor did it grant powers of enforcement to the RPC, which essentially makes compliance with the organization’s plans a voluntary act rather than required performance on the part of local government. To fulfill its agenda, the RPC will also require a cadre of professional employees; the organization cannot function staffed only by delegates from the planning departments of local government, who work part-time for the RPC in addition to their full-time careers. Also, the RPC will require the ability to offer both incentives and sanctions to achieve the compliance and conformity of local governments. The most — perhaps only — viable way to grant these powers to the organization is by enacting laws; this will not only bolster the credibility of the RPC, but illustrate the legislature’s commitment to the success of the coalition.

While participants agreed that additional support is needed, most also believed that the SNRPC should not be controlled from Carson City. The best-case scenario, according to many, would feature the legislature stepping in to offer the RPC both funding and support until the organization is running smoothly, and granting control to the coalition itself once it is on line.

Once the RPC is in place, the foremost concerns that the fledgling organization needs to address in order to fulfill the requirements of AB 493 are the following: the RPC must establish a comprehensive regional policy plan, determine which projects or types of projects have “regional significance”, and establish a method of ensuring compliance and conformity with a unified regional plan by local government entities and agencies.

Since the rountables were held, progress continues in these areas. A review process for compliance and conformity issues, for example — defined as “substantial conformance” by the Southern Nevada Regional Planning Coalition policy plan — is being established at the present time. The process is based on a collaborative model of consensus-building, negotiation, and resolution among local governments. Highly streamlined and cooperative by its nature, the conformance process plan should ensure compliance and conformity at the planning level, with no negative impact on developers, builders, and real estate professionals.





Appendix A: Assembly Bill 493

Assembly Bill No. 493 — Assemblymen Giunchigliani, Arberry, Williams, Parks, Collins, Manendo, Ohrenschaal, Bache, Segerblom, Neighbors, Buckley, Perkins, Thomas, Gibbons and Anderson

CHAPTER...

AN ACT relating to regional planning; providing for the establishment of a regional planning coalition in certain counties; setting forth the powers and duties of the regional planning coalition; requiring certain entities to submit certain plans to the regional planning coalition for review and recommendations; authorizing a city or county to establish its own policies and procedures with respect to regional planning in certain circumstances; and providing other matters properly relating thereto.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1.


Chapter 278 of NRS is hereby amended by adding thereto the provisions set forth as sections 2 to 11, inclusive, of this act.

Sec. 2.

As used in sections 2 and 4 to 12, inclusive, of this act, unless the context otherwise requires, "regional planning coalition" means the regional planning coalition established pursuant to section 4 of this act.

Sec. 3.

1. The legislature recognizes the need for innovative strategies of planning and development that:
 - (a) Address the anticipated needs and demands of continued urbanization and the corresponding need to protect environmentally sensitive areas; and
 - (b) Will allow the development of less populous regions of this state if such regions:
 - (1) Seek increased economic development; and
 - (2) Have sufficient resources of land and water to accommodate development in a manner that is environmentally sound.
2. The legislature further recognizes that innovative strategies of planning and development may be superior to conventional strategies of planning and development with respect to:
 - (a) Protecting environmentally sensitive areas;
 - (b) Maintaining the economic viability of agricultural and other predominantly rural land uses; and
 - (c) Providing cost-effective public facilities and services.
3. It is the intent of the legislature that each comprehensive regional policy plan adopted or amended pursuant to this chapter should set forth a process of planning which:
 - (a) Allows for:
 - (1) The efficient use of land within existing urban areas; and
 - (2) The conversion of rural lands to other uses, if such other uses are appropriate and consistent with the provisions of this chapter and the master plan of each affected city and county.
 - (b) Uses innovative and flexible strategies of planning and development and creative techniques of land use planning which promote sustainable growth, including, without limitation, establishment of new towns, the maintenance of open space and mixed-use development.
4. It is the further intent of the legislature that when the governing body of a local government adopts a master plan or zoning regulation, the plan or regulation should promote a strategy of maximizing the use of existing facilities and services through redevelopment, interspersion of new housing and businesses in established neighborhoods and other mechanisms for urban revitalization.

- 
5. It is the further intent of the legislature that the construction of public facilities and the provision of services necessary to support development should be coordinated with activities of development to ensure that demand for such facilities and services can be met at the time the demand is created. In carrying out this intent, local and regional governmental entities are encouraged to construct public facilities, provide services or carry out development in phases. Public facilities constructed and services provided to accommodate new development should be consistent with plans for capital improvements prepared pursuant to NRS 278.0226.

Sec. 4.

In a county whose population is 400,000 or more, the board of county commissioners and the city council of each of at least the three largest cities in the county shall establish a regional planning coalition by cooperative agreement pursuant to chapter 277 of NRS.

Sec. 5.

1. The regional planning coalition shall develop a comprehensive regional policy plan for the balanced economic, social, physical, environmental and fiscal development and orderly management of the growth of the region for a period of at least 20 years. The comprehensive regional policy plan must contain recommendations of policy to carry out each part of the plan.
2. In developing the plan, the coalition:
 - (a) May consult with other entities that are interested or involved in regional planning within the county.
 - (b) Shall ensure that the comprehensive regional policy plan includes goals, policies, maps and other documents relating to:
 - (1) Conservation, including, without limitation, policies relating to the use and protection of natural resources.
 - (2) Population, including, without limitation, a projection of population growth in the region.
 - (3) Land use and development, including, without limitation, a map of land use plans that have been adopted by local governmental entities within the region.
 - (4) Transportation.
 - (5) Public facilities and services.
 - (6) Air quality.
 - (7) Strategies to promote and encourage:
 - (I) The interspersion of new housing and businesses in established neighborhoods; and
 - (II) Development in areas in which public services are available.
3. The regional planning coalition shall not adopt or amend the comprehensive regional policy plan unless the adoption or amendment is by resolution of the regional planning coalition:
 - (a) Carried by the affirmative votes of not less than two-thirds of its total membership; and
 - (b) Ratified by the board of county commissioners of the county and the city council of each city that jointly established the regional planning coalition pursuant to section 4 of this act.

Sec. 6.

1. The regional planning coalition shall study and develop methods to provide incentives for the interspersion of new housing and businesses in established neighborhoods, including, without limitation, the:
 - (a) Creation of an expedited process for granting necessary permits for a development that features such interspersion; and
 - (b) Imposition of a fee for the extension of infrastructure to encourage such interspersion.
2. As used in this section, "infrastructure" means publicly owned or publicly supported facilities that are necessary or desirable to support intense habitation within a region, including, without limitation, parks, roads, schools, community centers, sanitary sewers, facilities for mass transit and facilities for the conveyance of water and the treatment of wastewater.

Sec. 7.

1. The regional planning coalition may:
 - (a) Coordinate sources of information;
 - (b) Recommend measures to increase the efficiency of governmental entities and services;
 - (c) Make recommendations regarding the disposal of federal land;
 - (d) Establish methods for resolving issues related to boundaries and other matters that arise between jurisdictions;
 - (e) Review:
 - (1) Master plans, facilities plans and other similar plans, and amendments thereto, adopted by a governing body, regional agency, state agency or public utility that is located in whole or in part within the region; and
 - (2) The annual plan for capital improvements that is prepared by each local government in the region pursuant to NRS 278.0226;
 - (f) Develop and recommend, to the extent practicable, standardized classifications for land use for the region;
 - (g) Consider and take necessary action with respect to any issue that the regional planning coalition determines will have a significant impact on the region, including, without limitation, projects of regional significance;
 - (h) Review, consider and make recommendations regarding applications submitted to agencies of the Federal Government and applications for federal assistance for federally-assisted programs or projects; and
 - (i) Designate allowable future land uses for each part of the county, including, without limitation, the identification of each category of land use in which the construction and operation of a public school is permissible. The identification of a category of land use in which the construction and operation of a public school is permissible must be carried out in consultation with the county school district and include a determination of whether there is sufficient land in the proximity of a residential development to meet projected needs for public schools.
2. The regional planning coalition shall establish a definition for the term "project of regional significance." In establishing the definition, the regional planning coalition shall consider:
 - (a) Existing definitions of the term within the Nevada Revised Statutes; and
 - (b) That a project may have regional significance for several reasons, including, without limitation, the potential impact that the project may have on historic, archaeological, cultural, scenic and natural resources, public facilities and public services within the region.

Sec. 8.

Each governing body, regional agency, state agency or public utility that is located in whole or in part within the region shall, not more than once every 2 years, submit to the regional planning coalition for its review all master plans, facilities plans and other similar plans of the governing body, regional agency, state agency or public utility.

Sec. 9.

Except as otherwise provided in this section, a governing body, regional agency, state agency or public utility that is located in whole or in part within the region shall not adopt a master plan, facilities plan or other similar plan, or an amendment thereto, after March 1, 2001, unless the regional planning coalition has been afforded an opportunity to make recommendations regarding the plan or amendment. A governing body, regional agency, state agency or public utility may adopt an amendment to a land use plan described in paragraph (f) of subsection 1 of NRS 278.160 without affording the regional planning coalition the opportunity to make recommendations regarding the amendment.

Sec. 10.

The regional planning coalition shall, on or before July 1 of each year, prepare and adopt a budget for the immediately succeeding fiscal year and shall submit that budget to each of the local governments within the region as a recommendation for funding.



Sec. 11.

The regional planning coalition may employ persons or contract for services necessary to carry out:

1. The provisions of sections 2 and 4 to 12, inclusive, of this act; and
2. Other responsibilities set forth in the cooperative agreement pursuant to which the regional planning coalition was established pursuant to section 4 of this act.

Sec. 12.

1. Not more than once every 2 years, the regional planning coalition shall review the master plans, facilities plans and other similar plans that it receives pursuant to section 8 of this act, and determine whether those plans are in substantial conformance with the comprehensive regional policy plan.
2. If the regional planning coalition determines that a plan reviewed pursuant to subsection 1 is not in substantial conformance with the comprehensive regional policy plan, the regional planning coalition shall return the plan to the submitting entity accompanied by recommendations regarding the manner in which the submitting entity may bring the plan into substantial conformance with the comprehensive regional policy plan.
3. Within 90 days after the date on which a submitting entity receives the plan and recommendations from the regional planning coalition pursuant to subsection 2, the submitting entity shall provide to the regional planning coalition a written response setting forth the:
 - (a) Manner in which the submitting entity changed the plan to be in substantial conformance with the comprehensive regional policy plan; or
 - (b) Reasons of the submitting entity for not bringing the plan into substantial conformance.
4. If the regional planning coalition determines that all the plans that a city or county is required to submit pursuant to section 8 of this act are in substantial conformance with the comprehensive regional policy plan, the regional planning coalition shall issue to the city or county a certificate or other indicia of that determination. Upon receipt of such a certificate or other indicia, the city or county, until the next time the regional planning coalition reviews the plans of the city or county pursuant to subsection 1, is entitled to establish its own policies and procedures with respect to regional planning, to the extent that those policies and procedures do not conflict with federal or state law.

Sec. 13.

Each governing body, regional agency, state agency or public utility that is located in whole or in part within the region shall, on or before May 1, 2000, submit to the regional planning coalition for its review all existing master plans, facilities plans and other similar plans of the governing body, regional agency, state agency or public utility.

Sec. 14.

The regional planning coalition:

1. Shall:
 - (a) On or before March 1, 2001:
 - (1) Adopt a comprehensive regional policy plan in accordance with section 5 of this act. Before approving the plan, the regional planning coalition shall hold public hearings on the proposed plan in the cities and unincorporated areas within the county.
 - (2) In cooperation with local governmental entities within the county, develop guidelines to determine whether master plans, facilities plans and other similar plans established by those entities would conform with the comprehensive regional policy plan.
 - (b) On or before July 1, 2001, establish a preliminary definition for the term "project of regional significance." In establishing the definition, the regional planning commission shall consider the factors set forth in paragraphs (a) and (b) of subsection 2 of section 7 of this act.

- (c) On or before July 1, 2002, review the master plans, facilities plans and other similar plans that it receives pursuant to section 8 of this act, and determine whether those plans are in conformance with the comprehensive regional policy plan.
- 2. May, on or before February 1, 2001, submit three requests for proposed legislation to the legislature if the regional planning coalition determines that the proposed legislation is necessary to:
 - (a) Ensure the adequacy and consistency of activities within the region that are related to regional planning; or
 - (b) Enable local governmental entities within the region to carry out their authority to govern in a more efficient manner.

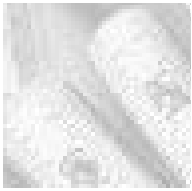
Sec. 15.

The provisions of subsection 1 of NRS 354.599 do not apply to any additional expenses of a local government that are related to the provisions of this act.

Sec. 16.

This act becomes effective on January 1, 2000.





Credits

**The Howard Hughes Corporation
Real Estate Roundtable**

**Regional Planning and Growth Management
In Southern Nevada**

**Held August 9th and 10th, 2000
at the Desert Research Institute**

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Tom Warley, Mac Donald Properties

Bob Ferraro, City of Boulder City

Phil Rosenquist, Clark County

Chris Giunchigliani, Assemblywoman, State of Nevada

Kathy Smith, V-Point