

CBE NO. 606155-22
INTERLOCAL AGREEMENT BETWEEN THE
CITY OF HENDERSON AND CLARK COUNTY
TO ESTABLISH A JOINT LAND USE PLANNING STUDY REGARDING PROPOSED
SNPLMA EXPANSION AREAS

This Interlocal Agreement (“Agreement”) is made and entered into by and between the County of Clark, a political subdivision of the State of Nevada (“COUNTY”), and the City of Henderson, a municipal corporation and political subdivision of the State of Nevada (the “CITY”). Each of the above is a “Party” and collectively are “Parties” to this Agreement. This Agreement is effective on the _____ day of _____, 2022.

RECITALS

WHEREAS, a federally funded planning effort referred to as the Southern Nevada Strong Regional Plan, led and managed by the CITY, determined that over a 30-year planning horizon, there will not be enough undeveloped lands within the SNPLMA Disposal Boundary, as defined herein, to accommodate forecasted jobs and housing needs; and

WHEREAS, the CITY and COUNTY believe an expansion of the Disposal Boundary to the south along the I-15 corridor where indicated on Exhibit A would be mutually beneficial and appropriate; and

WHEREAS, COUNTY has plans to construct the Southern Nevada Supplemental Airport (the “SNSA”) in the Ivanpah Valley as indicated on Exhibit A, acquired through Public Law 106-362, the Ivanpah Valley Airport Public Lands Transfer Act of 2000; and

WHEREAS, the CITY and COUNTY will mutually benefit from portions of the Study Area, as defined herein, being developed within their respective jurisdictions in the future; and

WHEREAS, the CITY and COUNTY recognize the importance of regional collaboration, the region’s jobs-to-housing ratio, economic development, orderly growth, conservation of natural resources, and analysis to drive land use planning and allow for appropriate buffering near the SNSA; and

WHEREAS, the SNSA will require significant transportation and utility infrastructure to be expanded to the south, along the east side of the I-15 corridor as indicated on Exhibit A; and

WHEREAS, the CITY and COUNTY have agreed that certain land uses could impact COUNTY’S ability to operate the SNSA; and

WHEREAS, Public Law 107-282, the Clark County Conservation of Public Land and Natural Resources Act of 2002, reserved lands needed for transportation and utility infrastructure (the “Transportation and Utility Corridor”) as indicated on Exhibit A, and lands needed for airport-related noise compatibility planning (the “Airport Environs Overlay District”) as also indicated on Exhibit A; and

WHEREAS, COUNTY has reserved lands needed for the future construction of a non-urban heliport to the south along the I-15 corridor as indicated on Exhibit A; and

WHEREAS, the CITY and COUNTY have identified a need to coordinate on the issue of jurisdiction, annexation, and the provision of municipal services to provide for equitable growth opportunities, fiscal sustainability, and economic development; and

WHEREAS, the CITY and COUNTY anticipate the Study Area becoming urbanized and, due to the Study Area's contiguous location to the existing CITY boundary, the CITY and COUNTY seek to analyze the impacts of providing urban services where needed, ensure unified planning and zoning, and ensure orderly future growth in accordance with sound planning practices; and

WHEREAS, the coordination and recognition of long-term jurisdictional boundaries can result in better management of taxpayer dollars through avoidance of jurisdictional disputes and provision of equitable services to residents of the CITY and COUNTY; and

WHEREAS, the interests of the residents of the CITY and COUNTY are best served by preserving and enhancing the opportunities for future growth and financial stability of the CITY and COUNTY; and

WHEREAS, the Parties desire to enter into this Agreement to further clarify the roles, rights and obligations of the Parties with regard to such land use planning; and

WHEREAS, pursuant to NRS 277.180, the Parties may enter into an agreement with other public agencies for the performance of any governmental service, activity or undertaking which any of the public agencies entering into the contract are authorized by law to perform.

AGREEMENT

NOW THEREFORE, based upon good and sufficient consideration, both Parties have mutually agreed to the following:

1. Definitions.

- a. "Board" means the governing body of COUNTY, the Clark County Board of Commissioners.
- b. "BLM" means the Federal Bureau of Land Management.
- c. "City Council" means the governing body of the City of Henderson.
- d. "Disposal Boundary" is defined in Section 4 (a) of the Southern Nevada Public Land Management Act (Public Law 105-263) ("SNPLMA"), as amended.
- e. "Effective Date" means the date on which the governing body of the last Party to

approve this Agreement does approve this Agreement.

- f. "Joint Land Use Study Area" or "Study Area" means that area designated as such on the map depicted in Exhibit A attached hereto.

2. Joint Land Use Planning Study. For the Study Area, the parties will undertake a jointly funded land use planning study ("Study"), performed by an independent third-party consultant firm or academic institution that has experience in performing similar studies. The purpose of the Study is to encourage cooperative planning, efficient provision of services and consistent and compatible land use decision-making. A major emphasis of this Study will be to provide long-range guidance to potential property owners, citizens, utilities, and decision-makers on land use issues, such as where and how future residential, commercial, and industrial development should occur irrespective of jurisdiction (Clark County or Henderson).

- a. **Payment.** The CITY will pay fifty percent (50%) of the costs of the study, up to a total maximum amount of \$187,500. In the event that the cost exceeds \$375,000, COUNTY will pay 100% of the excess amount. Consultant payment and invoicing procedures will be set forth as follows: 1) the consultant will issue invoices for items completed according to the scope of work and budget to be approved and attached as exhibits to the consultant agreement, as generally shown in Exhibit B (Joint Land Use Study Scope of Work) and Exhibit C (Joint Land Use Study Estimated Budget) attached hereto; 2) the consultant will issue all invoices to COUNTY, with a copy to the CITY; and 3) COUNTY will issue payment of invoices directly to the consultant, and 4) the CITY will reimburse COUNTY, based on the percentage of items completed in the scope of work and budget documents, as preliminarily shown in Exhibits B and C hereto.
- b. **Scope.** The scope of the Study will include analysis and recommendations to address land use planning as defined in the Scope of Work as shown in Exhibit B:
- c. **Consultant Selection and Administration.**
 - i. COUNTY, in accordance with Clark County Purchasing rules, has selected MIG, Inc. to perform the Study according to the scope of work attached as Exhibit B hereto. COUNTY intends to enter into an agreement with MIG, Inc., in accordance with Clark County Purchasing rules and consistent with Section 2a.
 - ii. The CITY and COUNTY agree to jointly manage the Study project. A project manager will be assigned from each respective organization who will co-manage the project, including further developing the scope, reviewing and approving consultant invoices, and providing direction to the consultant using a consensus-based approach. COUNTY will act as the fiscal agent for the project, providing purchasing and contract administration as well as legal and accounting support.

d. Outcome.

- i. Upon completion of the Study, the Parties shall work together to prepare a joint resolution attaching and adopting the Study as a guiding planning document and outlining how each jurisdiction will carry out the Study's proposed implementation plan. Once finalized, the governing body of each Party shall consider the joint resolution for adoption.
- ii. If either Party fails to finalize the joint resolution for presentation to its governing body, that Party shall issue a written statement to the other Party explaining the reasons for not moving forward with the resolution. If either Party's governing body declines to adopt the joint resolution, the governing body shall provide the basis for non-adoption as part of its record of decision.

3. Disposal and Annexation.

- a. The CITY and COUNTY agree that no nomination for BLM land disposal and no annexation shall occur within the Study Area as shown in Exhibit A, prior to completion of the Study and adoption of the joint resolution referenced in Subsection 2.d.
- b. The CITY and COUNTY agree that the results of the Study and content of the joint resolution will become the basis for determining which land within the Study Area as shown in Exhibit A is appropriate for future annexation.

4. Term of the Agreement. The Term of this Agreement shall commence upon the Effective Date and shall expire on the fifth (5th) anniversary of the Effective Date. This Agreement may be renewed for up to two (2) additional five (5) year periods upon written approval by both Parties. In no event shall the extension period exceed a total of ten (10) additional years.

5. Termination and Amendment. This Agreement may be amended from time to time or terminated only upon mutual written agreement of the Parties hereto.

6. No Third-Party Beneficiaries. This Agreement is intended to benefit only the Parties and shall not be deemed to be for the benefit of any entity or person who is not a Party, and does not create any rights, benefits, or causes of action for any other person, entity, or member of the general public.

7. Recitals; Exhibit(s). The recitals set forth above and exhibit(s) identified herein shall be incorporated into this Agreement as set forth in full.

8. Waiver. No waiver of any provision of this Agreement shall constitute a waiver of any other provision, nor shall any waiver constitute a continuing waiver. No waiver shall be binding

unless executed in writing by the Parties. Failure of any Party to complain of any act or failure to act of the other Party, irrespective of how long such failure continues, shall not constitute a waiver of the rights of such Party hereunder or at law or in equity.

9. Integration and Modification. This Agreement sets forth the entire understanding between the Parties as to the subject matter hereof and supersedes all prior and contemporaneous discussions, negotiations, contracts, agreements and understandings (oral or written) with respect to such subject matter. If an ambiguity or question of intent arises, this Agreement will be construed as if drafted jointly by the Parties and no presumption or burden of proof will arise favoring any Party by virtue of authorship of any of the provisions of this Agreement.

10. Severability. In the event that any provision hereof is held in any respect to be illegal, prohibited, invalid, or unenforceable by any court of competent jurisdiction, such holding shall be effective only to the extent of such illegality, prohibition, invalidity, or unenforceability without affecting the remaining provisions hereof, and the Parties do hereby agree to replace such illegal, prohibited, invalid, or unenforceable provision with a valid provision which has, as nearly as possible, the same effect.

11. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original instrument but all of which together shall constitute one agreement.

12. Relationship of the Parties.

Neither of the Parties shall be deemed to be the agent of the other for any purpose by virtue of this Agreement.

13. Applicable Law; Venue. The laws of the State of Nevada shall govern the validity, construction, performance, and effect of this Agreement, without giving effect to its conflicts of law provisions. Each Party consents to, and waives any objection to, Clark County, Nevada as the proper and exclusive venue or any disputes arising out of or relating to this Agreement or any alleged breach thereof.

14. Notices. All notices required to be given under this Agreement shall be in writing and shall be conveyed by personal delivery (including by any messenger, courier service, overnight delivery service or email transmission with receipt verification), or the United States Postal Service by certified or registered mail, postage prepaid, with return receipt requested, as follows:

For COUNTY:
Nancy Amundsen/Mario Bermudez
Clark County
500 S. Grand Central Parkway
Las Vegas, NV 89155

For CITY:
Lisa Corrado/Andrew Powell
City of Henderson
240 S. Water Street
Henderson, NV 89015

[LEFT BLANK INTENTIONALLY AND SIGNATURES ON NEXT PAGES]

**CBE NO. 606155-22
INTERLOCAL AGREEMENT BETWEEN THE
CITY OF HENDERSON AND COUNTY OF CLARK
FOR ESTABLISHING A JOINT LAND USE PLANNING STUDY REGARDING
PROPOSED SNPLMA EXPANSION AREAS**

IN WITNESS WHEREOF, the Parties here to have caused this Agreement to be executed by their duly authorized representatives.

Date of Board Action: _____

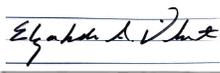
COUNTY OF CLARK

By: _____
JAMES B. GIBSON, CHAIR
Clark County Commissioners

ATTEST:

By: _____
LYNN MARIE GOYA
County Clerk

APPROVED AS TO FORM:

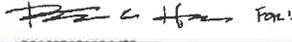
By: 
ELIZABETH A. VIBERT
Deputy District Attorney

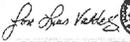
**CBE NO. 606155-22
INTERLOCAL AGREEMENT BETWEEN THE
CITY OF HENDERSON AND COUNTY OF CLARK
FOR ESTABLISHING A JOINT LAND USE PLANNING STUDY REGARDING
PROPOSED SNPLMA EXPANSION AREAS**

Date of City Council Action: April 5, 2022

CITY:

CITY OF HENDERSON ATTEST:

DocuSigned by:

By: _____
RICHARD A. DERRICK
City Manager/CEO

DocuSigned by:

JOSE LUIS VALDEZ, CMC
City Clerk

APPROVED AS TO FORM:

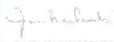
DocuSigned by:

NICHOLAS G. VASKOV
City Attorney

DS
ABK

CAO
Review

APPROVED AS TO FUNDING:

DocuSigned by:

JIM MCINTOSH
Chief Financial Officer

APPROVED AS TO CONTENT:

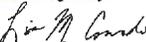
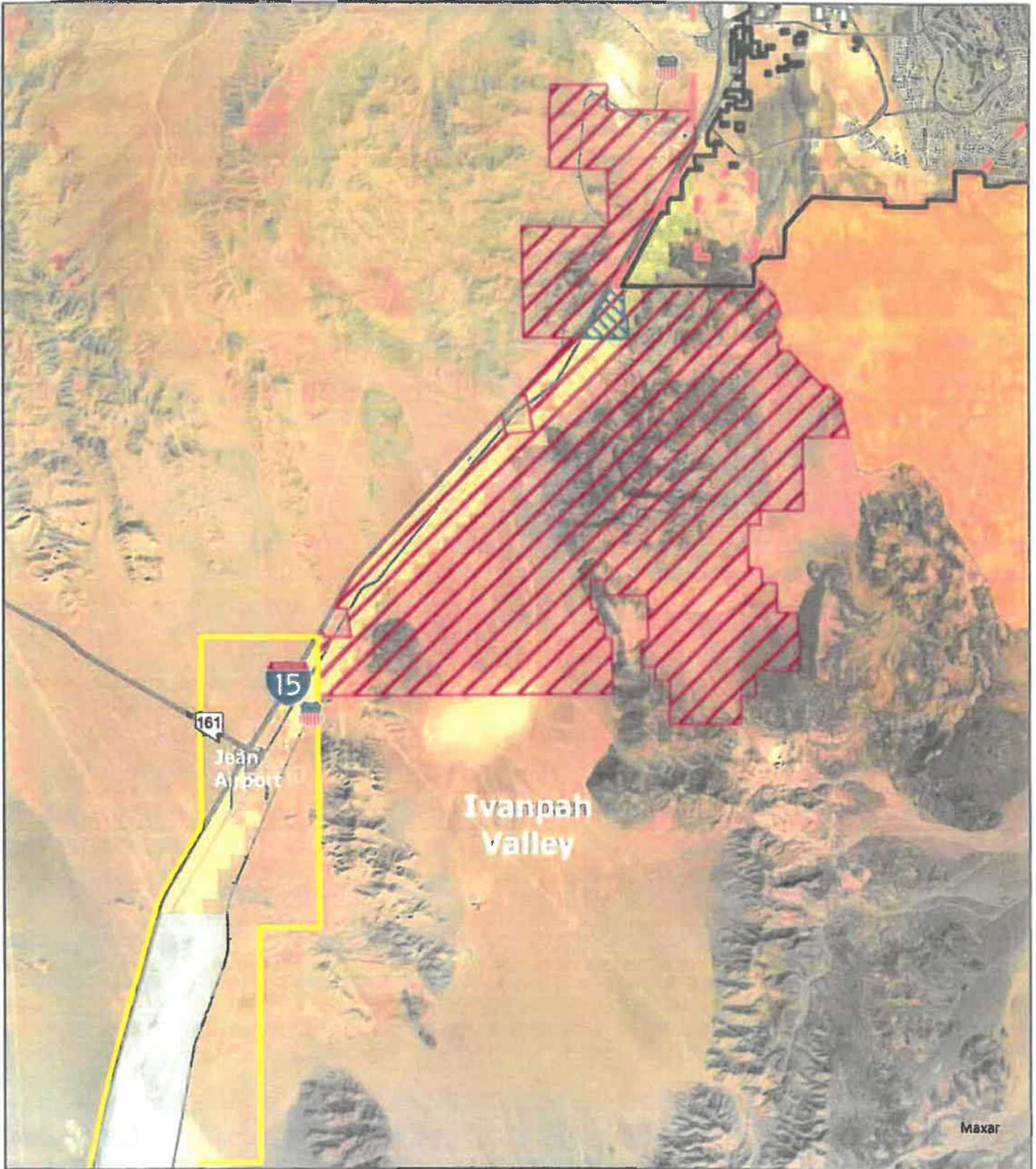
DocuSigned by:

LISA CORRADO
Director of Community Development
and Services

EXHIBIT A



**Clark County/City of Henderson
Joint Land Use Planning Study - Exhibit A**

-  Current SNPLMA Disposal Boundary
-  Joint Land Use Planning Study Area
-  Airport Environs Overlay District
-  Department of Aviation Heliport Land
-  Transportation and Utility Corridor
-  Sloan Canyon NCA
-  Southern Nevada Supplemental Airport
-  City of Henderson Boundary



EXHIBIT B

Clark County/City of Henderson Joint Land Use Study

Scope of Work

Revised 01/27/2022

TASK 1: Project Initiation

Task 1.1 Kick-Off Meeting: The MIG Team will conduct an initial meeting with the Project Management Team from Clark County and the City of Henderson to discuss the study and review issues identified, roles and responsibilities, project timeline, lessons learned from other JLUS projects, and to identify/discuss any additional issues.

Task 1.2 Public Outreach Plan: The MIG Team will prepare a public outreach program to solicit input on the plan and to include methods to announce the study, to provide public opportunity for problem identification, to participate in identifying and evaluating potential solutions, and to comment on draft reports. The public outreach program will include a variety of forms of outreach, including surveys, flyers, posters, postcard mailings, newspaper advertisements, e-mails, and text and graphics for the County's website and social media sites. The goal of the public outreach plan is to obtain community understanding of potential issues, buy-in regarding preferred solutions, and acceptance of study recommendations.

Task 1.3 Initial List of Issues: The MIG Team will compile a summary of issues identified at the project kick-off meeting and distribute the meeting notes to each member of the PMT within ten (10) working days of the meeting.

TASK 2: Existing and Historical Conditions Analysis and Mapping

Task 2.1 Background Information: The MIG Team will work with Clark County and the City of Henderson to identify and collect existing information and data, studies, reports (including but not limited to baseline environmental conditions such as noise, topography, soil conditions, natural resources and endangered species, and current land uses), maps (paper and digital) pertinent to the scope of the program, relevant noise standards and guidelines; County and City of Henderson plans (including but not limited to noise, natural resources, master and strategic plans, Comprehensive Plans, and pertinent sub-area plans); development regulations; and information on planned and potential flight operations, as well as future anticipated activities and strategic objectives.

Task 2.2 Demographic and Employment Estimates: The MIG Team will estimate resident population and demographic (ethnic and socio-economic) profiles within the study area. The MIG Team will also develop an estimate for employment that will be categorized by industry cluster, size of business, and types of jobs. The MIG Team will utilize 2020 Census Tract or Block Group-level information and any previous projections developed by participating local governments and/or other government, state, and quasigovernmental entities.

Task 2.3 Existing Conditions Maps: Based upon the above research, the MIG Team will develop the following maps in GIS in a format that is usable by Clark County and the City of Henderson:

- Existing land use/land cover map of the study area
- Topography of the study area
- Future land use map of the study area and its surroundings using county/municipal adopted land use plans
- Existing zoning map for the study area and its surroundings using county/municipal adopted zoning
- Environmental constraints in the study area, including protected lands
- Current and proposed utility infrastructure, community facility, and transportation systems in the study area
- Building permit and subdivision approval data (if any are applicable)
- Demographics/Census geography map/s

Note: County and City staff will be responsible for providing the consultant with any parcel specific mapping data that are in their possession. When parcel specific, digitized mapping data are not available, the consultant will prepare generalized maps of the features identified above.

Task 2.4 Background Document Review: The MIG Team will review and summarize copies of current development policies, ordinances, land development codes; FAA regulations; and pertinent military regulations; and any other relevant federal and state laws and regulations.

Task 2.5 Stakeholder Interviews: MIG will conduct either a face-to-face, Zoom, or telephone interviews with up to 15 stakeholder interviews. MIG will conduct face-to-face interviews on consecutive days. The consultant will conduct the remainder of the interviews via telephone or Zoom. The County and City of Henderson will be responsible for identifying specific officials, staff, and other representatives and supplying the consultant with contact information. The PMT will approve the list of identified stakeholders.

Task 2.6 Public Meeting #1: The MIG Team will plan and facilitate an initial Public Meeting to provide an overview of the study and solicit public input. The MIG Team will produce all materials for outreach and advertisement of the meeting and County and City representatives will be responsible for posting and distributing the material. MIG will develop an agenda, presentation and comment form for use in the meeting. Finally, MIG will facilitate the Public Meeting.

Task 2.7 JLUS Project Overview: The MIG Team will prepare a preliminary four-page maximum JLUS Project Overview to post on the County and City websites and to distribute to the public at the Public Meeting. The Project Overview shall include the purpose, goals, and objectives of the JLUS program, description of potential flight operations, graphic display of study area and potential airport operations footprint, identify community organization structure and participants for both planning and implementation, and summary of compatible use issues.

TASK 3: Analysis of Future Development Potential and Future Land Use Conflict

Task 3.1 Developable Land Analysis: The MIG Team will determine which vacant and undeveloped lands cannot be developed due to infrastructure limitations, water and stormwater considerations, environmental constraints, and/or other factors within the study area.

Task 3.2 Future Development Potential: The MIG Team will work with the County and the City to establish likely parameters based on existing zoning code and development regulations. The MIG Team will determine the future development potential within the study area based upon existing Comprehensive Plans, identified growth areas and corridors, and proposed land use regulations, ordinances, GIS Mapping, and other pertinent information and data. The MIG Team will also evaluate the impact of planned and potential infrastructure expansions on development potential in the study area.

Task 3.3 Market Analysis: EPS will lead the Market Analysis for the Study Area. The market analysis will evaluate real estate development conditions and trends, assess the site attributes for development, estimate demand for development by use, and assess the high-level financial feasibility of desired development types. The summary of the analysis will be provided in a Market Analysis Report that will serve as an appendix to the Land Use Study. EPS will build on its extensive knowledge of the Las Vegas market gained through the on-going economic services it provides to the City and County currently. EPS will also utilize its experience with market studies for large site developments from throughout the US. Subtasks will include data collection, stakeholder outreach, demographic analysis, housing demand, retail demand, employment demand, and a high-level feasibility assessment.

Task 3.4 Land Use Potential and Suitability: Based upon existing and historical conditions, land use and transportation issues, market potential, and future development potential of the study area, the MIG Team will identify future land uses, prepare land use suitability maps and identify the various potential advantages and disadvantages of each. The land use potential and suitability task will include coordination with SNWA to help inform locations, land uses, and other development direction to promote water conservation and more sustainable development.

Task 4: Land Use Alternatives and Preferred Framework

Task 4.1 Concept Development and Preliminary Recommendations Building on the background and the analyses developed in the previous tasks, the MIG Team will create a development framework with conceptual elements to establish primary and synergistic uses, the major circulation armature, the density, and high level character of new development, major open space concepts, drainage, and utilities. The framework approach will allow the MIG Team to work with the County and the City to establish the big moves for the Study Area while not creating a Master Plan that is overly prescriptive. Instead, the Development Framework and Preliminary Recommendations will articulate priority concepts and connections, while setting the acceptable and desirable range of alternatives for physical form, land use, linkages, and more.

Task 4.2 Conceptual Site Plans: The MIG Team will develop a preliminary set of development principles that will integrate planning, urban design, political, financial, and strategic objectives. The

principles will be accompanied by a development framework in map form that embodies the development principles. The first iteration of the framework will be a set of high-level alternatives. They will advance the thinking of the concepts for the Study Area and identify key land use concentrations based on land use suitability mapping, circulation and parking, critical land use transitions, and linkages to surrounding areas and the airport. The MIG Team will design and facilitate a work session with Clark County, the City of Henderson, and other key stakeholders to review, evaluate and refine the initial Framework Alternatives.

Task 4.3 Public Meeting #2: The MIG Team will plan and facilitate a second Public Meeting to solicit input on the Framework alternatives. The information presented will include key findings from Task 3 analyses, including the land use suitability maps. The MIG Team will produce all materials for outreach and advertisement of the meeting and County and City representatives will be responsible for posting and distributing the material. MIG will develop an agenda, presentation and comment form for use in the meeting. Finally, MIG will facilitate the Public Meeting.

Task 4.4 Land Use Recommendations and Conceptual Plan Framework: Based upon feedback and input from Clark County, the City of Henderson and stakeholders, the MIG Team will develop preferred frameworks for the Study Area that build upon the preliminary alternatives and add detail in the areas of guidance for built form, circulation, detailed land use mix, open space, and utilities.

Task 4.5 Traffic Analysis: To inform the Land Use Framework, the MIG Team will assess the transportation implications of the various proposed land use scenarios. Based on the existing conditions analysis and results of the scenario analysis, we will identify a set of multimodal recommendations that address safety, capacity, connectivity, and efficiency challenges. The MIG Team will evaluate the estimated vehicle trips to determine what capacity needs for major intersections and corridors. The MIG Team will propose a set of multimodal recommendations that address safety, capacity, connectivity, and efficiency challenges.

Task 4.6 Infrastructure and Capital Improvement Analysis: To inform the Land Use Framework, the MIG Team will also prepare water and sanitary sewer land use-demand tables for the preferred development scenario. MIG will map preliminary horizontal water and sanitary sewer alignments and analyze total on-site demand at proposed points-of-connection. Utility sizing is assumed not to be a part of this study. This demand analysis assumes that regional water and sanitary sewer have capacity to serve the site. The analysis will allow utility providers to insert site demands into their system models and determine how much additional offsite capacity is necessary. The MIG Team will also identify likely flood control interventions for the study area based upon the preferred land use framework. Recommendations for water conservation will be included at a subarea level. Finally, the MIG Team will identify other public facility needs to serve the projected land use mix and associated residential and employment populations.

Task 4.7 Fiscal Impact Assessment: EPS will provide a planning level assessment of impacts of scenarios on revenue generation and service provision from the scenarios. EPS will identify issues and opportunities related to both revenue generation and service provision based on the scenarios. The analysis will be based on a review of the County's and City's existing budget structure and through interviews with key department staff. EPS will develop a fiscal impact model to be used to analyze the fiscal impact of the scenarios. The fiscal model will measure city-wide baseline/current

fiscal conditions and the estimated cost per new housing unit and new non-residential square foot for on-going revenue and expenditure items. The baseline fiscal model and conditions analysis will include a framework, basic model and short technical memorandum summarizing the methodology and baseline findings. EPS will build on the baseline fiscal conditions analysis to test growth scenarios and the impact of development. This in-depth analysis will allow EPS to measure the impact of growth in the study area and test different policy approaches and quantify the fiscal cost (or surplus) of each with a more detailed assessment of economic and fiscal impacts, expenditures and revenue projections for the preferred land use framework.

Task 4.8 Service Needs Assessment: The MIG Team will perform an assessment of likely service needs associated with the preferred land use framework. Services will include, but not be limited to public safety. The analysis will be based on existing standards and/or existing level of service in already developed areas if standards do not exist.

TASK 5: Land Use Policy and Regulatory Recommendations

Task 5.1 Existing Policy and Regulation Identification: The MIG Team will identify existing local government policies, codes, ordinances and regulations, and state and Federal regulations that may reduce potential conflicts between land uses included in the Land Use Framework and the potential airport in the study area.

Task 5.2 Recommended Policy and Regulatory Direction: The MIG Team will prepare recommendations that consider options including but not limited to land exchanges, development incentive programs, conservation easements, performance standards, water conservation, noise attenuation and building code standards, special overlay zones, and special local jurisdiction procedures for reviewing development activity.

Task 5.3 PMT Meeting to Discuss Policy and Regulatory Recommendations: The MIG Team will conduct a special meeting of the PMT (out of regularly scheduled bi-weekly PMT meetings) to discuss proposed recommendations for additional policy and regulation.

Task 5.4 Revise Policy and Regulatory Recommendations: The MIG Team will revise the recommended policy and regulatory direction based on the feedback provided by the PMT

Task 6: Design Standards and Guidelines

Based on the findings from the land use analysis and conceptual plan framework this task will focus on developing and refining, together with Clark County and the City of Henderson, the details of the framework elements and creating design guidelines and illustrative diagrams. This task will conclude with the creation of Study Area Design Standards and Guidelines.

Task 6.1 Draft Design Standards and Guidelines: The MIG Team will draft design standards and guidelines for the Study Area. MIG will focus on building performance standards, landscape and

streetscapes, and site planning guidance and requirements. Assuming a districts approach to the standards and guidelines, the Team will provide overarching and district specific guidelines with illustrations, graphics and photo examples.

Task 6.2 PMT Meeting to Discuss Draft Design Standards and Guidelines: The MIG Team will conduct a special meeting of the PMT (out of regularly scheduled bi-weekly PMT meetings) to discuss the draft Design Standards and Guidelines.

Task 6.3 Final Design Standards and Guidelines: The MIG Team will edit the design standards and guidelines based on the PMT meeting and written feedback from Clark County and the City of Henderson. The final standards and guidelines will be prepared as a standalone memo and integrated into the Joint Land Use Study Report.

TASK 7: Implementation Plan, Action Steps and Ongoing Monitoring

Task 7.1 Development Criteria: The MIG Team will work with Clark County and the City of Henderson to develop the following criteria for inclusion in the Implementation Plan and the Joint Land Use Study Report.

- Criteria for the Parties to use when making decisions affecting growth, the use and development of land, conservation of natural resources, the provision of public facilities and the annexation of land in the planning area.
- Criteria for Parties to use to review development that may conflict with any prior vision and goals for the Transportation and Utility Corridor.
- Criteria for Parties to demonstrate their ability to comply with the adopted principles identified in the Southern Nevada Water Authority Out-of-Valley Water Use Policy

Task 7.2 Draft Implementation Plan: The MIG Team will work with Clark County, the City of Henderson and other study participants to develop an Implementation Plan outlining how results from the study should be implemented in each jurisdiction (e.g., via interlocal, master plan, land use plan update, or other tools). The Implementation Plan will include a list of specific public and private actions for each study participant organized by their scheduled execution date.

- Short Term (1-3 years)
- Medium-Term (4-10 years)
- Long-Term (11-20 years)

The actions will be summarized in a simple matrix that identifies the action, the 'owner' of the action, and milestones at which completion should be expected.

Task 7.3 PMT Meeting to Discuss Draft Implementation Plan: The MIG Team will conduct a special meeting of the PMT (out of regularly scheduled bi-weekly PMT meetings) to discuss the draft Implementation Plan.

Task 7.4 Final Implementation Plan: The MIG Team will edit the development criteria and the draft Implementation Plan based on the PMT meeting and written feedback from Clark County, the City of Henderson, and other study participants.

TASK 8: Prepare Final Report

Task 8.1 Administrative Draft Report: The MIG Team will prepare and submit an Administrative Draft Report to the PMT for comments. The Administrative Draft Report will be prepared and provided in Microsoft Word to facilitate easy commenting and track changes.

Task 8.2 Public Review Draft Report: Based upon feedback from the PMT and any other reviewers designated by the PMT, the MIG Team will revise the Draft Report. The Public Review Draft Report can be provided in PDF format and prepared in either Microsoft Word or in InDesign.

Task 8.3 Updated Project Overview: Prepare an updated version of the four-page maximum Project Overview to post on the websites and to be distributed to the public at the third public meeting or as requested. The Project Overview shall include the purpose, goals, and objectives of the JLUS program, description of potential airport operations, graphic display of study area, land use framework, other framework elements like transportation and infrastructure, summary of compatible use issues, and primary JLUS recommendation highlights.

Task 8.4 Public Meeting #3: The MIG Team will plan and facilitate a third Public Meeting to solicit feedback on the Public Review Draft Report. The MIG Team will produce all materials for outreach and advertisement of the meeting and County and City representatives will be responsible for posting and distributing the material. MIG will develop an agenda, presentation and comment form for use in the meeting. Finally, MIG will facilitate the Public Meeting.

Task 8.5 Final JLUS Report: The MIG Team will make another round of revisions based on community feedback and approved by the PMT. The Final JLUS Report will be provided in an editable format (Microsoft Word or InDesign), a high-resolution PDF format, and a lower resolution, web-friendly format.

Task 9: Project Management, Coordination and Communication

Task 9.1 Monthly Invoicing, Progress Reports and Schedule Updates: MIG will prepare monthly invoices and progress reports for review and approval by the County with a copy provided to the City of Henderson. The monthly progress reports will identify tasks completed during the previous month and identify upcoming tasks, events and deliverables for the upcoming month. Progress reports will be formatted as simple memorandum and attached to monthly invoices.

Task 9.2 Ongoing Project Management and Coordination: This subtask includes bi-weekly PMT coordination calls throughout the majority of the project schedule. In addition to regularly scheduled meetings and calls, it is anticipated that MIG and its subconsultants will participate in ongoing project coordination and communication with the County, between team members and with various stakeholders and study participants.

Task 9.3 Presentations and Communications: The MIG Team will develop presentation materials and other collateral materials to distribute around the community in a variety of ways.

9.3.1 Powerpoint Presentations: MIG will prepare Powerpoint presentations for all meetings that the MIG Team participates in and will also prepare or contribute slides for presentations delivered by City and County staff related to the Comprehensive Plan and critical/small area plans. Powerpoint presentations will be delivered in native Powerpoint format, as well as in Adobe PDF format.

9.3.2 YouTube/Vimeo Recordings of Presentations: To facilitate virtual meetings and other online engagement, the MIG Team will record versions of Powerpoint presentations from the three public meetings and upload them to YouTube and/or Vimeo for easy viewing.

9.3.3 Text and Graphics for Newsletters/Flyers/Websites/Social Media: MIG will develop quarterly messaging (one to two pages of text and graphics) summarizing advancements in the planning process, key developments, draft recommendations and upcoming engagement activities. The County and City will be responsible for posting, printing and distributing the information.

Task 9.4 Project Close-Out: The MIG will package GIS data and all interim and final deliverables (in both PDF and editable formats) and provide them to Clark County and the City of Henderson.



Clark County / City of Henderson Joint Land Use Study estimated budget

	MIG Labor Totals	Sub		Direct Costs	Professional Fees Totals	
		EPS	Atkins			
Task 1: Project Management and Coordination						
1.1 Kick-Off Meeting	8	1110	\$0	\$0	\$0	\$1,110
1.2 Public Outreach Plan	18	2140	\$0	\$0	\$0	\$2,140
1.3 Initial List of Issues	34	5140	\$0	\$0	\$0	\$5,140
Subtotal	60	\$8,390				\$8,390
Task 2: Existing and Historical Analysis and Mapping						
2.1 Background Information	10	\$1,380	\$0	\$0	\$0	\$1,380
2.2 Demographic and Employment Estimates	7	\$890	\$6,500	\$0	\$0	\$7,390
2.3 Existing Conditions Maps	60	\$6,960	\$0	\$5,000	\$0	\$11,960
2.4 Background Document Review	24	\$2,910	\$1,000	\$1,000	\$0	\$4,910
2.5 Stakeholder Interviews	24	\$3,760	\$3,500	\$0	\$0	\$7,260
2.6 Public Meeting #1	54	\$6,480	\$0	\$0	\$1,500	\$7,980
2.7 JJUS Project Overview	30	\$3,220	\$0	\$0	\$0	\$3,220
Subtotal	209	\$25,010	\$11,000	\$6,000	\$1,500	\$43,510
Task 3: Analysis of Future Development Potential and Future Land Use Conflict						
3.1 Developable Land Analysis	50	\$5,480	\$0	\$0	\$0	\$5,480
3.2 Future Development Potential	30	\$3,220	\$0	\$0	\$0	\$3,220
3.3 Market Analysis	8	\$1,180	\$15,000	\$3,500	\$0	\$19,680
3.4 Land Use Potential and Suitability	46	\$4,740	\$1,500	\$0	\$0	\$6,240
Subtotal	134	\$14,620	\$16,500	\$3,500	\$0	\$34,620
Task 4: Land Use Alternatives and Preferred Framework						
4.1 Concept Development and Preliminary Recommendations	68	\$7,920	\$1,500	\$1,500	\$0	\$10,920
4.2 Conceptual Site Plans	68	\$8,760	\$1,000	\$1,000	\$0	\$10,760
4.3 Public Meeting #2	54	\$6,480	\$1,500	\$1,500	\$1,500	\$10,980
4.4 Land Use Recommendations and Conceptual Plan Framework	92	\$10,920	\$1,500	\$0	\$0	\$12,420
4.5 Traffic Analysis	8	\$1,180	\$0	\$18,500	\$0	\$19,680
4.6 Infrastructure and Capital Improvement Analysis	114	\$14,380	\$0	\$5,000	\$0	\$19,380
4.7 Fiscal Impact Analysis	8	\$1,180	\$20,000	\$0	\$0	\$21,180
4.8 Service Needs Assessment	68	\$7,160	\$0	\$0	\$0	\$7,160
Subtotal	480	\$87,990	\$23,500	\$27,500	\$1,500	\$112,490
Task 5: Land Use Policy and Regulatory Recommendations						
5.1 Existing Policy and Regulation Identification	18	\$2,520	\$0	\$0	\$0	\$2,520
5.2 Recommended Policy and Regulatory Direction	36	\$4,280	\$1,500	\$0	\$0	\$5,780
5.3 PMT Meeting to Discuss Policy and Regulatory Recommendations	6	\$940	\$500	\$0	\$0	\$1,440
5.4 Revise Policy and Regulatory Recommendations	18	\$2,140	\$500	\$0	\$0	\$2,640
Subtotal	78	\$9,880	\$2,500	\$0	\$0	\$12,380
Task 6: Design Standards and Guidelines						
6.1 Draft Design Standards and Guidelines	82	\$9,720	\$0	\$5,500	\$0	\$15,220
6.2 PMT Meeting to Discuss Draft Design Standards and Guidelines	6	\$940	\$0	\$500	\$0	\$1,440
6.3 Final Design Standards and Guidelines	66	\$6,740	\$0	\$1,500	\$0	\$8,240
Subtotal	154	\$17,400	\$0	\$7,500	\$0	\$24,900
Task 7: Implementation Plan, Action Steps and Ongoing Monitoring						
7.1 Development Criteria	60	\$7,400	\$0	\$0	\$0	\$7,400
7.2 Draft Implementation Plan	84	\$11,120	\$5,000	\$0	\$0	\$16,120
7.3 PMT Meeting to Discuss Draft Implementation Plan	6	\$940	\$750	\$0	\$0	\$1,690
7.4 Final Implementation Plan	40	\$5,060	\$1,500	\$0	\$0	\$6,560
Subtotal	190	\$24,520	\$7,250	\$0	\$0	\$31,770
Task 8: Prepare Final Report						
8.1 Administrative Draft Report	176	\$20,240	\$2,750	\$2,000	\$0	\$24,990
8.2 Public Review Draft Report	104	\$11,660	\$1,000	\$1,000	\$0	\$13,660
8.3 Updated Project Overview	30	\$3,220	\$0	\$0	\$0	\$3,220
8.4 Public Meeting #3	54	\$6,480	\$0	\$0	\$1,500	\$7,980
8.5 Final JJUS Report	64	\$7,260	\$0	\$0	\$0	\$7,260
Subtotal	428	\$48,860	\$3,750	\$3,000	\$1,500	\$57,110
Task 9: Project Management, Coordination and Communication						
9.1 Monthly Invoicing, Progress Reports and Schedule Updates	66	\$6,780	\$0	\$0	\$0	\$6,780
9.2 Ongoing Project Management and Coordination	112	\$15,380	\$3,500	\$2,500	\$1,250	\$22,610
9.3 Presentations and Communications	108	\$11,720	\$0	\$0	\$0	\$11,720
9.4 Project Close-Out	19	\$1,950	\$0	\$0	\$469	\$2,419
Subtotal	205	\$33,790	\$3,500	\$2,500	\$1,719	\$41,509
Subtotal Professional Time and Costs	678	\$242,470	\$20,000	\$30,000	\$6,219	\$298,689
5% Markup (Direct Costs/Administrative)			\$3,500	\$2,500	\$311	\$6,311
Total Project Costs						\$375,000