

POPULATION PLAN ELEMENT

10.1 Major Population Issues

Small communities all across the United States are truly envious of the southwest region, where the population base is continuing to expand. In most instances, other areas are being affected by a totally opposite proposition.

Small towns generally are being depleted as residents are being forced away to larger cities to pursue security in a new and different economic environment.

Recent growth in the City of Mesquite has been dramatic, and it can be expected with currently, proposed development that the population will continue to increase at its present exponential rate into the twenty-first century.

Much of the new demand for living in Mesquite is drawn from retirees and snowbirds that use the community as a winter haven. Many of the retirees represent younger individuals who have taken early retirement buyouts as corporate America continues to downsize both business and industry. It can be expected that Mesquite will also continue to attract an increasing number of the snowbird population for winter residences along with second-home owners looking for retreats from nearby urban centers.

Other people represent Californians who have become disenfranchised with the problems and taxes of their state, including its large population and dense urban pattern. The recent recession and natural disasters in California continue to accelerate out-migration to neighboring areas.

An additional new population sector will consist of individuals attracted to the community because of its dramatically improved business climate and demands for personal services. It is important to note that each new family moving to the community will create seven new jobs in Mesquite.

While the development of population influences all of the elements of long range comprehensive planning, the issue is most closely tied to the community's economic plan, housing plan, public service and facilities plan and the recreation plan.

The economic planning element must be diligent in bringing to the City the types of employment which will most benefit the citizens of Mesquite and the community's long-range economic security. The plan must also create a wide range of work opportunities and services so that the demographic characteristics



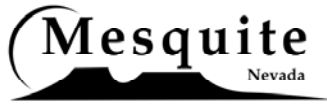
of the population base remain in balance for the benefit of the community as a whole.

The housing plan must be diligent in creating a variety of housing types to shelter the population in safe, secure and affordable facilities.

The recreation plan must also be diligent in meeting the recreational needs of each of the demographic population groups residing in the City.

All of the above must be provided for in a physical environment which currently allows too high of a development density for housing across the older sector of town.

Plate 10-1.1 provides a population projection table for estimated growth for the City to the 2035.



Plates 10-2.1 and 10-2.2 provides this information in terms of proposed density and development for various physical sectors of the City.



Planning and Design Context

As indicated in other planning elements of this document, phase 1 development for the master plan is designed to accommodate a population of twenty thousand residents in the City. For balance and blend, fifty percent of the population is planned to reside in sectors of the City north of U.S. Interstate 15, while the remaining fifty percent of the population is planned for City sectors south of the interstate.

Sector densities for each area of the community have been established for using surveys showing the number of existing dwelling units constructed within the sector and combining them with projected land use densities approved for future construction.

As with the "Graying of America", the City of Mesquite will be called on to service a large growing senior population. Because of the lack of mobility and fixed limited incomes, special provisions to accommodate this population is necessary.

Housing and services along with recreational and cultural activities should be within walking distances for senior citizens to access. Alternative modes of transportation for seniors are imperative along with bus and taxi service to other areas of the community.

While A.D.A. provisions are required by law throughout the community to serve the disabled, they are crucial for senior accessibility. Many communities provide senior parking adjacent to handicap spaces based on the overall percentage of senior population residing in the community.

10.2 Environment and Resources

Implementation of the Population Plan Element is administered through other planning elements contained in the master plan.

It is not necessary for the local government to establish any special requirements, costs or resources pertaining to this element.



10.3 THE PLAN

G. Population Plan

Goal:

- 1. To develop a broad and diverse citizen population to enhance social and cultural opportunities for community life and to support a stable economy which is focused on business, tourism and clean industry.**

Objectives:

G-1.1 Regulate balanced-growth to insure economic development which supports the employment of local citizenry and provides appropriate wages for employees.

G-1.2 Regulate balanced-growth to insure that the community's population is adequately provided with services and infrastructure.

G-1.3 Regulate balanced-growth to insure that the population is served by adequate and safe housing.

G-1.4 Regulate balanced-growth through the appropriate release of public-owned lands for sale for development and insure that the land is used to enhance the community's goals as well as private interests.

G-1.5 Regulate balanced-growth to maintain the small town rural character of Mesquite and promote a family oriented community population.