

# NEVADA PLANNER



American Planning Association  
**Nevada Chapter**

*Making Great Communities Happen*

A Publication of the Nevada Chapter of the American Planning Association

## SPRING 2019

### inside:

**Higher-Quality Henderson  
Multifamily**

**Planning's Wildfire Roles**

**News from the Sections**

**Coming Events**





# contents SPRING 2019

- 3 Northern Section News**  
ANGELA FUSS, AICP
- 3 Southern Section News**  
LISA CORRADO, AICP
- 4 Henderson Encourages High Quality Multifamily Housing Options through Stakeholder Engagement**  
LISA CORRADO, AICP
- 6 Planning's Role in Wildfire Mitigation**  
TONY LASHBROOK
- 8 Coming Events**



## American Planning Association Nevada Chapter

*Making Great Communities Happen*



**ON THE COVER:** BALLOONS SPRING UP IN RENO. © CITY OF RENO

# WHO's WHO

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## THE NEVADA PLANNER

Chairman of the Joint Chiefs of Edit	<b>Greg Toth</b> , AICP   City of Henderson greg.toth@cityofhenderson.com
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# NORTHERN SECTION NEWS

ANGELA FUSS, AICP  
DIRECTOR, NORTHERN SECTION

On Monday, February 25th, the Northern Section hosted a luncheon with speaker Paulette “Polly” Carolin, FAICP. Polly gave an overview of AICP Ethics Code and procedures.

We’ve also partnered with EMPSi to host the Northern Nevada and California Sustainability Symposium, scheduled for April 30th from 1-5 p.m. at the Grove in Reno. The event will feature panel discussions addressing the intersection of sustainability and infrastructure resilience in local communities. Join fellow planners, researchers, engineers, architects, elected and appointed officials, and other stakeholders for a dialogue on how planning can better ensure resilient communities. Tickets can be purchased on Eventbrite.

Be sure to mark your calendar for this year’s Nevada APA Conference! It will be held October 14th-16th at the Nugget Resort in Sparks.

# SOUTHERN SECTION NEWS

LISA CORRADO, AICP  
DIRECTOR, SOUTHERN SECTION

On February 28th, the Southern Section hosted a half-day training workshop on Form-Based Code in partnership with Lisa Wise Consulting, Inc.; the event was well-attended and informative. Thank you to all our members that continue to make our events a success! Our next event will be a breakfast session focusing on the Las Vegas 2050 Master Plan. The new citywide master plan is currently undergoing its visioning process. The final product, anticipated to be completed in Spring 2020, will provide a framework for Las Vegas to achieve the desired economic, social, cultural and quality of life future vision for the next 30 years.

In June, we will be hosting an educational luncheon featuring updates from the 2019 Legislative session. In the fall, we will be hosting a walking tour of the Arts District in Downtown Las Vegas. Be on the lookout for invitations to our upcoming events! As always, thank you for your continued support and participation. We look forward to seeing you at our future events!

## SAVE *the* DATE

**OCTOBER 14-16, 2019  
SPARKS, NEVADA**

**APA NEVADA CHAPTER  
STATE CONFERENCE**

*Conference registration includes sessions, networking and awards.*

**CONFERENCE COST: \$200 (THROUGH OCTOBER 1, 2019), \$250 THEREAFTER**

**PER DAY REGISTRATION: \$100**

**CITIZEN PLANNERS: \$50**

**STUDENTS: FREE**

*Registration and conference details to follow.*

**ACCOMMODATIONS: NUGGET CASINO RESORT: \$49/NIGHT**

**Group Code: GAPA19**

**Reservations: (800) 338-7760 or (775) 356-3300**







# HENDERSON ENCOURAGES HIGH QUALITY MULTIFAMILY HOUSING OPTIONS THROUGH STAKEHOLDER ENGAGEMENT

**LISA CORRADO, AICP**

In response to community inquiries, Henderson City Council requested to discuss the topic of multifamily housing in more detail in December of 2016. Nearly the next two years were spent on research, developer roundtables, and special City Council meetings, which resulted in staff and consultants drafting Development Code revisions to help shepherd a new age of multifamily development that is market driven, high quality, well-managed, and well-integrated into communities.

A few key areas identified include: amount, location, variety, design, and management of multifamily development.

Just last Fall, the City of Henderson amended its Development Code in order to improve design and integration of multifamily housing developments with other land uses and to add locational criteria to future developments. The Code changes to zoning districts, design, and location apply to new multifamily development projects only. Additional details below:

Locational Considerations (Section 19.6.4 A-C) include a new list of items to consider when evaluating the appropriateness of proposed comprehensive plan or zoning amendments for multifamily development. The list includes proximity of the site to services and amenities, the balance of land uses in the surrounding neighborhood, market characteristics, school capacity, and availability of traffic and utility infrastructure to service the site.

Design Guidelines (Section 19.7.6 C) include new or updated criteria for the following: building location,

design, height, and variety, common open space, facade articulation, pedestrian access, perimeter landscaping, building height, and wall/fencing standards.

In the Residential Zoning Districts section (Section 19.2.11-13), minimum district size requirements were removed for medium and high-density districts and maximum building heights were increased. Previously, the Development Code required a minimum district size of 10 acres for certain multifamily projects, which conflicts with principles of transit oriented development and infill. The City removed this requirement with the multifamily

## What is Multifamily Housing?

Multifamily housing means more than just mid-rise apartments. It also includes rowhomes, townhomes, lofts, condos, live/work units, high rise development, senior facilities and group homes, among other types.

## Challenges & Opportunities

A few areas that the City is working to address when it comes to multifamily housing include:

- » **AMOUNT** Determine if we have the right amount of multifamily housing.
- » **LOCATION** Determine where our multifamily housing is best suited and note concentrations.
- » **VARIETY** Ensure multifamily housing options are available in a variety of shapes, sizes and price points.
- » **DESIGN** Ensure multifamily housing is well designed and integrated into existing neighborhoods.
- » **MANAGEMENT** Ensure proper management of






Code changes to encourage smaller, infill projects.

These updates better integrate multifamily development projects into the community and ensure that residents are close to amenities and transit. These new standards help the City implement its Comprehensive Plan, Henderson Strong, which emphasizes the importance of a variety of well-designed housing options, walkability, and transit-supportive land use.

The City also amended Title 4 of the Municipal Code in the Fall of 2018 to require participation in the Crime Free Multi-Housing (CFMH) program and establish training as a business license requirement for multifamily complexes. This change applies to both new and existing developments. The intention of this update is to facilitate apartment managers' training in the CFMH program and better equip landlords and management staff with the knowledge and tools to increase resident safety and deter crime.

All Code updates were a direct result of resident input and City Council direction provided at the multifamily workshops and Special City Council meetings held in January and March 2018.

Addressing the community's input and inquiries in regards to multifamily housing required an analytical approach, breaking down stereotypes and identifying specific solutions to each concern. Ensuring a variety of housing options are available is crucial to ensuring fair housing and a welcoming community for all. Staff and city leaders will continue to monitor housing trends and report relevant data, as well as continue to find ways to implement the Henderson Strong Comprehensive Plan

policies that encourage a variety of quality housing options. 

**Lisa Corrado, AICP**, is the Assistant Director of the Henderson Community Development & Services Department and Director of the Southern Section.

## Henderson Housing By-the-Numbers

**310,446**

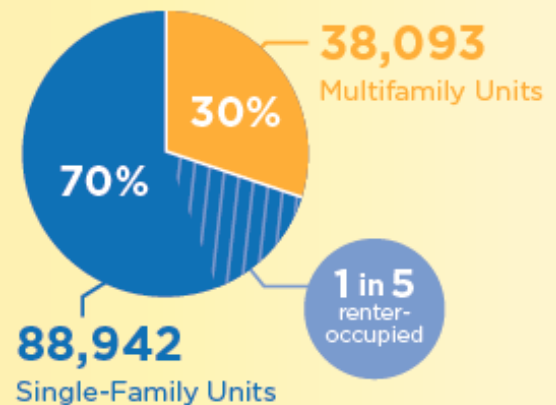
Current Population\*

**127,035**

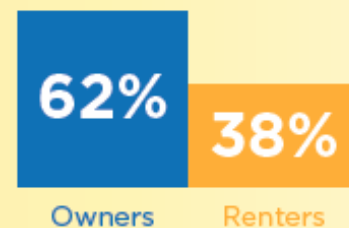
Total Housing Units\*

\* Source: City of Henderson CD&S, January 2018

### Breakdown by Housing Type



### % Home Owners vs. Renters



**40%**  
of Henderson  
renters live in single-  
family homes

Source: City of Henderson CD&S, January 2018



# PLANNING'S ROLE IN WILDFIRE MITIGATION

TONY LASHBROOK



PHOTO: J BARLETT TEAM RUBICON/BLM FOR USFS

**Reprinted from *The Commissioner* with permission from the American Planning Association.**

Human settlement in wildland areas was initially driven by the need to be near resources that provided shelter and economic opportunity—timber harvesting and agriculture, for example. But those reasons have changed. Since the mid-20th century, wildland settlement has increasingly been driven by aesthetic, recreational, and lifestyle values.

Large wildfires resulting in catastrophic damage to communities are not new. The deadliest fire in U.S. history took place in Peshtigo, Wisconsin, in 1871; it resulted in 1,200 deaths. The second deadliest occurred 100 years ago in Cloquet, Wisconsin, with 453 deaths. These fires and others led to dramatic improvements in firefighting capabilities—including equipment, tactics, and communications. Those improvements, along with better access, increased water flow, and fire-resistant building techniques, reduced the impact of wildfires on our communities for decades. Now it is clear that those improvements were not enough. As development adjacent to wildlands proliferated and traditional management practices such as controlled burns became more difficult—and unpopular—large and damaging wildfires have become more common.

Climate change has exacerbated the problem, bringing warmer temperatures, shorter “wet” seasons, droughts,

*A HAND CREW SUPPORTING THE ARROYO GRANDE INTERAGENCY HOTSHOTS PREPARES TO TAKE ON JULY, 2018'S FERGUSON FIRE, WHICH BURNED 96,901 ACRES IN YOSEMITE NATIONAL PARK AND KILLED TWO PEOPLE.*

and increased wind intensity. The result, particularly in the West, is an accelerating cycle of increasingly damaging fires—and a major increase in loss of life. The current wildland fire crisis is a call to action for all involved in long-range planning and development review.

## Back to the Basics

As planners, we have a critical responsibility to minimize the impact of wildfires on our communities. To accomplish this, we must first make sure that we are fulfilling our traditional responsibilities by considering the following:

- Is the development in the right place? Slope, elevation, aspect, vegetation type, fire history, and weather patterns are the key factors that define the severity of fire hazards in a particular area. With modern mapping techniques we have much of this important information at our fingertips, and it has critical utility for both long-range planning and development review. Understandably, it is not always possible to prohibit infill development in fire-prone parts of existing communities. Still, it is up to planners to ensure that building design, controlled density, and ongoing maintenance minimize the risk. This can be accomplished using traditional police powers (recognizing that community health and safety are at stake) and under state-mandated review procedures such as the California



Environmental Quality Act. -

- Is the roadway infrastructure, including neighborhood streets and arterials, adequate to allow emergency vehicle access along with resident evacuation? The recent Camp Fire in Paradise, California, offers a stark reminder that egress plans must consider routes that provide safe refuge under all predictable scenarios.
- Are firefighting water flows and water storage adequate to protect buildings while fighting a wildland fire?
- Are new structures built with fire-resistant materials, and are they “fire hardened” by design?
- If development is proposed adjacent to wildland, what risks are presented? Does the wildland present a tangible risk to the development? Can it be managed to minimize risk? What is the management plan for the adjacent wildland?
- Is there a program in place to ensure that fire fuels are minimized (and maintained that way) on rural residential properties—particularly those with timber or brush? Are these requirements appropriate in the context of the neighborhood? If not, the proposed development may not be in the right place.

### Proactive Planning

The current wildfire crisis demands that planners become significantly more pro-active and begin to tackle this challenge at the local level. Truckee, California, the High Sierra community where I live, is an example, with its complex land ownership and management responsibilities. The mix of agencies in and around the town includes two local fire districts, the statewide Cal Fire, and the U.S. Forest Service. Creating a comprehensive wild-fire management plan involving all of them is complicated, but planners are well equipped to facilitate such an effort.

The first step is a comprehensive wild-fire management plan. If your community’s general plan does not contain policies that support and direct the preparation of such a plan, you should consider recommending an amendment that would do so.


A CWMP would assess the risk to life and property associated with wildland fires at the community level and, in some cases, at a regional level. It would integrate all available information, including weather patterns, slope, aspect, vegetation type, fire history, and location of existing and planned development.

Once likely fire patterns are understood, traditional planning tools can be used to reduce the risks, including the following:

- Long-range planning to steer new development into the safest areas and away from the riskiest.

- Capital improvement planning and funding to improve access, fire flows, and firefighting capacity.
- Neighborhood design that incorporates managed fire breaks (greenbelts, parks, trails, roads, golf courses, and so on) in strategic locations and ensures a permanent mechanism to maintain them.

The CWMP should articulate a program of vegetation management on larger parcels (both public and private), designed to slow down the spread of wildfires. It should prioritize fuel management projects based upon risk and include a long-term funding component. California’s worst fires this year demonstrated the danger of allowing flammable vegetation to build up amid developed residential and commercial properties. A comprehensive and continuous program to address private property must be in place if we are serious about reducing risk. These are not one-time efforts.

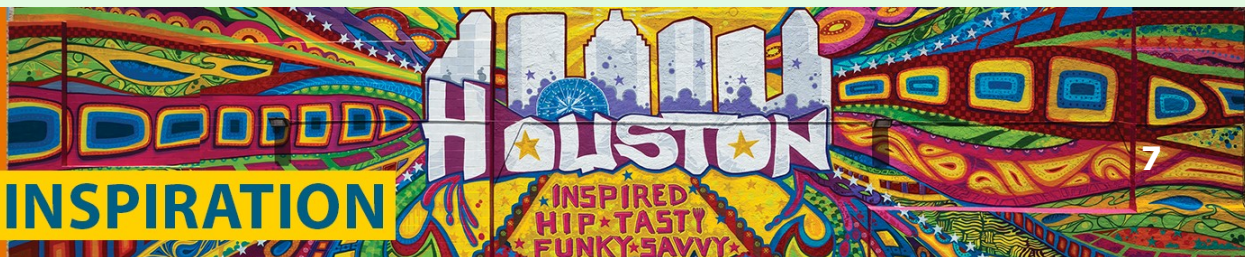
Planners have the skills and the tools to lead this effort. The safety of our communities demands not only our complete attention, but also our best work. Getting buy-in and creating a comprehensive long-term funding program could take years and will be challenging in many ways, but the risks demand the effort. 

**Tony Lashbrook** recently retired from a 36-year career as a planner and city manager in the Sierra Nevada region of California. **Norb Szczurek**, retired division chief for the North Lake Tahoe Fire Protection District, contributed to this article.



NPC20 • April 25–28

DISCOVER INSPIRATION



# COMING EVENTS

## NORTHERN SECTION

**April 30**

### [Sustainability Symposium](#)

1:00 p.m.—5:00 p.m.

The Grove at South Creek

95 Foothill Road

Reno 89511

CM | 4.0

## SOUTHERN SECTION

**May 29**

### [City of Las Vegas Master Plan 2050: Breakfast Session](#)

Time and Location TBD

**June 6-8**

### [AIA Conference on Architecture](#)

Las Vegas Convention Center

CM may be available

## PLANNING WEBCASTS

**May 2**

10:00 a.m. - 11:30 a.m.

### [Creating Active Routes to Everyday Destinations](#)

Presented by the Pedestrian and Bicycle Information Center

CM | 1.5

**May 3**

### [Leading-Edge Practices for Regional and Local Freight Plans](#)

Presented by the Transportation Planning Division

CM | 1.5

**May 10**

### [Cultural Districts and Cultural Institutions: Suns or Black Holes?](#)

Presented by the Urban Design and Preservation Division

CM | 1.5 (Pending)

**June 21**

### [Unplugged: The Paradigm of Aging-Friendly Communities](#)

Presented by the Private Practice Division

CM | 1.5

Click on the title links to register. [Click here](#) to see the current listing of all webcasts. CM credits can be claimed by looking up the sponsoring Chapter or Division as provider on the [APA website](#).

## DISTANCE EDUCATION

These two recorded webcasts from 2018 have been selected for AICP CM Distance Education credit for viewing anytime during the 2019 calendar year. Both are 1.5 CM.

### **Law:** [Native American Tribes, Law, and Planning](#)

Sponsored by the New Mexico Chapter

### **Ethics:** [Let's Talk About Privilege](#)

Sponsored by the LGBTQ and Planning Division



# New Ruralism

Seeking inspiring small town and rural planning stories!

The New Ruralism Initiative, a partnership between the Northern New England Chapter of the APA and the APA Small Town and Rural Planning Division, is developing an online collection of case studies from around the country highlighting **ingredients that have made for successful innovation in rural communities**. The initiative started as a pilot project with funding from the APA Chapter Presidents Council which compiled a set of case studies in Northern New England. Read all about it [here](#). The Initiative is now expanding to create an online library of examples from other communities across the country - and they want to hear from you!

Is your community engaging in innovative planning work related to:

- accessing local food
- providing for the needs of children and seniors
- cultivating job opportunities
- tackling climate change and energy conservation,
- protecting your working landscape
- addressing transportation needs and alternatives,
- ensuring adequate healthcare
- adding resiliency to your community toolbox
- being creative in other ways to better community life

Please tell the New Ruralism Initiative team about it! This is a great opportunity for your community's story to be celebrated and shared!

Click [here](#) to share a few sentences about your story and contact information. They will contact you for the full story.



# NEVADA PLANNER

The *Nevada Planner* is a publication of the Nevada Chapter of the American Planning Association, with a circulation of approximately 300 Chapter members, members of APA leadership, and Chapter Presidents. It is published three times per year.

## ARTICLES

To submit articles, letters, announcements, events, or photos, please contact Greg Toth, Editor, at [greg.toth@cityofhenderson.com](mailto:greg.toth@cityofhenderson.com). The next issue will be this summer/fall.

## CHANGES OF ADDRESS

The Nevada Chapter receives all member mailing and email addresses from APA's National database. To change your mailing or email address, please log in to your account at [www.planning.org](http://www.planning.org) and update your information there.

## CHAPTER-ONLY MEMBERSHIPS

Become a member of the Nevada Chapter! For only \$40 annually, you'll receive all emails, newsletters, announcements, in-state registration discounts, and Chapter voting privileges that National members receive. Visit our website for an application and mail it with your payment to:

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*THE NUGGET CASINO RESORT IN SPARKS, SITE OF OUR 2019 STATE PLANNING CONFERENCE THIS OCTOBER.*



PLANNING CONNECTS US