

# NEVADA PLANNER



American Planning Association  
**Nevada Chapter**

*Making Great Communities Happen*

A Publication of the Nevada Chapter of the American Planning Association

Fall 2015



## Inside this Edition:

The 2015 Conference: A Look at the History of the University of Nevada  
A Proposed APA Interest Group in Public Schools  
Sustainable Cities Design Academy  
Plainly Speaking Planning Language  
Integrating Regional and Local Environmental Standards  
Impressions from Retirement





# Letter from the President

Andy Durling, AICP  
Nevada Chapter President

## Letter from the President

Welcome to the 2015 Nevada Planning Conference!

As we enter our 43rd gathering of planners from across the Silver State at the beautiful University of Nevada Campus, I can't help but reminisce about my time spent on this campus. My how it has grown and changed! That is the way of things in Nevada. My home town of Las Vegas is often difficult for me to recognize now from the City of my youth. It has matured into a bustling metropolitan area with a thriving urban center. My adopted home town of Reno is on the verge of a transformation that many are having difficulty imagining. As I write this, the Economic Development Authority of Western Nevada has just released the EPIC report – a five county study of job and population growth in Northern Nevada by 2020. Scenarios in the EPIC report estimate nearly 50,000 new jobs and an influx over 40,000 new residents to Northern Nevada. If realized, this growth will have a profound impact on the urban and suburban landscape of the region. We as planners, planning officials, and elected policy makers have an extremely important responsibility in the coming five years.

The Nevada Chapter of the American Planning Association does not take this responsibility lightly. We are committed to providing you with the tools and resources to plan for a new Nevada. We are engaged in exploring new opportunities with both the University of Nevada and UNLV to get planning programs and planning resources enhanced in our State's Universities. We are working toward a more sustainable model for providing a robust Chapter newsletter. We will continue to seek out speakers to provide topical resources throughout the year to ensure that you are up to date on current trends in planning. Change is inherent to the business of planning. There are

many changes coming to our communities in the next few years. To make sure that we have an organization that is able to adapt to better reflect our membership, we have new initiatives planned that we would like to share with you. I invite you to attend the Chapter Business meeting on Monday morning to see what we have in store and how you can be involved.

Enjoy your conference! Make the most of every session and network with the greatest planning minds in Nevada.

Sincerely,  
Andy Durling, AICP

# Table of Contents

- 2 Letter from the President
- 4 The 2015 Conference: A Look at the History of the University of Nevada
- 5 A Proposed APA Interest Group in Public Schools
- 6 Sustainable Cities Design Academy
- 8 Plainly Speaking Planning Language
- 8 Integrating Regional and Local Environmental Standards
- 10 Impressions from Retirement

## Publishing & Graphic Design

Designer Marco N. Velotta  
City of Las Vegas  
mvelotta@lasvegasnevada.gov

### On The Cover Morrill Hall

*Picture courtesy  
of Marco Velotta.*

# Who's Who

## Nevada Chapter Leadership

President	Andy Durling, AICP   Wood Rodgers, Inc. adurling@woodrogers.com
Vice President	Robert Summerfield, AICP   City of Las Vegas rsummerfield@lasvegasnevada.gov
Secretary	Candace Stowell, AICP chstowell@me.com
Treasurer	Michael Harper, FAICP faicp04@msn.com
Past President	Greg Toth, AICP   City of Henderson greg.toth@cityofhenderson.com

## Northern Section Officers

Director	Angela Fuss, AICP   CFA, Inc. afuss@cfareno.com
Assistant Director	Theresa Avance, AICP   Tahoe Regional Planning Agency tavance@trpa.org
Secretary	Stacie Huggins, AICP   Reno - Tahoe International Airport stacie.huggins@sbcglobal.net
Treasurer	Susan Pansky, AICP   Carson City spansky@carson.org

## Southern Section Officers

Director	Jared Tasko, AICP   Clark County jtasko@clarkcountynv.gov
Assistant Director	Andrew Roether, AICP   City of Henderson andrew.roether@cityofhenderson.com
Secretary	Michael Howe, AICP   City of Las Vegas mphowe@lasvegasnevada.gov
Treasurer	Jody Donohue   City of Henderson jody.donohue@cityofhenderson.com

## Appointed Leadership

Professional Development Officer	Marco Velotta, AICP mvelotta@lasvegasnevada.gov
Representative to Western Planning Resources	Candace Stowell, AICP chstowell@me.com
Planning Official Development Officer	Adrian Freund, FAICP freundassociates@gmail.com
Planning Official Representative (Southern Section)	Nelson Stone   City of North Las Vegas Planning Commission

# The 2015 Conference: A Look at the History of the University of Nevada

*Article by Marco N. Velotta, AICP  
City of Las Vegas*



The Nevada Chapter of the American Planning Association selected the University of Nevada, Reno campus for its annual 2015 state conference. The location seems especially fitting given the University's mission as the state's land grant institution, as well as its tremendous growth and impact on the state. A look at the university's own history shows how APA Nevada Chapter planners will benefit from state institutions like the University of Nevada and UNLV in Southern Nevada and how they will play an increasingly important role with their respective communities to achieve goals, not only in terms of physical form, but of academic research, graduates, and results.

The Morrill Land Grant Acts, the first of which passed Congress in 1862, transformed public education across the United States. The purpose of the land grant colleges was to teach scientific and classical studies, military tactics, agricultural methods and the mechanical arts. The Morrill Act was first proposed by Vermont representative Justin Morrill in 1857, passed by Congress in 1859, and ultimately vetoed by President Buchanan. In 1861, Morrill resubmitted his bill with the amendment that the proposed institutions would also teach military tactics, given the secession of the South. The bill passed and was signed into law by President Lincoln in 1862. Each Union state received 30,000 acres of federal land used to establish and fund the land grant colleges. While the Nevada Constitution in 1864 specifically established the land grant institution, which was to also embrace departments of agriculture, mechanic arts, and mining and controlled by the Board of Regents, it wasn't until 1874 that the State University of Nevada was established in Elko. Elko proved to be an impractical location and in 1885, the legislature moved the university to Reno.

Morrill Hall, constructed on a bluff overlooking downtown, was the first structure built on the original 10-acre campus. The hall is a single

three story building that housed the president's and registrar's offices, classrooms, a library, a museum, and living quarters. In 1891, the University of Nevada presented its first diplomas to a graduating class of three. Other buildings would later be constructed around the quadrangle, which was lined with elms and modeled after Thomas Jefferson's design for the University of Virginia. In 1887, Congress funded agricultural experiment stations under direction of the land grant universities. It was later recognized that knowledge gained at the land grant colleges should be taught to farmers, homemakers, and the public. The Smith-Lever Act of 1914 started funded the Cooperative Extension service, with the land grant university sending educators to every county of every state.

Comstock baron John Mackay and his family played a key role in helping the campus grow. For three decades beginning at the turn of the century, the Mackay family donated and funded millions in improvements to the university. The campus would expand with the construction of an athletic field, Mackay Science Hall and the Mackay School of Mines Building. A statue of John Mackay, sculpted by Gutzon Borglum in 1908, who later carved Mount Rushmore, stands at the north end of the Quad. Over the next century, the University grew from a small 1,000 student campus in the 1910's to 2,000 in the 1960's with a dozen doctoral programs and the beginning of a medical school. Growth would accelerate throughout the 1990's and 2000's, under the leadership of President Dr. Joseph Crowley with the addition of dozens of new programs, colleges, buildings, and facilities. Fueled in part by Governor Guinn's Millennium Scholarship program, the University's enrollment dramatically expanded – in 2015, there are now more than 20,000 undergraduate and graduate students along with nearly 1,000 faculty. Enrollment by students from out of state and Southern Nevada is also increasing with projections of more than 22,000 by 2020. More

than 150 degrees are now offered in the University's effort to become a "very high" research institution by the Carnegie Foundation for the Advancement of Teaching by 2020 and at the Spring 2015 commencement, the university had its largest graduating class with 2,454 degrees awarded.

Campus growth, as well as recent events around the state, presents new challenges and opportunities for Nevada's planners. With the conclusion of both a historic 2014 Special Session of the Legislature that brought Tesla's electric battery "Gigafactory" to Nevada and the 2015 regular session in June, billions of dollars have been invested in education, economic development, and new growth for the state. Over the past few years, the University added a new student union, Knowledge Center, the Davidson Math and Science Center, the Center for Molecular Medicine, and completed two new residence halls. A new University Master Plan outlines growth and partnerships for the next decade. Upgrades to Mackay Stadium are underway, as is construction of the Pennington Student Achievement Center and the E.L. Wiegand Fitness Center. To keep pace with new incoming freshman classes, the University estimates that it effectively needs to build a new residence hall every year. With collaboration between City of Reno and the Regional Transportation Commission of Washoe County, the area around campus will improve with a campus gateway around I-80 and Virginia Street, a mixed-use University District, new transit routes, complete streets, expanded bike lanes to make the university more accessible, as well as improved internal circulation. The University of Nevada School of Medicine, which has operated between Reno and Las Vegas, will change dramatically. The 2015 Legislature dedicated more than \$43 million over two years for medical education expansion in Nevada, including a full four-year campus in Reno as well as a four-year school in Las Vegas.

# A Proposed APA Interest Group on Public Schools

Article by Candace H. Stowell, AICP  
Chapter Secretary

For the last year, several planners have been working to launch a new APA Interest Group on Public Schools. The proposal was submitted to APA in early September and the members of the group include graduate students, professional planners, and planning professors from around the country. Why an interest group on public schools? There are many reasons why planners need to pay attention to their public schools, if only to help their local school districts create better learning environments for their students. In survey after survey, public schools are one of the most important deciding factors for where people choose to live, even people who don't have children.

The proposal would create an interest group for urban planners working as practicing planners or as academics who wish to create stronger linkages between public school districts and local planning departments. Issues such as homelessness, inadequate health care, crime, poor transportation choices, and increasing racial segregation create significant disadvantages for students. If planners want to create great communities, they need to help create great public schools as well. Great public schools can only happen if planners are addressing these other school related issues in cooperation with their local school districts. The mission of the public schools interest group is to create stronger linkages between the planning profession and public school districts in order to support and strengthen public schools and in so doing, create stronger neighborhoods and stronger cities. The interest group will explore and promote best practices to support public schools in order to improve education outcomes for students and improve community revitalization efforts. Areas of focus will include:

1. Expanding planners' knowledge of the

external factors that affect student education outcomes

2. Creating Model Education Elements in the Master Plan
3. Highlighting best practices in school facility planning, including school siting and school closures
4. Highlighting the connection between public education and the economic vitality of neighborhoods and communities
5. Creating strategies to reduce economic and racial segregation in public schools and surrounding neighborhoods
6. Highlighting the Community Schools Model
7. Exploring different models of collaboration between local planning departments and public school districts.
8. Exploring different models of public school governance and school choice.

If you would like to join this interest group, please contact Candace at [chstowell@icloud.com](mailto:chstowell@icloud.com). Similar to other APA interest groups, there are no membership dues.





# Sustainable Cities Design Academy

*Article by Courtney Mooney, AICP and Michael Howe, AICP  
City of Las Vegas*

Do you have one of those urban fixer-upper projects in your town that despite its award-winning potential seems to have trouble getting out of the starting gates? Perhaps it's that vacant lot downtown that you've always thought would be the perfect pedestrian plaza, or maybe there's an abandoned building that with a little work could be transformed into a neighborhood market and café? For the City of Las Vegas, our focus has been placed on a few acres of underutilized space located downtown underneath the US-95/515 viaduct. Currently designated as a series of parking lots, this dark space presents a visual barrier between our downtown commercial and gaming core and the strip of museums along Las Vegas Boulevard known as the Cultural Corridor.

With these challenges in mind, the City of Las Vegas applied for and was selected to participate in the second Sustainable Cities Design Academy (SCDA) design charrette held this past August in Washington, DC, hosted by the American Architectural Foundation (AAF). The charrette brought together public and private stakeholders from Las Vegas, NV; Milwaukee, WI; Pittsburgh, PA; and Wasco, CA with architects, designers, and urban planning experts from across the country to participate in the intensive two-and-a-half day collaborative workshop. The City's team included staff from Planning, Cultural Affairs and Public Works and three outside professionals of national caliber, including Dan Corson, Principal of Corson Studios LLC, Theresa Hwang, Director of Community Design and Planning for the Skid Row Housing Trust, and Rosemond Fletcher, Director of Public Programs with the Design Trust for Public Space. The team's proposal sought to establish a solid foundation of supporting partnerships in order to deliver the high level of design quality that is crucial

in establishing successful pedestrian connections and public place-making. We identified specific types of art and culture, including installations, concerts and other cultural events, and drafted a pilot funding and engagement strategy for the community to build excitement and a sense of ownership and pride in the site. The plan for engaging the community was extremely helpful and a critical take-away for the group.

Many transformative planning projects have a successful balance of community buy-in, excellent design, and high quality execution. Fortunately, the AAF espouses these ideals and has supported excellence in urban design with their SCDA initiative. The SCDA operates at various operational levels from elected officials, executive and line staff, and grants attendees access to the nation's top urbanists.

The SCDA helps teams formulate action plans for their projects while providing the design leadership training and technical assistance needed to address the specific design challenges that they face in their cities. Since establishing the SCDA in 2009, the American Architectural Foundation has served 50 project teams in cities across the U.S. If your office has a great urban design project that could use a design boost, project teams are encouraged to contact the American Architectural Foundation at [www.ArchFoundation.org](http://www.ArchFoundation.org) and apply for future SCDA sessions.



# Plainly Speaking Planning Language

Article by Peter Lowenstein, AICP  
City of Las Vegas



As the language of the planner becomes increasingly niched pursuant to the adopted zoning ordinance enforce, the public can become disenfranchised from the planning process. The use of specialized language specific to a discipline (jargon) can leave those not versed in such language guessing as to what is being stated. As a result, the audience(s) the planner is trying to communicate with will possibly disregard the communication, request additional clarification and/or misinterpret the meaning of the communication all together. This becomes increasingly apparent when reviewing planning documents, presentations and public notifications. For example, “the applicant is proposing to locate an Accessory Structure (Class II) within the required setback, thereby imparting negative secondary impacts upon the adjacent property owner;” versus simply stating, “the owner is building a shed too close to their property line, which could harm their neighbor if it was to catch fire.”

The above example highlights how obscure planning dialogue can become. The use of language is a means by which to increase public awareness of planning issues and in turn facilitate increased public participation in the planning process. In that regard, planners need to make a conscious effort to write for their target audience(s). The federal government has struggled with this issue for years and in the mid-90s created the Plain Language Action and Information Network (PLAIN) to begin advising on clear communication. The Plain Writing Act of 2010 was enacted, which required federal agencies to clearly communicate to the public in a manner that is understandable and useful. The core principles of PLAIN speak are:

- Identify and write for your audience. If you are writing for an academic journal do not write for the general public and vice versa.
- Organize. In light of staff reports, put the most important information in the beginning and include supportive information (tables and history) towards the end, all the while eliminating superfluous content.
- Write your document. PLAIN language suggest that as one writes their document that one:
  - ◊ Use an active voice, as well as utilizing simple verbs.
  - ◊ Use nouns and pronouns to describe and engage your audience.
  - ◊ Be concise, don’t use jargon or technical terms when everyday words have the same meaning, as well as be consistent.
  - ◊ Write short sentences that start with the main idea.

empowerment of the public by providing a clear and concise understanding of the planning subject matter and foster the potential for increased public participation in the planning process.

Additional information pertaining to PLAIN language can be found at [www.plainlanguage.gov](http://www.plainlanguage.gov).

As a planner working for a municipality, we are primarily communicating with three distinct groups in our day to day operations. Those groups are the general public, the appointed/elected, as well as development professionals. The three main forms of communication utilized are public notifications, reports and presentations. Incorporating PLAIN language principles into all forms of communications, we will be able to more effectively communicate with our constituents. Resulting in the



# Integrating Regional and Local Environmental Standards

*Article by Adam Lewandowski, AICP, Senior Planner at  
Ascent Environmental  
&  
John Hester, AICP, Chief Operating Officer at  
Tahoe Regional Planning Agency*



Can meaningful regulatory streamlining occur while strengthening environmental protections? Innovative planning in the Lake Tahoe Basin is attempting to do just that. In December 2012, the Tahoe Regional Planning Agency (TRPA) adopted an updated Lake Tahoe Regional Plan that put in place a framework for integrated regional and local land use and environmental planning. This planning system is streamlining permitting processes while retaining and strengthening some of the strictest environmental standards in the nation. This system implements the Regional Plan to achieve regional goals through local area plans that are tailored to the unique needs of individual neighborhoods or communities. This approach borrowed from some of the existing best practices in Nevada and California, and applied them in a way that serves as a template for better coordinating regional and local environmental, land use, and public services and facilities planning elsewhere in Nevada.

## **Opportunities to Improve Planning in Tahoe**

The TRPA is a unique bi-state regional planning agency charged with land use, environmental, and transportation planning across portions of five counties and one city in Nevada and California. TRPA adopted the first Tahoe Regional Plan in 1987. This plan included a strict growth control system, land uses, development standards, and ordinances to protect a wide range of natural resources. While it was successful in ending uncontrolled growth and mitigating the impacts of new development, there were some drawbacks. The Regional Plan overlapped with the land use plans and development standards of each of the counties and the city in the Lake Tahoe region. In general, the Regional Plan contained strict standards necessary to protect the region's natural resources, but applied these uniformly across a variety of unique communities. The local jurisdictions tended to have less stringent environmental standards, but their plans more closely reflected each community's own vision and unique characteristics.

While effective in preventing environmental impacts from new development, the overlapping plans created uncertainty in the permitting process. Frustration with this permitting system and other issues came to a head in 2011 when the Nevada Legislature passed Senate Bill 271, which would withdraw the state from the Tahoe Regional Planning Compact and potentially leave each state, county, or city to its own approach to regulate development in the Lake Tahoe Basin unless the Regional Plan was updated with an improved planning and development review process.

## **The Solution – Integrated Regional and Local Plans**

In 2012, TRPA adopted an updated regional plan that reflected a compromise intended to maintain and enhance strict region-wide environmental protections while reflecting each community's vision and streamlining permitting. This new planning framework allows for the development of area plans that consolidate regional and local standards and subsequent memoranda of understanding that transfer permitting authority within specific geographic areas. In addition, the area plans are required to strengthen environmental protections by including community-scale strategies to address topics like energy efficiency and wetland restoration.

The area plans also revise the regional standards to better respond to unique opportunities and constraints within a particular community. But, to modify the regional standards, the local county or city must demonstrate how the proposed standards achieve at least the same level of environmental benefits.

Once an area plan is determined to be consistent with the Regional Plan, the area plan with its consolidated local and regional standards, along with any modifications to the regional standards, is adopted by both the local govern-

ment and TRPA. The ordinances implementing the area plan also become part of both the TRPA and local government ordinances, ensuring that consistent information to applicants is readily available.

Once the area plan is adopted, the local government assumes delegated permitting authority via a memorandum of understanding with TRPA, which allows most project applicants to go through a streamlined one-stop permitting process. In this process, the regional and local standards are applied through one application, review of the project application, permit, and set of inspections rather than two separate processes. The process includes appropriate limits to the delegated permitting authority. The largest projects, and projects with a greater potential for environmental impacts, are still reviewed by TRPA. To ensure that the regional standards are adequately applied through the delegated permitting, the area plan framework takes a two-pronged approach of annual audits and an appeal process.

Three area plans have been adopted and others are in the process of being prepared throughout the Tahoe region. TRPA and two local governments have approved memoranda of understanding. To smooth the transition to more local government permitting, TRPA staff has been assigned to work for one-week periods in local government offices, and local government staff have done the same in TRPA offices.

## **Building on What's Worked Elsewhere**

Rather than reinvent the wheel, the Tahoe region planning framework incorporated some of the best practices from elsewhere in Nevada and California. In many ways, the area planning framework was modeled after the California Coastal Commission's implementation of California Coastal Act through Local Coastal Programs. Like the Coastal Commission system, the TRPA system delegates permitting and enforce-



ment of regional requirements to local jurisdictions once the local jurisdiction prepares a plan that implements the regional requirements. The Tahoe Basin approach also includes similar checks and balances with a regular review of adopted plans and an appeals process.

In other ways, the Tahoe Basin approach was modeled after the Washoe County Master Plan. The implementing ordinances from area plans are incorporated into the regional ordinances; similar to the Washoe County plan, which includes a cohesive ordinance with area modifiers that reflect the unique needs and opportunities of specific locations.

Still other features set the TRPA delegated permitting framework apart including the broad array of environmental and community planning factors addressed by the plans, and the ability of a local area plan to amend the regional standards to better respond to the circumstances in a specific geographic area.

#### **How This Can Apply to Other Places and Circumstances**

The integrated regional and local planning was applied, as a way to improve existing systems that had been in place for decades in re-

sponse to feedback from the affected state and local governments in the Tahoe region. If existing planning and regulatory systems in the Tahoe Basin can be consolidated without weakening environmental protections, then perhaps a similar approach can be applied elsewhere. Consider how this might refine the integrated planning and management of federal forests and rangeland with intermixed public and private lands found throughout much of Nevada. Or, this approach could be used to better integrate city and county plans with regional plans for transportation systems, water and/or wastewater facilities, local and regional parks, and other public services and facilities.

The basic elements of the approach can be broken down into general steps that could provide a template for updating existing regulatory and planning approaches. These steps include:

- 1) Identify a geographic area where federal, state, or regional plans or regulations overlap with more local plans or regulations that address the same topics.
- 2) Combine the most important elements of each set of plans or regulations into one combined plan and/or ordinance that addresses the requirements of both existing systems.
- 3) Allow amendment of the combined

plan or ordinance to address any unique opportunities or needs in the local area.

4) Review and refine the combined plan or ordinance to make sure it meets the mandates of each agency and improves on existing requirements where possible.

5) Adopt the combined plan and/or ordinance – both organizations.

6) Develop a formal agreement between the two agencies delegating permitting and compliance responsibility and specifying safeguards such as appeals.

7) Establish a monitoring and reporting mechanism so both parties are regularly informed of the effectiveness and results from this approach to plan implementation.

This approach of consolidating regional and local standards and delegating permitting responsibility is no simple undertaking. But if done right, it is the type of smart environmental, land use, and public services and facilities planning that should appeal to people across the ideological spectrum, because of its ability to strengthen coordination and better focus on the needs of unique locations, while streamlining the permitting process.



# Impressions from Retirement

Article by Michael A. Harper, FAICP



When I retired in May 2009 after a 32 year career as a professional planner, mostly with Washoe County, I authored an article on my immediate impressions of retirement (“Impressions from Retirement: Looking Back, Looking Forward”, The Western Planner, December 2009). This is an update of my retirement experiences.

In the initial article, I noted that I was commonly asked three questions prior to and immediately after I retired: was I ready for retirement?; was I intending to go into consulting?; was I intending to move from my Reno home? As I noted in the original article, the last question was always a curiosity to me. After six-plus years of retirement, my answers haven’t changed much. I was ready in 2009 for retirement and I’m still glad I made the decision to do so. There is nothing like having, what retirement provides: so much more freedom to arrange your daily life and the future. My wife and I now indulge in more travel than before retirement because I don’t have to arrange my time away from the office around appointed and elected body meetings as well as the myriad responsibilities of being a manager (budget season, for example). I have time to expand my interests beyond the daily office routine. I can indulge in my most favorite pastime: reading history and crime novels. I have time to work on projects around the house (the infamous “Honey Do” list) and not be pressured to complete them over a weekend or during a scheduled vacation.

I still hold to my original comments made in 2009, I didn’t retire to start another career. I have been approached from time to time about partnering on a consulting contract. If the subject area is of interest and the contract timeline/responsibilities don’t interfere with planned vacations, I’ve agreed to have my name lent to the contract. Otherwise, those still working in the private sector don’t need another competitor who would be, at best, lukewarm toward being a consultant. Moving Interestingly, though this was a curious question

I felt was often asked, my wife and I have done some looking at moving to warmer climes. I suspect it has a lot to do with us both being over 60 and becoming tired of the long winters and virtually no spring in the Reno area. We still like the area, but could do without some of the dreary weather. Nevertheless, this mild interest in moving is tempered with the financial opportunities of living in Nevada (one of the lowest individual tax burdens in the nation); being close enough to conveniently visit our sons and daughters-in-law; and living in a house that we’ve grown accustomed to after almost 40 years.

There are, of course, some new lessons learned after this period of retirement.

*Financial Planning:* Be Prepared for Some Significant Adjustments. Notwithstanding how much I knew how much I would be receiving after retirement, it was still a shock to actually see it in my bank account. My wife and I successfully made the transition, but did have to dip into some savings during that adjustment. If I knew then, what I know now, I would have started earlier before my retirement date living on my anticipated monthly retirement stipend. I can’t say enough, though, about how fortunate it is to be a retiree with the Nevada Public Retirement System.

It took awhile to get used to the once-a-month retirement check after having budgeted and paid bills on an every-other-week pay schedule for over 30 years. To better address this new reality, I developed a spreadsheet that allowed me to estimate monthly obligations. In addition, I opened a savings account where I deposit funds for anticipated less than monthly obligations (quarterly home owners fees, quarterly and annual taxes, auto registration, etc.). My wife and I quickly realized soon after retirement that we didn’t necessarily need some of the things we had been paying for when I was making more money (that’s right, retirees need to quickly get used to less monthly income, unless you’re fortun-

nate to be the 1%). We became a one car family, dropped annual contracts for cellular phones and only buy time we anticipate needing, do a lot of coupon clipping, stay away from long-term contracts for phone and internet to name a few of the readjustments we have made over the past years. And, although we had cats and dogs since we were married; after our last pet passed on, we decided to delay acquiring another (though those Humane Society advertisements certainly tempt us).

*Routines: Develop One:* As much as I like the ability of not sticking to an office routine, I quickly found out that if I didn’t establish some type of daily routine when I’m home I felt a lack of accomplishment. That doesn’t mean I set an alarm clock each morning (but I am surprised how often I still wake up early Monday through Friday – guess you can’t take the office routine out of the man/women even if you take that person out of the office!) I liberally use a ‘to-do’ list to establish some type of accomplishment each week (such as writing this article). And, I enjoy a daily nap!

*Staying Involved: Take Advantage of Your Time to Contribute:* One of the really great things about retirement is my ability to stay involved with the professional organizations of which I belonged before my retirement. I am now an officer in three professional planning organizations and a member of a local NGO’s board. In the past, I was offered the wonderful opportunity of presenting an annual ethics session at the Rocky Mountain Land Use Institute’s conference with my colleague, Katie Guthrie, AICP; visited four university planning degree programs as a member of a site visitation team for the Planning Accreditation Board; and presented at two workshops conducted by the U.S. Forest Service (“U.S. Forest Service Planning Rule: Is There a Role for Local Government”, The Western Planner, October/November 2010). I have had the great and fulfilling opportunity to collaborate with Fred Steinmann, DPPD,





on the creation and development of the Nevada Leadership Program sponsored by the University of Nevada, Reno, Business School (and partially funded by the Nevada Chapter). The downside is that some of this involvement has been on my dime which does require careful selection of and budgeting for conferences.

*Colleagues: Your Relations Will Change and the Number Will Shrink:* One of my laments in the original article was that I would miss the frequent contact with valued local colleagues. Sadly, this has come to pass. It's not really anyone's fault. I don't have the opportunities to see them often; in some cases reductions in force have left me with no contact information; and my interest in planning has waned somewhat (though my in-

terest as a citizen in our government has actually increased). When I do get together with my colleagues who have stayed in touch, our conversation tends to focus on out-of-the-office family or personal news. I have been pleasantly surprised, though, that my opinions are actually requested on occasion. Nevertheless, I have come to accept that I am no longer involved with the issues and politics that my working colleagues must deal with each day they go to work. This means that there can be a feeling of being outside looking in. On the other hand, I have been grateful that when I visit colleagues there is a welcoming attitude by them and, at least I think, a passing admiration that someone they know has successfully retired.

### Final Thoughts

In the past six-plus years I have discovered that my interest in planning has lessened. I still find it a fascinating and worthwhile professional endeavor, but my interest in being completely up-to-date with the latest professional planning initiatives is not as great. On the other hand, I still take a keen interest in seeing how planning can benefit our communities and ways of life. I've come to better appreciate how planning is a valuable integral part of promoting a better society. It's a melding of still being a person who worked in the planning trenches and a citizen who desires his government to use planning to its fullest beneficial potential.

## - SUBSCRIBE TODAY - ONLY \$30 FOR PRINT OR \$15 FOR DIGITAL



Established in 1979, *The Western Planner* focuses on providing information about the unique aspects of planning in the West. The Journal is published five times a year.

### FIVE BENEFITS OF SUBSCRIBING

1. Receive information about the unique aspects of planning in the West
2. Find networking opportunities with the planning experts in West
3. Access information about job opportunities and conferences
4. Receive newsletter updates
5. Write articles, obtain AICP CM credits, and get published in a Journal that is read and reviewed by your peers



### SUBSCRIBE TODAY!!

EMAIL: [RACHEL@GIRTCOMMUNICATIONS.COM](mailto:RACHEL@GIRTCOMMUNICATIONS.COM)  
OR PAY ONLINE AT [WWW.WESTERNPLANNER.ORG](http://WWW.WESTERNPLANNER.ORG)

**Sustaining Organizations:** North Dakota Planning Association, South Dakota Planning Association and Wyoming Planning Association

**Affiliates:** Alaska APA, Arizona APA, Colorado APA, Idaho APA, Montana Association of Planners, Nevada APA, New Mexico APA, Oregon APA, Planning Association of Washington, and Utah APA

### GOING DIGITAL IN 2015

*The Western Planner* is now offering a digital option at an introductory rate of \$15 per subscription.

SIGN UP FOR THE DIGITAL VERSION AT  
[WWW.WESTERNPLANNER.ORG](http://WWW.WESTERNPLANNER.ORG)



[WWW.WESTERNPLANNER.ORG](http://WWW.WESTERNPLANNER.ORG)

**Nevada Chapter**

American Planning Association  
PO Box 95050  
Henderson, NV 89009-5050  
[www.apanevada.org](http://www.apanevada.org)

**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, as well as APA leadership and Chapter Presidents.

**Articles**

To submit articles, ideas for articles, letters, announcements, events, photos or advertisements, please contact Marco Velotta at [mvelotta@lasvegasnevada.gov](mailto:mvelotta@lasvegasnevada.gov).

**Upcoming Events**

APA National Conference - Phoenix, AZ  
April 2-5, 2016

**Upcoming APA Audio/Web Conferences**

APA Policy and Advocacy Conference Live Webcast – 9.28.15 – 1.5 CM  
Big Chance Lecture – 10.14.15 – 1.0 CM  
How to Start a Planning Firm – 10.28.15 – 1.5 CM  
How to Manage a Planning Firm – 11.18.15 – 1.5 CM  
Planning, Economic Development, and the New Normal – 12.2.15 – 1.5 CM  
Technology, Data, and Engagement – 1.20.16 – 1.5 CM  
New Visions for Community Planning – 2.17.16 – 1.5 CM  
Parks that Reshape Cities – 4.4.16 – 1.5 CM  
Translating the Plan into Implementation – 5.11.16 – 1.5 CM  
2016 Planning Law Review – 6.29.16 – 1.5 CM + LAW

Contact Marco Velotta at [mvelotta@lasvegasnevada.gov](mailto:mvelotta@lasvegasnevada.gov) for more information.

**Change of Address**

The Nevada Chapter receives all member mailing and email addresses from the National database. To change your mailing address or email address, please log into [www.planning.org](http://www.planning.org) and update your information there.

**Advertising**

Nevada Planner presents a unique avenue for letting the planning community in Nevada know what you have to offer. It is widely distributed to the APA Nevada membership, which includes municipal and regional planning offices, economic development directors and planning consultants. Our advertising rate sheet is available on our website ([www.apanevada.org](http://www.apanevada.org)) or contact Marco Velotta at [mvelotta@lasvegasnevada.gov](mailto:mvelotta@lasvegasnevada.gov).