

REGIONAL TRANSPORTATION COMMISSION
OF SOUTHERN NEVADA

Notice and Agenda of Public Meeting



**SOUTHERN NEVADA STRONG STEERING
COMMITTEE**

Thursday, July 25, 2024, at 10:30 AM

**RTC Administration Building
600 S. Grand Central Parkway, Room 108
Las Vegas, NV 89106
(702) 676-1500**

The Regional Transportation Commission of Southern Nevada (RTC) encourages citizen participation at its public meetings. During the initial Citizens Participation, any citizen may address the Southern Nevada Strong Steering Committee (Committee) on an item featured on the agenda. During the final Citizens Participation, any citizen may address the Committee on matters within the Committee's jurisdiction, but not necessarily featured on the agenda. No vote can be taken on a matter not listed on the posted agenda; however, the Committee can direct that the matter be placed on a future agenda. The Chair must recognize each citizen. When called on by the Chair, the citizen is asked to approach the microphone at the podium, to state his or her name, and to spell the last name for the record. Comments will be limited to three minutes for both citizens participation comment periods. The RTC appreciates the time citizens devote to be involved in this important process.

Please note that the RTC will no longer read aloud public comments received via email. Any public comments received via email will be included only in the written record. Written public comments relating to the RTC may be submitted via email to PublicComments@rtcsonv.com to be included in the written record of the meeting.

The RTC keeps the official record of all proceedings of the meeting. In order to maintain a complete and accurate record, copies of documents used during presentations should be submitted to the Recording Secretary.

The meeting room is accessible to the disabled. Assistive listening devices are available for the hearing impaired. A sign language interpreter for the deaf will be made available with 48 hours advance request to the RTC offices. Additional language interpretation services are available upon request with a 48-hour advance notice to the RTC. Phone: (702) 676-1500 or TDD: (702) 676-1834.

This agenda, including the supporting materials, is available at the RTC Administration Building, 600 S. Grand Central Parkway, Las Vegas, Nevada, 89106; the RTC's website, www.rtcsonv.com; or by contacting Jennifer King by calling (702) 676-1698 or by email at kingj@rtcsonv.com.

In compliance with Nevada Revised Statute 241.035(4), the RTC shall create an audio and/or video recording of the meeting and retain such recording(s) for the required period of time.

This meeting has been properly noticed and posted in the following locations: at the RTC Administration Building, 600 S. Grand Central Parkway, Las Vegas, Nevada, 89106; on the RTC Website at www.rtcsonv.com; and on the Nevada Public Notice site at <https://notice.nv.gov>.

Please be advised that the Southern Nevada Strong Steering Committee has the discretion to take items on the agenda out of order, combine two or more agenda items for consideration, remove an item from the agenda, or delay discussion relating to an item on the agenda any time.

1. Conduct a comment period for citizens participation
[Initial Citizens Participation - Pdf](#)
2. Approve the Minutes: Meeting of April 25, 2024 (FOR POSSIBLE ACTION)
[SNS Minutes 2024-04-25.docx](#)
[MINUTES BACKUP: Item 5 - Southern Nevada Regional Industrial Study](#)
[MINUTES BACKUP: Item 6 - SNS Inventory of Underutilized Land](#)
[MINUTES BACKUP: Item 7 - SNWA 2024 Water Resource Plan](#)
3. Provide input on the Southern Nevada Strong Underutilized Lands Inventory (FOR POSSIBLE ACTION)
[Southern Nevada Strong Underutilized Lands Inventory - Pdf](#)
4. Provide input on the draft Ivanpah Valley Future Land Use Study led by Clark County and the City of Henderson (FOR POSSIBLE ACTION)
[Ivanpah Valley Future Land Use Study - Pdf](#)
5. Share updates on the 83rd (2025) Session of the Nevada Legislature bill drafts and policy changes related to regional planning and identify opportunities for collaboration (FOR POSSIBLE ACTION)
[2025 Nevada Legislative Session – Regional Planning Coordination - Pdf](#)
6. Share current work activities and priorities related to implementation of the Southern Nevada Strong Regional Plan
[Regional Plan Implementation Updates - Pdf](#)
7. Identify future Southern Nevada Strong Steering Committee meeting dates, location(s), and agenda items (FOR POSSIBLE ACTION)
[Future Committee Meetings and Agenda Items - Pdf](#)
8. Conduct a comment period for citizens participation
[Final Citizens Participation - Pdf](#)

REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

Agenda Item

Subject:	Initial Citizens Participation
Petitioner:	Andrew Kjellman, Senior Director of Metropolitan Planning Organization, RTC
Recommendation by Petitioner:	Conduct a comment period for citizens participation
Goals:	Support regional planning efforts to improve economic vitality and education and invest in complete communities
Meeting:	Southern Nevada Strong Steering Committee - Jul 25 2024

FISCAL IMPACT:

None by this action

BACKGROUND INFORMATION:

In accordance with State of Nevada Open Meeting Law, the Regional Transportation Commission of Southern Nevada (RTC) Southern Nevada Strong (SNS) Steering Committee shall invite interested persons to make comments. For the initial Citizens Participation, the public should address items on the current agenda. For the final Citizens Participation, interested persons may make comments on matters within the SNS Steering Committee's jurisdiction, but not necessarily on the current agenda.

No action can be taken on any matter discussed under this item, although the SNS Steering Committee can direct that it be placed on a future agenda.

MINUTES
SOUTHERN NEVADA STRONG STEERING COMMITTEE
REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA
APRIL 25, 2024

*These minutes are prepared in compliance with NRS 241.035. Text is in summarized rather than verbatim format.
For complete contents, please refer to meeting recordings on file at the Regional Transportation Commission of Southern Nevada.*

**THIS MEETING WAS PROPERLY NOTICED AND POSTED
IN THE FOLLOWING LOCATIONS ON APRIL 18, 2024**

RTC	RTC Website	Nevada Public Notice
600 S. Grand Central Pkwy.	www.rtcsnv.com	https://notice.nv.gov
Las Vegas, NV 89106		

CALL TO ORDER

Chair Zane Marshall, Southern Nevada Water Authority, called the meeting to order at 10:33 a.m. in Meeting Room 108 of the Regional Transportation Commission of Southern Nevada Administration Building.

MEMBERS PRESENT:

Zane Marshall, Chair, Southern Nevada Water Authority
Martin Gies, Vice Chair, Clark County Comprehensive Planning (Alternate)
Nicole Bungum, Southern Nevada Health District (Alternate)
David Damore, The Lincy Institute and Brookings Mountain West
Rebecca Kapuler, Nevada Department of Transportation
M.J. Maynard, Regional Transportation Commission of Southern Nevada
Michael Mays, City of Boulder City
Tina Quigley, Las Vegas Global Economic Alliance
Tick Segerblom, Regional Transportation Commission of Southern Nevada Board Liaison
Annamarie Smith, City of Henderson (Alternate)
Rick Van Diepen, Urban Land Institute
Marco Velotta, City of Las Vegas (Alternate)

MEMBERS ABSENT:

Rick Baldwin, Clark County School District
Shawn Gerstenberger, University of Nevada, Las Vegas
Ryann Juden, City of North Las Vegas
Janet Quintero, United Way of Southern Nevada
Vacant, Federal Reserve Bank of San Francisco
Vacant, Las Vegas Metropolitan Police Department
Vacant, Southern Nevada Regional Housing Authority
Vacant, Conservation District of Southern Nevada
Vacant, Southern Nevada Regional Planning Coalition

RTC STAFF:

Deb Reardon, Manager of Regional Planning
Grant Shirts, Senior Transportation Planner
Miguel Davila, Senior Regional Planner
Michelle Larime, Senior Regional Planner
Jennifer King, Management Analyst
Tiffany Voss, Management Analyst

INTERESTED PARTIES:

- Kelliann Beavers, The Lincy Institute and Brookings Mountain West
- Jacob Felix, University of Nevada, Las Vegas
- Juawana Grant, Nevada Housing Coalition
- Vanand Khachikyan, University of Nevada, Las Vegas
- Andrew Kjellman, Regional Transportation Commission of Southern Nevada (Alternate)
- Jacob Snow, AtkinsRealis
- Minjia (Minja) Yan, Millennium Commercial Properties

Item: 1. Conduct a comment period for citizens participation
Comments: Jacob Felix, Junior at the University of Nevada, Las Vegas (UNLV), provided the following comment: <i>My name is Jacob Felix, I am a junior at UNLV and a current real estate student, and apparently Minja’s student as well, if you would like to know it, but what I want to know is, how Nevada can actually be financially and economically stable during the development of real estate in the twenty year period in the future.</i>
Motion: No motion was necessary.
Vote/Summary: No vote was taken.

Item: 2. Approve the Minutes: Meeting of July 27, 2023 (FOR POSSIBLE ACTION)
Comments: No comments were made.
Motion: Mr. Tick Segerblom, Regional Transportation Commission of Southern Nevada Board Liaison, motioned to approve the minutes of the July 27, 2023, meeting.
Vote/Summary: 11 Ayes. 0 Nays. The motion carried. Ayes: Zane Marshall, Martin Gies, Nicole Bungum, David Damore, Rebecca Kapuler, M.J. Maynard, Michael Mays, Tick Segerblom, Annamarie Smith, Rick Van Diepen, Marco Velotta Nays: None Absent: Rick Baldwin, Shawn Gerstenberger, Ryann Juden, Janet Quintero, Tina Quigley

Item: 3. Designate the Southern Nevada Strong Steering Committee Chair and Vice Chair for 2024 (FOR POSSIBLE ACTION)
Comments: Ms. Deb Reardon, Manager of Regional Planning for the Regional Transportation Commission of Southern Nevada (RTC), described how several working groups had been formed to facilitate adjustments to the government structure through the Southern Nevada Strong (SNS) Plan Update. She mentioned that an infill working group as well as an outreach team had been formed and that meetings will continue throughout 2024. Per bylaws, new officers must be elected for the 2024 year. She noted that the incumbents, Chair Zane Marshall, Southern Nevada Water Authority, and Vice

Chair Sami Real, Clark County, are willing to continue their roles if no other parties are interested. No members objected.
Motion: Mr. Marco Velotta, City of Las Vegas, motioned to re-elect Mr. Zane Marshall, Southern Nevada Water Authority, to serve as Chair. Mr. Michael Mays, City of Boulder City, made the motion to re-elect Ms. Sami Real, Clark County.
Vote/Summary: 11 Ayes. 0 Nays. The motion carried. Ayes: Zane Marshall, Martin Gies, Nicole Bungum, David Damore, Rebecca Kapuler, M.J. Maynard, Michael Mays, Tick Segerblom, Annamarie Smith, Rick Van Diepen, Marco Velotta Nays: None Absent: Rick Baldwin, Shawn Gerstenberger, Ryann Juden, Janet Quintero, Tina Quigley

Item: 4. Provide input on proposed messaging for Southern Nevada Strong Regional Plan outreach (FOR POSSIBLE ACTION)
Comments: Ms. Deb Reardon, Manager of Regional Planning for the Regional Transportation Commission of Southern Nevada (RTC), stated that Mr. Miguel Davila, Senior Regional Planner for the RTC, had coordinated with the Southern Nevada Strong (SNS) outreach working group to develop a short-term outreach and messaging plan. Per requests from Southern Nevada Strong Steering Committee members, the content of this messaging will be refined and updated before being brought back for approval.
Motion: No motion was necessary.
Vote/Summary: No vote was taken.

Item: 5. Receive a presentation on the Nevada Governor’s Office of Economic Development Southern Nevada Regional Industrial Study and identify potential next steps (FOR POSSIBLE ACTION)
Comments: Following a detailed PowerPoint presentation [attached], Dr. David Damore, The Lincy Institute and Brookings Mountain West, explained that the Southern Nevada Regional Industrial Study (Study) had been created for the Nevada Governor’s Office of Economic Development and examines how Southern Nevada can leverage its megapolitan geography to pursue industrial opportunities. It also identifies micro-regions available for industrialization and provides recommendations on investments to support various aspects of regional development. Dr. Damore provided background on the Study and detailed the need to study how large metropolitan areas facilitate commerce, both internally and across state lines. He said that the study area that includes Las Vegas is called the Southwest Triangle Megapolitan Cluster, which examines relationships among Southern Nevada, Southern California, Utah, and Arizona. Dr. Damore reviewed how various supply chain challenges, industrial policies, and climate change impacts are affecting the region and noted that Southern Nevada is in a poor position to adapt compared to its neighbors. Dr. Damore briefly reviewed the notable economic developments seen in Nevada since 2011, but he also detailed

how the region is particularly vulnerable to macroeconomic shocks. Currently, Southern Nevada does not have a regional governance structure to coordinate and prioritizes economic and infrastructure development. He noted that the region's comparative economic performance is low among regional peers, and buying power has decreased over the last decade.

Ms. Tina Quigley, Las Vegas Global Economic Alliance (LVGEA), asked for clarification on what geographic inclusion means in this context. Dr. Damore stated that geographic inclusion studied aspects like racial inclusion and differences that exist across communities. He reviewed manufacturing comparisons with peer groups and reviewed a few opportunities that could be prioritized to better align supply chains with federal priorities. Additionally, market forces will continue to push warehousing and logistics into the area. Regions will need to explore solutions to add value to supply chains and help integrate economically with Central and Northern Nevada. Dr. Damore detailed how peer agencies in Arizona and Utah are investing heavily in research and development to address these issues.

Dr. Damore reviewed the recommendations identified in the research, which include tactics like concentrating warehousing activity in the South County, focusing manufacturing research in the North County, and growing the export economy. Other recommendations include implementing governance reforms, fortifying existing funding streams, improving grant acquisition efforts, and examining vehicle electrification impacts. He briefly explained and provided context for these insights as well as potential constraints. Dr. Damore reiterated that no entity in Southern Nevada can compete with the economic development regimes seen in Southern California, Utah, and Arizona. Southern Nevada should focus on a regional industrial strategy that helps make the area more competitive compared to regional peers. He added that the full 160-page report is available to view for interested parties.

Mr. Marco Velotta, City of Las Vegas, asked about Nevada's status under Nevada Revised Statute (NRS) 277. Dr. Damore said that while language was on the books from 2011, it was never realized in Southern Nevada. Mr. Velotta pointed out that areas receiving industrial development attention would benefit from additional support for housing and other infrastructure. Dr. Damore agreed and said that this was an issue brought up by other representatives as well. Ms. Quigley mentioned that there were big differences between transportation logistics and warehousing compared with manufacturing, which will have implications for development. Mr. Velotta emphasized the need for collaboration when planning regional growth and expansion.

Ms. Minjia Yan, Millennium Commercial Properties, asked about the potential impact of artificial intelligence (AI) on jobs in logistics and warehousing. Dr. Damore said this is a known concern and that one of the recommendations involves examining that issue and reviewing solutions, such as reskilling, that could help mitigate impact. Ms. Yan then asked about tax abatements and whether it is possible to have more detail about different manufacturing events. Dr. Damore said he was unsure but noted that those concepts had been discussed during the research.

Mr. Andrew Kjellman, Regional Transportation Commission of Southern Nevada, mentioned how improvements in areas like Interstate 11 and state rail plans could contribute to a case for more investment in the South. Dr. Damore agreed and said the planning pieces would be essential for guiding those efforts.

Motion:

No motion was necessary.

Vote/Summary:

No vote was taken.

Item:

6. Provide input on the Southern Nevada Strong Inventory of Underutilized Land, including parameters for defining underutilized land and a draft list of key project stakeholders (FOR POSSIBLE ACTION)

Comments:

Following a detailed PowerPoint presentation [attached], Mr. Miguel Davila, Senior Regional Planner for the Regional Transportation Commission of Southern Nevada (RTC), described how the RTC is working with ECONorthwest to conduct a buildable lands inventory, which is a detailed map intended to understand how much land is suitable for new buildings like houses, factories, or hotels. In particular, housing is a priority worth exploring per Southern Nevada Strong (SNS) goals. Mr. Davila briefly reviewed how “underutilized land” is defined, noting that the definition varies on a case-by-case basis across peer agencies in Los Angeles, California; Denver, Colorado; Austin, Texas; and Salt Lake City, Utah. He said that Southern Nevada will need to come up with its own definition, though peer agencies have sought certain criteria in their assessments which include public ownership within an urbanized area, redevelopment plans, portions of parcel without economic benefits, proximity to other vacant land, distance from public transit and social services, and opportunities for rapid re-housing.

Mr. Davila said that suggestions from the SNS Steering Committee (Committee) are welcome on how to best define land suitable for future development. He mentioned three questions to consider, should some areas be left out of this inventory? What constraints limit what can be considered buildable? Do other cities offer ideas on how to measure or reuse land?

Mr. Davila added that stakeholders are being engaged in this process as well, and these professionals could help address questions that Committee members may have.

Ms. Annamarie Smith, City of Henderson, asked if the intention is to work with redevelopment agencies as stakeholders. Mr. Davila confirmed that these agencies are being consulted. Ms. Tina Quigley, Las Vegas Global Economic Alliance (LVGEA), asked if NAIOP, the Commercial Real Estate Development Association, is included. Mr. Davila said that a few NAIOP members have been included but that they would make efforts to reach out more.

Ms. Kelliann Beavers, The Lincy Institute and Brookings Mountain West, said it would be helpful to identify land that may or may not require costly investments in additional infrastructure, such as water or sewer. Mr. Marco Velotta, City of Las Vegas, agreed and noted the extensive coordination required for utility work. He said NV Energy would be another valuable stakeholder to include, citing utility and telecom concerns for development. He also suggested looking at the inverse and what they knew would not be built, or redeveloped, to provide additional context for planning. He said that different types of businesses have different needs for parking, zoning, and other considerations, which affects flexibility and the ability to adapt.

Ms. Minjia Yan, Millennium Commercial Properties, mentioned the need to align businesses with the region’s cultural identity and described the value of multi-use spaces as redevelopment opportunities.

Mr. Rick Van Diepen, Urban Land Institute (ULI), mentioned that ULI often reviews sites from the viewpoint of longer-term feasibility, noting that strategies like modular construction could serve as interim development tools to support growth. Many challenges around affordable housing and homelessness will need to be addressed. He noted that solutions proposed would need to be flexible and palatable to the community.

Dr. David Damore, The Lincy Institute and Brookings Mountain West, brought up the issue of green building developments. Mr. Van Diepen said that studies have shown that green buildings tend to be more acceptable to communities.

Ms. Smith asked if lot sizes are being considered in the constraints. Mr. Davila said minimum lot sizes would be compared with peer regions to see where flexibility may exist.

Ms. Juawana Grant, Nevada Housing Coalition, said that private landowners have expressed interest in investing in affordable housing and that coordination among these resources may be beneficial for redevelopment efforts. She mentioned that the City of Reno is doing a lot of work in infill.

Ms. Yan recommended that the Southern Nevada Housing Coalition be a stakeholder for the Metropolitan Planning Organization (MPO).

Mr. Davila thanked the members for the feedback, noting that initial engagement efforts will continue through May, followed by a stakeholder workshop in July. The final presentation on outcomes will occur in December 2024.

Motion:

No motion was necessary.

Vote/Summary:

No vote was taken.

Item:

7. Receive an update on the Southern Nevada Water Authority 2024 Water Resource Plan

Comments:

Following a detailed PowerPoint presentation [attached], Chair Zane Marshall, Southern Nevada Water Authority (SNWA), briefly described the goals of the SNWA and explained that an ongoing Water Resource Plan is updated each year to line out strategies for tracking and addressing regional water needs.

Chair Marshall said that last year’s water flow was above average but cautioned that wet years are often followed by dry years. Additionally, further declines to reservoir elevations are expected through 2025, despite the recent precipitation increase. He described the state of Lake Mead and how 2022 saw the lowest water elevation level since the 1930’s. In May 2023, the Lower Basin States reached an agreement to reduce water use by three million acre-feet by 2026.

Chair Marshall briefly reviewed the status of Colorado River negotiations, which are set to expire in 2026. The goal is to develop long-term guidelines for addressing reservoir needs. He said those negotiations are still ongoing. The SNWA proposal is to take up to a 50,000-foot acre shortage, an increase from 30,000. He noted these recommendations were factored into the agency’s long-term resource planning.

Chair Marshall then brought up conservation and the recently established water use goal of 86 gallons per capita per day to meet community needs. The SNWA has implemented new policies around consumptive use in the valley, such as a moratorium on new golf courses, efficiency improvements, new standards for developments, and adaptation tactics, such as cooling rebates. For example, the SNWA will be offering a \$100 rebate on every new tree planted as part of a water smart landscaping project.

Chair Marshall reviewed data on consumptive use of the Colorado River, noting a marked decrease in usage following the new conservation guidelines in 2021. He also pointed out that despite the addition of nearly 60,000 new connections since 2020, overall water use has declined by 26 percent, which was great news for the community. In general, Southern Nevada has been successful at reducing water use alongside growing the population since 2002. Chair Marshall showcased data of Colorado River use over time and noted that long-term climate projections indicate that things will continue to get worse. This means warmer climates and less runoff in the basin. The SNWA is working to adapt to these changing conditions. He mentioned that Southern Nevada has 2.1 million acre-feet of water stored to help manage demand and displayed models of various inflow demand scenarios. Whatever the demand ends up being, reducing usage now will delay the need for future resources.

Ms. Kelliann Beavers, The Lincy Institute and Brookings Mountain West, asked if consumptive use includes agriculture. Chair Marshall said it would except that Southern Nevada has hardly any agricultural use to include. He clarified that consumptive use is an internal measure of conservation progress but that it is not applicable to other regions.

Mr. Marco Velotta, City of Las Vegas, asked if the new dam classifications and use of bypass tunnels has changed the thinking of the SNWA. Chair Marshall provided background on the Glen Canyon Dam and its current status, stating that the policy sought by the seven Basin States would maintain a reservoir elevation above the power plant.

Dr. David Damore, The Lincy Institute and Brookings Mountain West, asked how much water is returned to the river each year. Chair Marshall said the figure is, on average, 40 percent of what is being delivered to the community. This extends the region’s supply by about 75 percent total.

Motion:

No motion was necessary.

Vote/Summary:

No vote was taken.

Item:

- 8. Share current work activities and priorities related to implementation of the Southern Nevada Strong Regional Plan

Comments:

Ms. Annemarie Smith, City of Henderson, said that the City of Henderson had recently adopted development code updates related to affordable housing incentives and electric vehicle infrastructure. Work is also being done on the Sunrise Ranch project, with plans for 144 new affordable housing units. It is also coordinating with the Bureau of Land Management (BLM) for the transfer of land for the building of 388 units in West Henderson.

Dr. David Damore, The Lincy Institute and Brookings Mountain West, said work is being done in the healthcare space at the moment, with work on mental health and a children's hospital.

Ms. Minjia Yan, Millennium Commercial Properties, said work is complete on the Spring Mountain Corridor and invited members to attend the kickoff event on Friday.

Mr. Miguel Davila, Senior Regional Planner for the Regional Transportation Commission of Southern Nevada (RTC), said that working on infill is the priority.

Mr. Rick Van Diepen, Urban Land Institute, said it is working on aspects of sustainable development and placemaking with partners and other stakeholders, planning outreach events and preparing for transitions to more efficient operations.

Ms. Rebecca Kapuler, Nevada Department of Transportation, thanked the Southern Nevada Strong Steering Committee members for their insights.

Ms. Deborah Reardon, Manager of Regional Planning for the RTC, said that there are 14 projects underway alongside grant efforts and stakeholder engagements. She said the Promoting Resilient Operations for Transformative, Efficient, and Cost-saving Transportation (PROTECT) grant is underway to build on extreme heat study work, which is \$750,000.00 in funding. The Southern Nevada Strong (SNS) Regional Plan update is also ongoing.

Ms. M.J. Maynard, RTC, brought up concerns around the RTC funding model and the ongoing economic challenges facing the region. She said it will be essential to find sustainable funding sources for roadways and mobility soon, as these are big considerations in every development conversation.

Mr. Michael Mays, City of Boulder City, said it is engaging in a new strategic plan that would allow it to implement goals. This will hopefully be in place by the summer.

Vice Chair Martin Gies, Clark County Comprehensive Planning, said Clark County is about four months into the implementation of its new Title 30, which includes many sustainability measures. He said a draft may be available by the end of next month. Much work is being done in the area to improve access. Consumptive water usage is also being examined within the Master Plan.

Mr. Marco Velotta, City of Las Vegas, said community special plans are underway and going to City Council for adoption. He said issues like infill, future developments, grants, solar projects, and more are being considered, as well as zoning issues that need to be looked at for the 2050 Plan.

Ms. Nicole Bungum, Southern Nevada Health District, said that it is working with the RTC to expand access to resources like healthy foods and improving programs for underserved communities. Part of

this includes a transportation assessment to ensure accessibility. She also mentioned progress on emissions action plans and equitable mobility plans.

Chair Zane Marshall, Southern Nevada Water Authority, said that it is implementing conservation strategic plans, with measures that include rebates on turf. He said the conservation efforts are going well and new strategies are being explored. A five-year conservation plan is being created and will be done by the end of the year.

Motion:

No motion was necessary.

Vote/Summary:

No vote was taken.

Item:

9. Identify future Southern Nevada Strong Steering Committee meeting dates, location(s), and agenda items (FOR POSSIBLE ACTION)

Comments:

Ms. Deb Reardon, Manager of Regional Planning for the Regional Transportation Commission of Southern Nevada, said that the Southern Nevada Strong Steering Committee (Committee) quarterly meeting dates on the calendar now are July 25 and October 31. There were no objections to the dates. Ms. Reardon asked if there was any preference to the 10:30 a.m. or 1:30 p.m. meeting times. The Committee confirmed preference of the 10:30 a.m. time.

Motion:

No motion was necessary.

Vote/Summary:

No vote was taken.

Item:

10. Conduct a comment period for citizens participation

Comments:

Mr. Jayson Dagher made the following comment:
Hello everyone. My name is Jayson Dagher, I work for Clark County Commissioner Justin Jones. I wanted to invite you all to our kickoff for the Spring Mountain Redevelopment Project, it is happening on Friday, May 3, at 9:30, at the Chinatown Plaza Parking lot. We're very excited, Minjia is one of our contractors that we put on the team, along with Rafi Architecture, and I'm very excited. Along with that, there's also the Sloan kickoff, which will happen later in the summer. And I'm not involved in that. Thank you.

Motion:

No motion was necessary.

Vote/Summary:

No vote was taken.

ADJOURNMENT

The meeting adjourned at 12:07 p.m.

Minutes – Southern Nevada Strong Steering Committee
Meeting of April 25, 2024
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Respectfully submitted,

DocuSigned by:

Jennifer King

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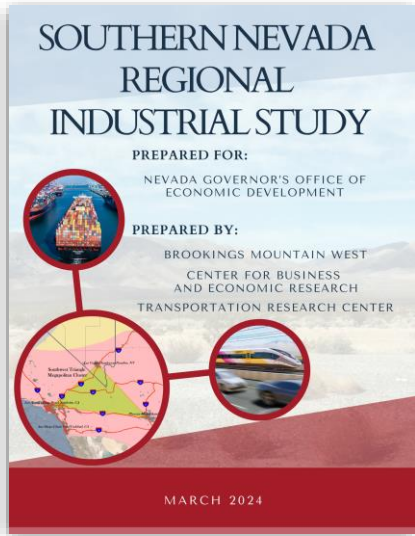
Jennifer King, Recording Secretary

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Marek Biernacinski

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Marek Biernacinski, Transcription Secretary



Southern Nevada Regional Industrial Study

Prepared for:

Nevada Governor's Office of Economic Development

Prepared by:

Brookings Mountain West
Center for Business and Economic Research
Transportation Research Center

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Background

- ▶ GOED commissioned this federally funded study to:
 - Evaluate how Southern Nevada can leverage its megapolitan geography to pursue industrial opportunities
 - Identify micro-regions available for industrialization and strategies to coordinate and align their development with federal priorities
 - Provide recommendations for target industries, infrastructure investments, and policy interventions to facilitate regional-based industrial development
 - Integrate research and insights from prior economic development reports

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State of Play

- ▶ The post-COVID-19 world
 - Shifting global supply chains
 - Reinventing logistics and freight management and infrastructure
 - Resetting national industrial policy
 - Prioritizing domestic and nearshored suppliers
 - Limited developable land and need for more efficient water use throughout the Southwest Triangle
 - Clark County lands bill?
 - 2026 Colorado River negotiations
 - Southern Nevada is not well positioned to adapt



Source: Danese et. al, Nevada Economic Development and Public Policy 2022-2026

Post-reform Economic Development

- ▶ Since 2011, Southern Nevada has seen gains in:
 - Tourism, Gaming, and Entertainment
 - Health and Medical Services
 - Business Information Technology Ecosystems
 - Logistics and Operations
- ▶ Dependency on Tourism, Gaming, and Entertainment means the region:
 - Is highly vulnerable to macroeconomic shocks
 - Has large shares of low-wage, low-skill jobs with little potential for upward or lateral mobility
 - Has a narrow export economy
 - Lags well being other Mountain West metros across a host of economic indicators
- ▶ No regional governance structure to coordinate and prioritize economic and infrastructure development

Comparative Economic Performance

- ▶ Compared to adjacent metros, from 2007 to 2021 Southern Nevada's: *
 - Economy grew at the slowest rate
 - Job growth failed to keep pace with population growth
 - Labor productivity declined

*Comparisons to Los Angeles, Phoenix, Riverside, and Salt Lake City MSAs. Source: U.S. Census and U.S. Bureau of Economic Analysis.

Indicator	Denver MSA	Phoenix MSA	Las Vegas MSA	Salt Lake City MSA
Hachman Index*	93.1	94.5	68.6	93.5
Growth**	6th	13th	23rd	5th
Prosperity**	9th	25th	50th	10th
Inclusion**	18th	11th	55th	1st
Racial inclusion**	42nd	7th	35th	13th
Geographic inclusion**	7th	8th	21st	41st

* Hachman Index scores are for 2020 and range from zero to 100. **Ranking out of 56 metropolitan statistical areas with populations of at least one million residents from 2011 to 2021.

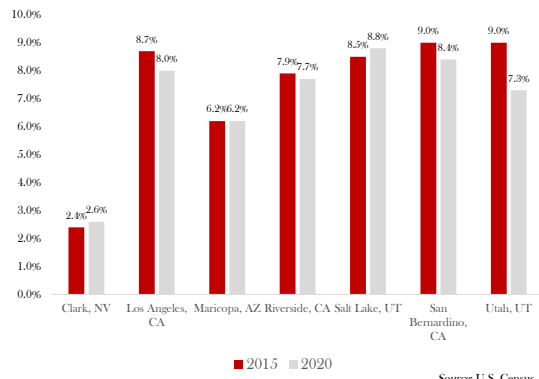
Note: MSA is the initialism for a metropolitan statistical area.

Sources: CBER analysis of unemployment data from the U.S. Census and Brookings Institution Metro Monitor 2023.

Manufacturing Comparisons

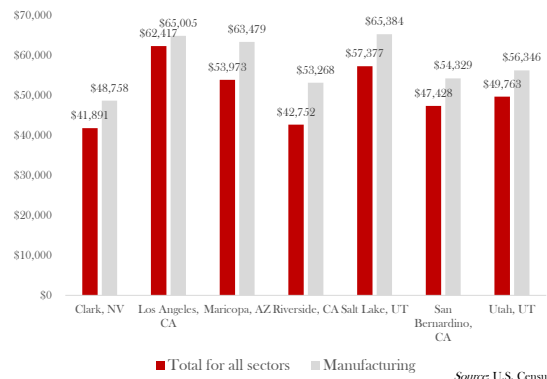
- ▶ Clark County manufacturing employment and wages lag neighboring counties

Manufacturing Share of Employment for Clark and Selected Counties, 2015 to 2020



Source: U.S. Census

Manufacturing Average Annual Payroll for Clark and Selected Counties, 2020



Source: U.S. Census

Manufacturing Opportunities

- ▶ Analysis of reshoring and employment projection data suggest manufacturing opportunities in supply chains that align with federal priorities, including:
 - Chemicals
 - Plastics and rubber products
 - Fabricated metal products
 - Computer and electric products
 - Electric equipment, appliance, and components
 - Transportation equipment
 - Medical equipment and supplies

Warehousing and Logistics

- ▶ Market forces will continue to push warehousing and logistics into the region
 - Southern Nevada is a consummative market that is dependent upon finished goods transported by semi-trucks via I-15 and I-11
 - Projections indicate by 2050:
 - An increase in outbound freight of 33%
 - An increase in intraregional freight of 72%
 - An increase in freight from Mexico into the United States of 216%
- ▶ California, Utah, and Mexico are investing in logistics infrastrucre
 - California: Barstow International Gateway and Mojave Inland Port
 - Utah: Inland ports in Salt Lake City and Cedar City
 - Baja California: Punta Colonet port project

Warehousing and Logistics Opportunities

- ▶ Adding value to supply chains
 - Growing the export economy and bending the rail cost structure necessitates early supply-chain intervention (i.e., at the commodity or assembly/production levels)
 - Nearby mining of critical metals and minerals and large-scale solar installments provide opportunities to intervene in supply chains supporting electric batteries and clean energy
 - Paired with refinement, processing, manufacturing, and assembly operations, these interventions can grow the regional export economy and induce federal resources
 - Integrate economically with central and northern Nevada to advance the goals outlined in *Realizing Nevada's Electric, Innovative, and Connected Future*

Research and Development Capacity

- ▶ UNR has more than twice the research space as UNLV
- ▶ Combined, DRI, UNLV, and UNR have less research space and secure less research funding than Arizona State, Univ. of Arizona, or Univ. of Utah

Institution *	Research Square Feet	Research Expenditures
Arizona		
Arizona State University	1,384,196	\$677,303
Northern Arizona University	249,608	\$69,129
University of Arizona	1,692,190	\$770,031
Total	3,325,994	\$1,516,463
Nevada		
Desert Research Institute	135,615	\$26,365
University of Nevada, Las Vegas	262,695	\$101,009
University of Nevada, Reno	558,287	\$175,386
Total	956,597	\$302,760
Utah		
University of Utah	1,717,502	\$624,737
Utah State University	802,334	\$325,223
Total	2,519,836	\$949,960

* Private institutions, institutions without reported research space, and medical schools are excluded.
 Note: Research expenditures reported in millions.
 Source: National Science Foundation, 2021.

Recommendations

- ▶ Mapping Southern Nevada's Industrial Future
 - Concentrating warehousing and logistics activity in the South County area to:
 - Complement the development of the Southern Nevada Supplemental Airport
 - Leverage proximity to the Southern California ports and I-15
 - Capture the increasing flow of goods originating from Mexico and Latin America via I-11
 - Focusing manufacturing and research and development in the North County to:
 - Utilize the Apex Industrial Park for locating large-scale industrial projects
 - Develop the UNLV North Campus to strengthen the region's research capacity and create centers of excellence supporting targeted industries

Recommendations

- ▶ Grow the export economy
 - Supply-chain interventions
 - Target industries that align with federal funding streams (i.e., clean energy, electric batteries and vehicles, and semiconductors)
 - Capture the flow of commodities related to mining, critical minerals, and metals that can be processed and redistributed in Clark County and beyond
 - Strengthen the regional rail and road transportation infrastructure to improve the outbound, inbound, intraregional, and through flow of freight
 - Intrastate and interstate short-line railroads
 - I-15 electrification infrastructure

Recommendations

- ▶ Implement governance reforms to coordinate industrial development
 - Establish a council of governments
 - Integrate a regional planning body into the existing metropolitan planning organization
 - Create an inland port authority
- ▶ Fortify funding streams
 - Tax-increment financing authority
 - Industrial park grants
 - Targeted tax abatements
 - Improve federal grant administrative capacity

Conclusion

- ▶ Alone, no entity in Southern Nevada can compete with the regional economic development regimes in Southern California, Utah, or Arizona
 - A regional industrial strategy will position Southern Nevada to compete for the investments and opportunities to create a more diverse and resilient economy
 - Learn from past regional collaborations
 - Creation of the Southern Nevada Water Authority
 - Building the Las Vegas Beltway
 - Continued support for Southern Nevada Strong
 - COVID-19 response

Thank you!

www.unlv.edu/brookingsmtnwest

<https://cber.unlv.edu>



<https://transit.ce.unlv.edu>





1

Intro to the Upcoming Work

- RTC is working with ECOnorthwest to conduct a

 *buildable lands inventory* 

a detailed map of the region that helps understand how much land is suitable for new buildings such as housing, hotels, or factories



2

2

Intro to the Upcoming Work

When Denver, Los Angeles, Austin and Salt Lake City identified underutilized lands, they sought:

- Public ownership within an urbanized area
- Redevelopment plans
- Portions of parcel without economic benefits
- Proximity to other vacant land
- Distance from public transit and social services
- Opportunities for rapid re-housing

3



3

Your Input

- We'd like your input on how do define what land is suitable for future development...
 - Should some areas be left out of this inventory?
 - What constraints limit what can be considered buildable?
 - Do other cities offer ideas on how to measure or reuse land?

4



4

Project Schedule

Stakeholder
List and Initial
Engagement

April - May

Stakeholder
Workshop on
Approach

July

Draft Parcel
Map and List
for Review

August

Final Parcel
Map and List
with Feedback

October

RTC Board
Presentation
and SNS Update

December

5



5

Contact

For questions and ideas on building our inventory,
contact:

miguel dávila uzcatégui

Senior Regional Planner
davilam@rtcnsnv.com



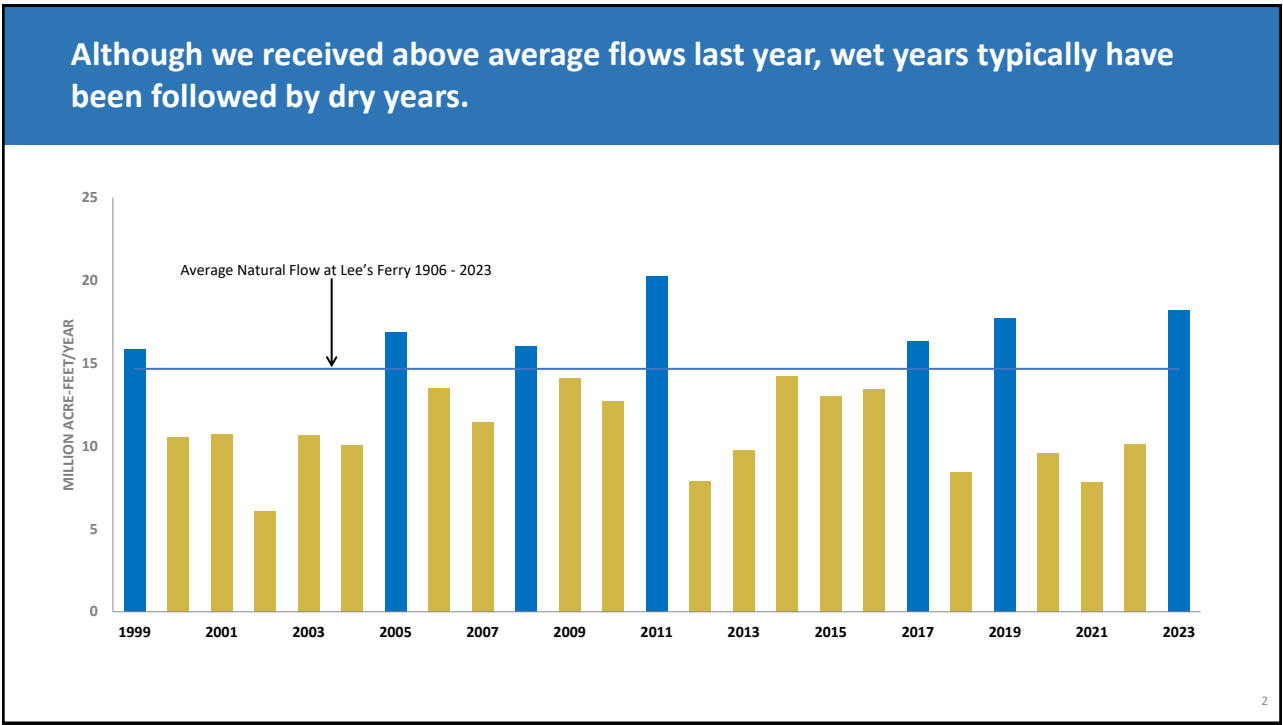
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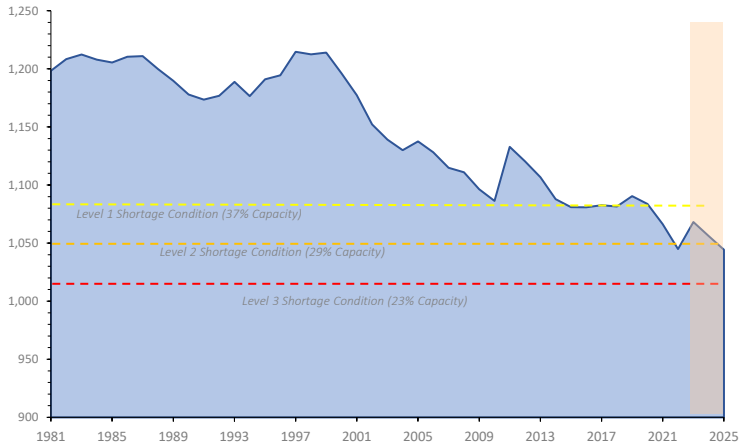


1



2

Further declines to reservoir elevations are expected.



Lake levels are projected to decrease, despite one wet year.

3

3

Colorado River Negotiations

In July 2022, Lake Mead's water elevation fell to its lowest levels since it was filled in the 1930s following one of the worst inflow years in the Basin.

JUNE 2022:

Reclamation Commissioner testifies that the Basin States needed a plan to conserve between 2 - 4 million acre-feet of water over the year or Interior would make water cuts.

JANUARY 2023:

Six Colorado River Basin States submit joint proposal

APRIL 2023:

Bureau of Reclamation releases a Draft SEIS that, if implemented, would cut Nevada's allocation by more than a half

MAY 2023:

Lower Basin States reach an agreement to reduce water use by 3 million acre-feet by 2026



SNWA Intake No. 1 (July 2022)

4

4

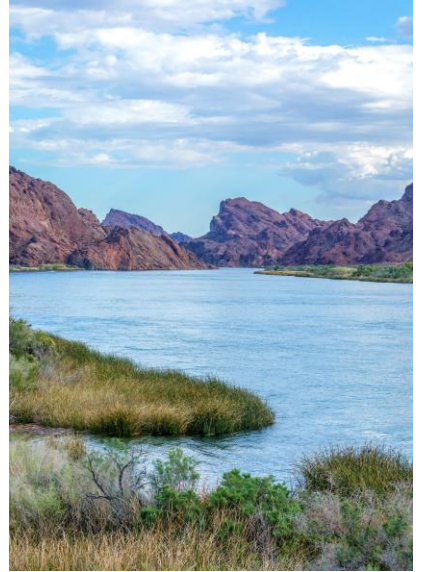
Colorado River Negotiations

The existing rules that govern the Colorado River are set to expire in 2026. New rules and operating guidelines are forthcoming.

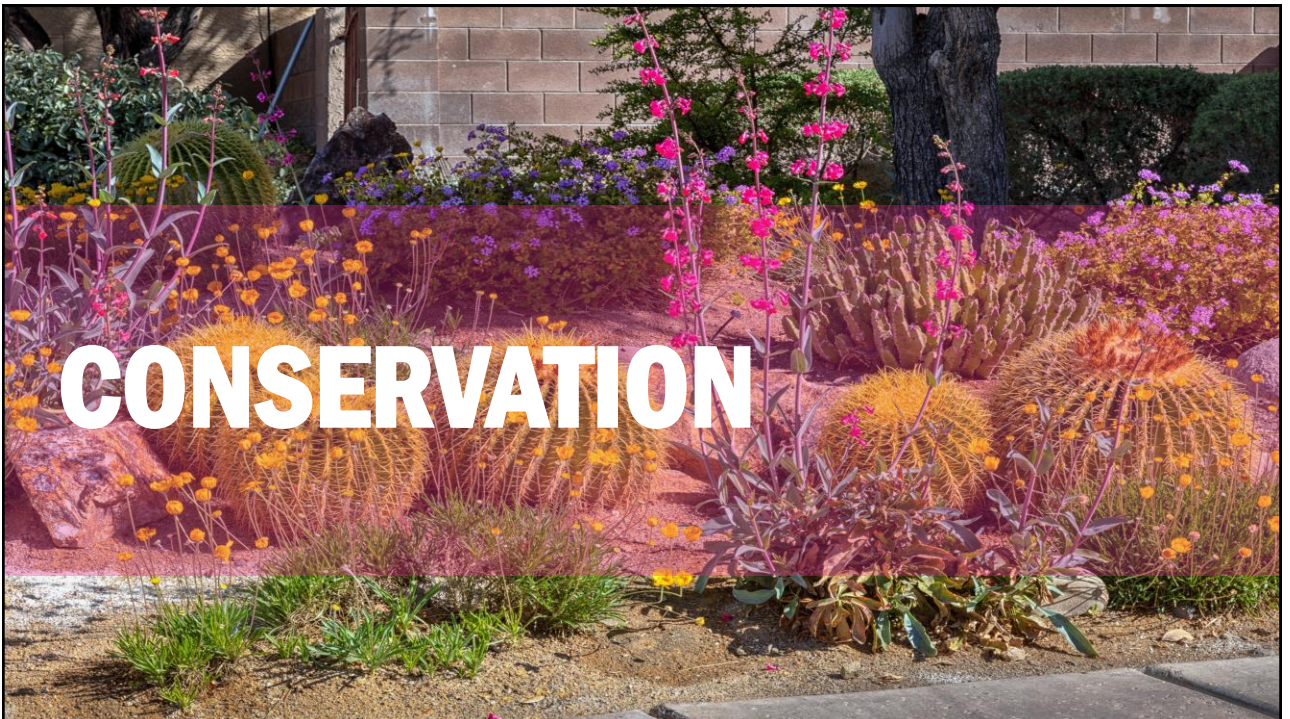
- 2007 Interim Guidelines
- 2019 Drought Contingency Plan
- Minute 323 (U.S. / Mexico)

States are participating in active negotiations now.

- The period since 2007 has provided significant operational experience
- Post-2026 Operational Guidelines must address supply and demand imbalances
- Evaporative and system losses contribute to that imbalance



5



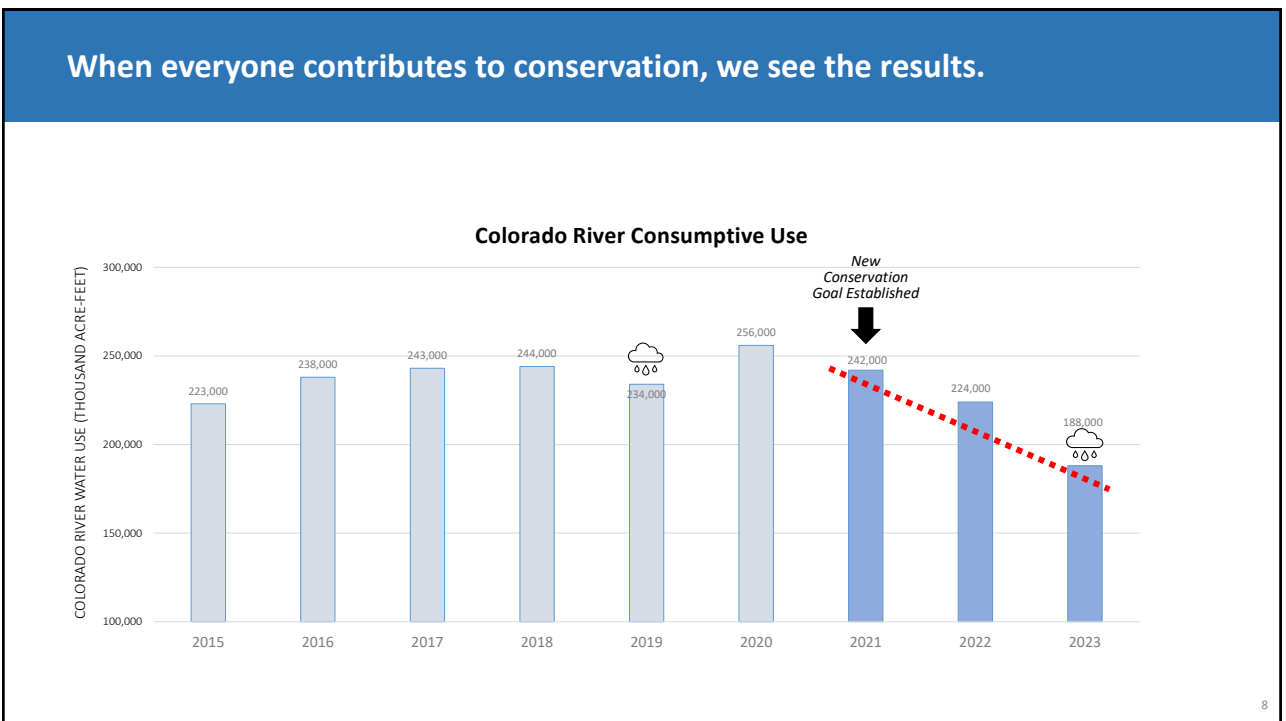
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Conserving resources is a community effort.



7

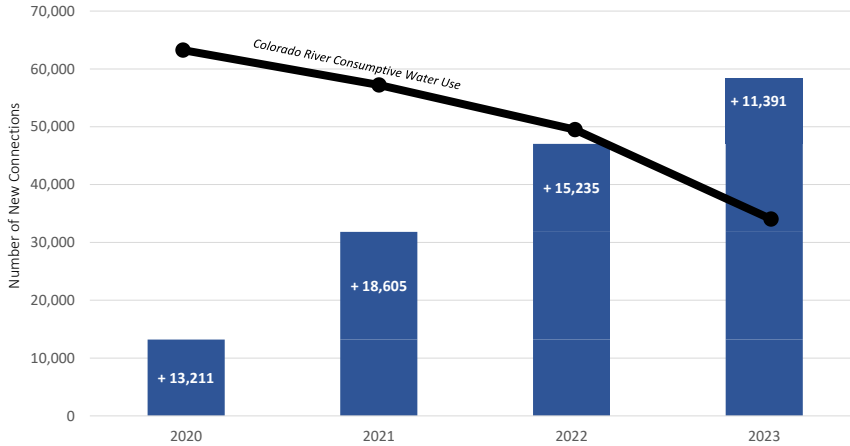
When everyone contributes to conservation, we see the results.



8

Despite new connections, water use is declining.

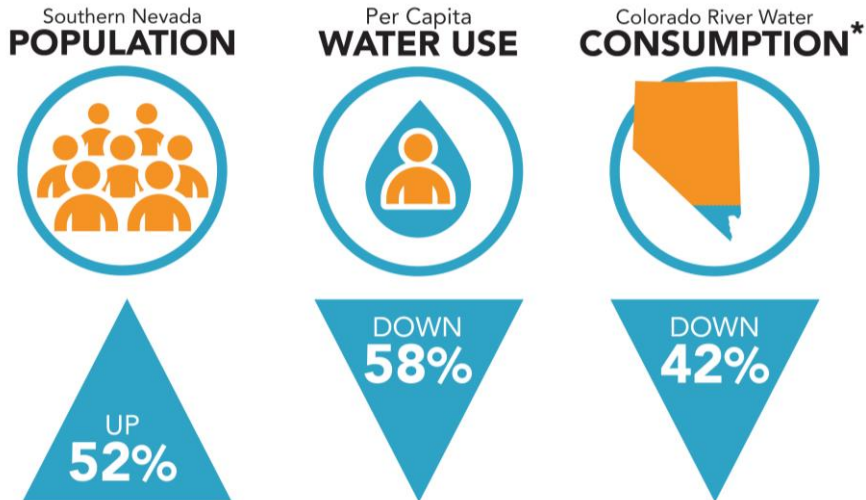
Despite the addition of nearly 60,000 new connections since 2020, water use has declined by 26% in the same time period.



9

9

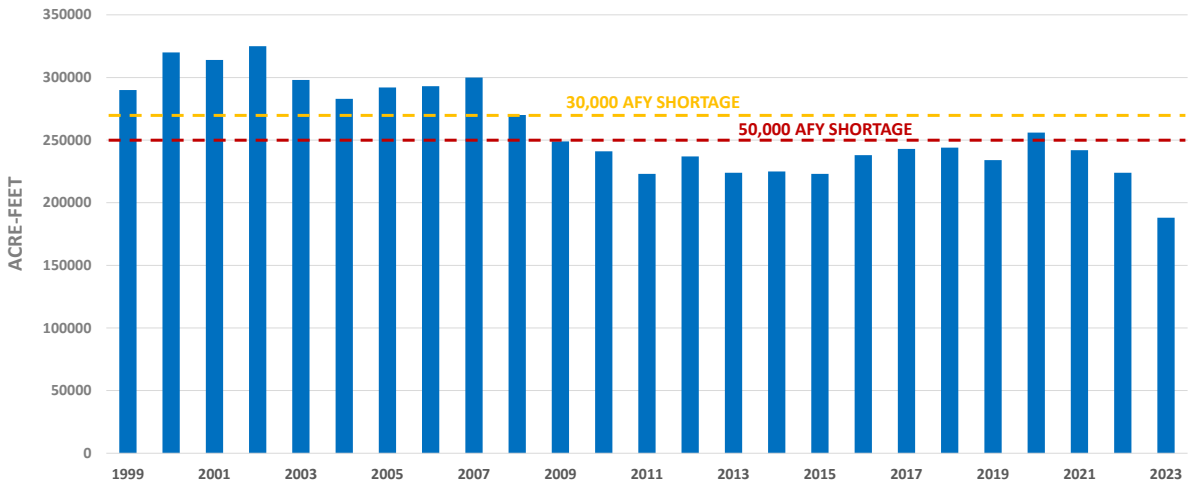
Since 2002, Southern Nevada has been able to reduce water use while its population grew.



10

10

NEVADA'S COLORADO RIVER CONSUMPTIVE USE



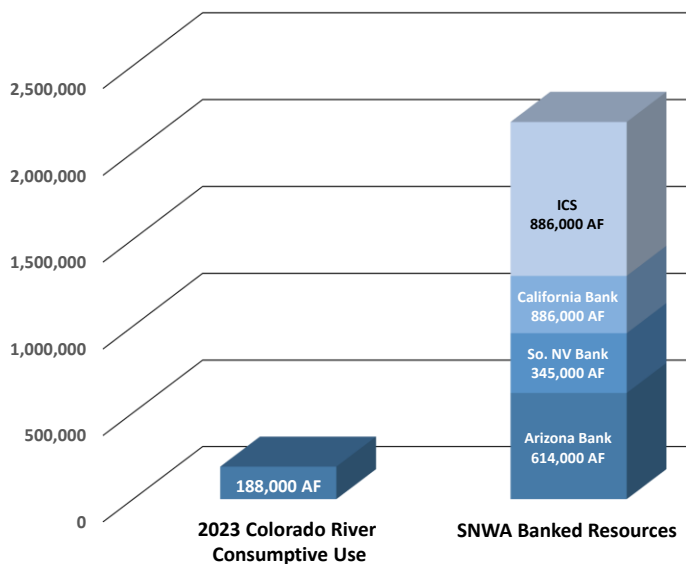
11

11

Water Banking

Southern Nevada has stored 2.1 million acre-feet of water.

This is more than 11 times Nevada's 2023 consumptive Colorado River water use.

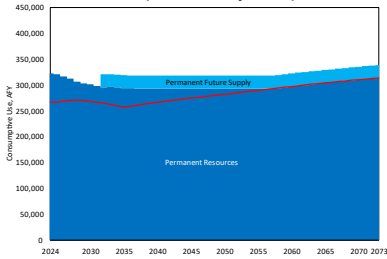


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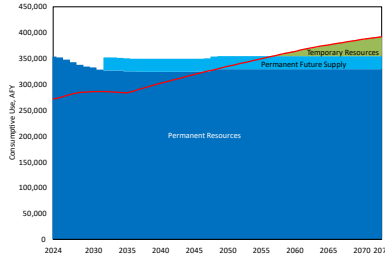
Reducing demands now delays need for future resources.

11.0 MAFY Inflow Scenarios

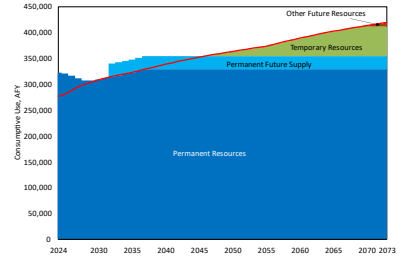
Lower Demand
(86 GPCD by 2035)



Upper Demand
(86 GPCD by 2035)



Upper Demand
(98 GPCD by 2035 and 92 GPCD by 2055)



13

13



14

REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

Agenda Item

Subject:	Southern Nevada Strong Underutilized Lands Inventory
Petitioner:	Andrew Kjellman, Senior Director of Metropolitan Planning Organization, RTC
Recommendation by Petitioner:	Provide input on the Southern Nevada Strong Underutilized Lands Inventory (FOR POSSIBLE ACTION)
Goals:	Support regional planning efforts to improve economic vitality and education and invest in complete communities
Meeting:	Southern Nevada Strong Steering Committee - Jul 25 2024

FISCAL IMPACT:

None

BACKGROUND INFORMATION:

The Regional Transportation Commission of Southern Nevada is co-leading a study to identify vacant and underutilized parcels within existing neighborhoods for new housing and job creation opportunities. Definitions of underutilized land vary across the United States, prompting the development of Southern Nevada's own regional definition and categorization to thoughtfully promote infill development. The Southern Nevada Strong Steering Committee will receive an update on the inventory and provide input on potential opportunity sites and draft parameters for defining underutilized land.

REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

Agenda Item

Subject:	Ivanpah Valley Future Land Use Study
Petitioner:	Andrew Kjellman, Senior Director of Metropolitan Planning Organization, RTC
Recommendation by Petitioner:	Provide input on the draft Ivanpah Valley Future Land Use Study led by Clark County and the City of Henderson (FOR POSSIBLE ACTION)
Goals:	Support regional planning efforts to improve economic vitality and education and invest in complete communities
Meeting:	Southern Nevada Strong Steering Committee - Jul 25 2024

FISCAL IMPACT:

Proposed expansion of roads and transit identified in the plan would have a financial impact to the RTC.

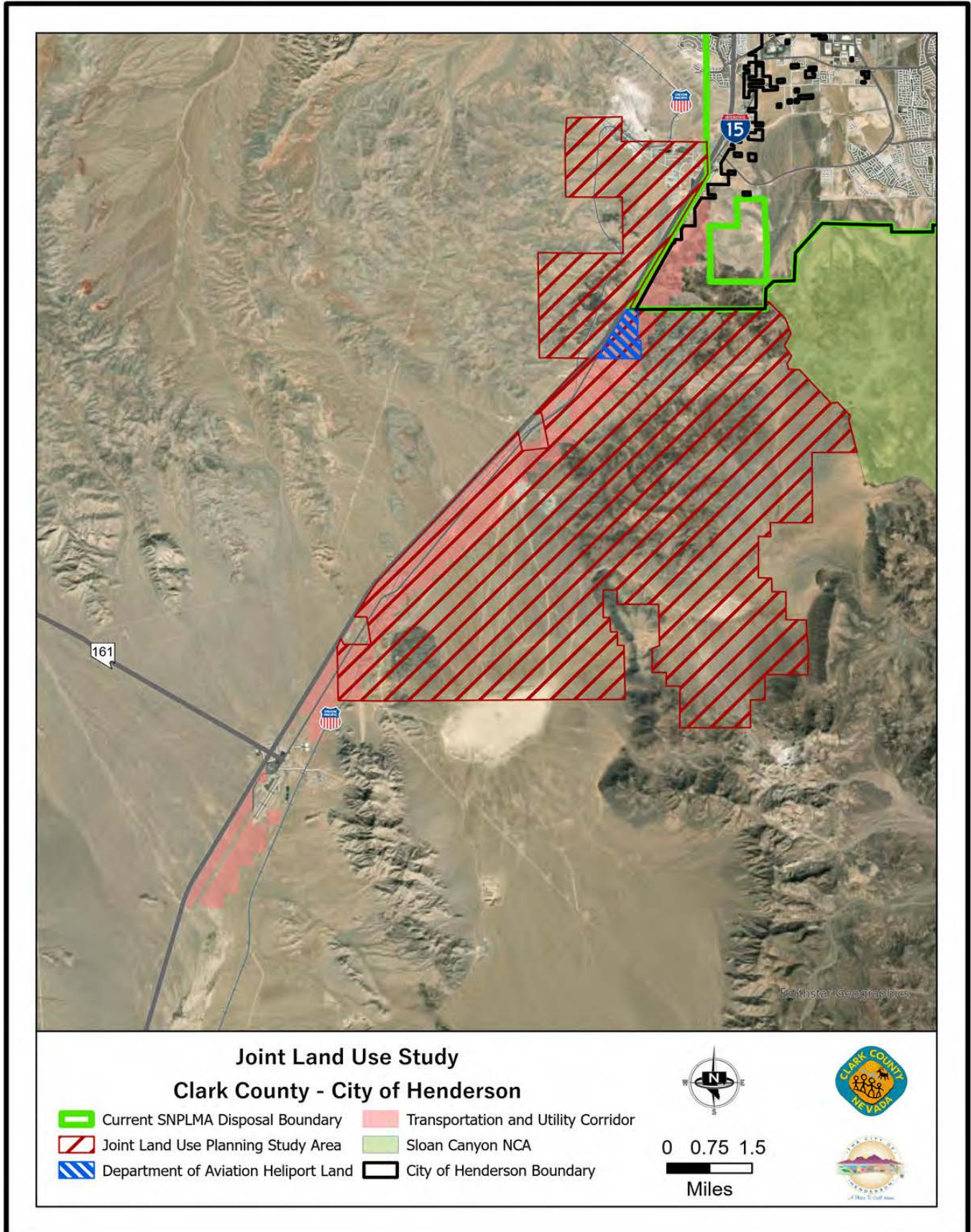
BACKGROUND INFORMATION:

The Ivanpah Valley Future Land Use Study sets a guiding framework for potential development in the Ivanpah Valley, which includes approximately 30,986 acres of land south of the Inspirada master-planned community and extending to the proposed Southern Nevada Supplemental Airport (see attached map). This project is jointly led by Clark County and the City of Henderson to establish a unified, comprehensive vision for the future of Ivanpah Valley, knowing that there is still much uncertainty regarding future land management and service provision. Additionally, development is contingent on Congressional approval of the Southern Nevada Economic Development and Conservation Act, which proposes expansion of the current urban growth boundary.

The Plan identifies future land use and development typologies, high-level transportation networks, and goals for development that include economic development and job creation, housing options, leisure and recreation opportunities, and natural space preservation. Additional information is available at https://www.clarkcountynv.gov/government/departments/comprehensive_planning_department/joint_land_use_study_-_clark_county_and_city_of_henderson.php.

ATTACHED:

[SNS Ivanpah Map](#)



REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

Agenda Item

Subject:	2025 Nevada Legislative Session – Regional Planning Coordination
Petitioner:	Andrew Kjellman, Senior Director of Metropolitan Planning Organization, RTC
Recommendation by Petitioner:	Share updates on the 83rd (2025) Session of the Nevada Legislature bill drafts and policy changes related to regional planning and identify opportunities for collaboration (FOR POSSIBLE ACTION)
Goals:	Support regional planning efforts to improve economic vitality and education and invest in complete communities
Meeting:	Southern Nevada Strong Steering Committee - Jul 25 2024

FISCAL IMPACT:

None

BACKGROUND INFORMATION:

The 83rd (2025) Session of the Nevada Legislature occurs from February 2025 through June 2025 and has potential to support implementation of Southern Nevada Strong’s (SNS) vision for a sustainable and resilient community. In preparation for the upcoming legislative session, SNS Steering Committee members will share concepts for bill drafts and legislative changes identified by member organizations that relate to regional planning. Opportunities for regional collaboration on legislation in support of SNS implementation (e.g. infill development) will also be identified.

Information sharing and coordination related to the Nevada Legislative Session supports the following SNS Regional Plan action:

2.5.3. Coordinate with local jurisdictions to explore state legislative initiatives that will remove obstacles and promote opportunities for implementation of the Regional Plan goals and objectives.

REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

Agenda Item

Subject:	Regional Plan Implementation Updates
Petitioner:	Andrew Kjellman, Senior Director of Metropolitan Planning Organization, RTC
Recommendation by Petitioner:	Share current work activities and priorities related to implementation of the Southern Nevada Strong Regional Plan
Goals:	Support regional planning efforts to improve economic vitality and education and invest in complete communities
Meeting:	Southern Nevada Strong Steering Committee - Jul 25 2024

FISCAL IMPACT:

None

BACKGROUND INFORMATION:

Relationship building and information sharing are critical to achieving goals and objectives identified in the Southern Nevada Strong (SNS) Regional Plan Implementation Matrix linked at: <https://www.southernnevadastrong.org/wp-content/uploads/2022/06/Implementation-Matrix-final-web.pdf>. Regional Planning staff will share an overview of contracts, grants, technical assistance, and outreach activities supporting Regional Plan implementation. SNS Steering Committee members will also share recent work activities, challenges, and opportunities related to implementation of the SNS Regional Plan.

REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

Agenda Item

Subject:	Future Committee Meetings and Agenda Items
Petitioner:	Andrew Kjellman, Senior Director of Metropolitan Planning Organization, RTC
Recommendation by Petitioner:	Identify future Southern Nevada Strong Steering Committee meeting dates, location(s), and agenda items (FOR POSSIBLE ACTION)
Goals:	Support regional planning efforts to improve economic vitality and education and invest in complete communities
Meeting:	Southern Nevada Strong Steering Committee - Jul 25 2024

FISCAL IMPACT:

None

BACKGROUND INFORMATION:

The Regional Transportation Commission of Southern Nevada, as core administrator of the Southern Nevada Strong (SNS) Regional Plan, seeks guidance from the SNS Steering Committee (Committee) on:

- 2024 Committee meeting dates and location(s); and
- Future agenda items that advance implementation of the Regional Plan

REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA

Agenda Item

Subject:	Final Citizens Participation
Petitioner:	Andrew Kjellman, Senior Director of Metropolitan Planning Organization, RTC
Recommendation by Petitioner:	Conduct a comment period for citizens participation
Goals:	Support regional planning efforts to improve economic vitality and education and invest in complete communities
Meeting:	Southern Nevada Strong Steering Committee - Jul 25 2024

FISCAL IMPACT:

None by this action

BACKGROUND INFORMATION:

In accordance with State of Nevada Open Meeting Law, the Regional Transportation Commission of Southern Nevada (RTC) Southern Nevada Strong (SNS) Steering Committee shall invite interested persons to make comments. For the initial Citizens Participation, the public should address items on the current agenda. For the final Citizens Participation, interested persons may make comments on matters within the SNS Steering Committee's jurisdiction, but not necessarily on the current agenda.

No action can be taken on any matter discussed under this item, although the SNS Steering Committee can direct that it be placed on a future agenda.