

**NORTHERN NEVADA WATER PLANNING COMMISSION
MINUTES**

Wednesday, October 2, 2013

The regular meeting of the Northern Nevada Water Planning Commission (“NNWPC”) was held on Wednesday, October 2, 2013 in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

- 1. Roll Call and determination of presence of a quorum** – Chairman Solaro called the meeting to order at 1:37 p.m. There was a quorum present.

Voting Members Present:

David Solaro, Chairman
George W. Ball, Jr.
Michael DeMartini
John Erwin
John Flansberg
Neil Krutz

Voting Members Absent:

Michael Drinkwater
Norman Harry
Mickey Hazelwood
Darrin Price
Jerry Schumacher

Non-Voting Members Present:

David Boland

Non-Voting Members Absent:

John Bird
Harry Fahnestock
Kelvin Hickenbottom
My-Linh Nguyen
Edmund Quaglieri

Staff Members Present:

Jim Smitherman
Chris Wessel
June Davis
John Rhodes, Legal Counsel

2. Public Comments.

Chairman Solaro called for public comments and hearing none, closed the public comment period.

3. Approval of the agenda.

Commissioner Flansberg made a motion to approve the October 2, 2013 meeting agenda as posted. Commissioner Krutz seconded the motion, which carried unanimously.

4. Approval of minutes from the August 7 and September 4, 2013 meetings.

Commissioner Flansberg made a motion to approve the August 7, 2013 minutes as submitted. Commissioner Ball seconded the motion, which carried unanimously.

Commissioner Krutz made a motion to approve the September 4, 2013 minutes as submitted. Commissioner Ball seconded the motion, which carried unanimously. Commissioner Flansberg abstained.

5. Report on the Truckee Meadows Regional Planning Agency (“TMRPA”) parcel-based population and employment modeling project and industrial lands needs analysis, and possible direction to staff – Jeremy Smith, TMRPA and Jim Smitherman, NNWPC Water Resources Program Manager. (For Possible Action)

Jim Smitherman introduced Kim Robinson, Sienna Reid and Jeremy Smith from TMRPA. Ms. Robinson presented a brief background of the project. She stated that the draft report should be complete the following week with final acceptance by the Regional Planning Governing Board (RPGB) in December. She thanked all participants, including the Western Regional Water Commission (WRWC) for the \$30,000 in funding, which was matched by the Regional Transportation Commission (RTC). She also thanked the Economic Development Authority of Western Nevada (EDAWN) and the entities and commended all for collaborating on the project.

TMRPA staff provided a presentation on the project (copy on file). Some highlights include:

- The purpose of the project is to support economic development in the Truckee Meadows and determine how well the public sector is playing its role of entitling land and supplying infrastructure to create a supply of buildable industrial land to meet demand over the next 20 years.
- The analysis includes an inventory of parcels to determine the supply of industrial land, a demand forecast to estimate how much industrial land will be needed over time, and a comparison to predict if supply will keep up with demand.
- The supply modeling results culminated in an inventory of vacant buildable industrial lands categorized by parcel size.
- The demand forecast uses 2 methods: historical land consumption and industrial employment growth.
- The demand forecast incorporates EDAWN’s top targeted industries, which include manufacturing, distribution and warehousing for their three-year plan.
- The potential implications and suggestions for the region include:
 - The Truckee Meadows should cooperate with nearby communities (such as Tahoe Reno Industrial Complex in Storey County) rather than compete.
 - Growth is predicted in industrial employment.
 - A lot of vacant industrial land is available; however, most is not development-ready. The project identified the need for additional infrastructure in approximately three years from now.
 - Local governments might consider targeted rezoning.

Ms. Robinson closed the presentation and stated that the goals at this point are to provide more data, and to enable elected officials and planning commissions to make good planning choices based on good data.

Commissioner DeMartini asked about the current vacancy rate in industrial buildings and the trends. TMRPA staff stated that vacancies in industrial properties have been trending down to 12.9% (as of July 2013). In response to a follow up question from Commissioner DeMartini, she said vacancies have been as low as 4 percent, and that is too low. Commissioner DeMartini then asked if absorption by developed vacant industrial properties, rather than undeveloped parcels, was accounted for in the 3-year need for new infrastructure. Ms Reid said that it was.

Commissioner Erwin referred to the modeling effort and asked what timeframe it covered. Mr. Smith stated that the model included all developed industrial lands including assessors records identified as pre-1940. Commissioner Erwin noted development booms in the 1970's, 1990's and from 2003 to 2007, and asked if data were normalized, Mr. Smith responded that since the focus was on spatial relationships, data were normalized with respect to spatial characteristics. Commissioner Erwin asked what the predicted trend is for the demand for smaller sites. Ms. Reid asked for clarification of the question. Commissioner Erwin stated that he is asking if over time, industrial land is being developed and absorbed, whether the percentage of small, medium and large parcels is constant or is the percentage of a particular size expected to grow faster over time. Ms. Reid stated that historical analysis categorized development by square footage and decade. The result was that overall, buildings are getting bigger. The brokerage community believes that sites for the distribution and warehousing industry are getting bigger.

Commissioner Erwin asked if a pricing model was used in the analysis. Mr. Smith explained that the market force predictions were based on the assessed land value, using the built environment to understand pricing relationships and applying that to vacant parcels.

Commissioner Erwin asked for staff to expand on the re-zoning policy idea. Ms. Reid stated that one potential avenue for further study is the applicability of transit oriented development (TOD) areas.

Chairman Solaro thanked TMRPA staff for their presentation.

Commissioner Erwin asked Mr. Smitherman if the NNWPC is finished with its participation in this project. Mr. Smitherman stated that phase 2 still needs to be finished, which includes using the compiled data to perform scenario planning. He offered to continue to provide updates to the Commission.

6. Report on the Desert Research Institute ("DRI")'s Washoe Evapotranspiration ("WET") Project; review and possible approval of a scope of work for continuing maintenance of the Project in an amount not to exceed \$5,000 per year from the Regional Water Management Fund ("RWMF") for fiscal years 2013-2014 and 2014-2015; possible approval of additional related expenditures from the RWMF not to exceed \$2,000 per year for fiscal years 2013-2014 and 2014-2015, and possible direction to staff, Chris Wessel, Water Management Planner.

Chris Wessel reported that the goal of this project is to tie evapotranspiration (ET) rates to irrigation rates. He reported that the NNWPC (formerly the Regional Water Planning Commission [RWPC]) has sponsored the program since 1999. He stated it is a cooperative effort between the WRWC, University of Nevada, Reno (UNR)'s Cooperative Extension and DRI. He added that Michelle Breckner from DRI was present to answer any questions.

Mr. Wessel explained that the project consists of a website and two weather stations. He showed the website, which provides the ET rates, irrigation information and a run time calculator for irrigation devices.

Mr. Wessel recently attended a Nevada Landscape Association (NLA) conference and spoke with a number of commercial vendors, who do use the site.

Mr. Wessel stated that continued funding (\$5,000 per year) for the project is available and set aside in the budget. He added that staff's recommendation is to continue funding and supporting the project. He stated that interest has been expressed to add a weather station in the Spanish Springs area. He added that fire stations are a possible location because they have T1 cables in place for the internet connections.

Mr. Wessel reported that currently Community Services Department has six weather stations not in use that could be moved to better locations and utilized. He reiterated that Ms. Breckner was available to

answer questions.

Commissioner Erwin provided a background of the project, which was part of the RWPC's conservation program in the mid-1990s. He added that TMWA was very interested in the project based on micro-climates in this region and potential water savings. He referred to the efficiency shown on the website and asked about the basis behind the number.

Ms. Breckner stated that she works with Bill Carlos, formerly UNR Cooperative Extension Horticulturalist, and was told that the efficiency is based on his information. Commissioner Erwin asked if one site in Spanish Springs would be sufficient. Ms. Breckner stated that more weather stations would result in better information and efficiency.

Commissioner Flansberg asked for the website address. Mr. Wessel offered to email it to members. Commissioner Flansberg asked if the information received from the weather stations differed enough to be valuable based on the different micro-climates. Mr. Wessel stated that based on the low number of weather stations currently, it is hard to validate the comparisons. He agreed it was a good idea to examine the issue.

Commissioner Flansberg referred to Wilson Commons Park and stated that within a half-mile is one of Nevada Department of Transportation (NDOT)'s weather stations and asked if information could be gleaned from that location. Ms. Breckner stated that the information from that weather station is not readable by DRI's computer. She added that it does not monitor all of the information DRI would need. Commissioner Flansberg suggested it might be a good opportunity for a partnership between NDOT and DRI. Ms. Breckner stated that the option has been explored for years but has not come to fruition.

Commissioner Krutz made a motion to approve staff's recommendation and to include the additional weather stations. Commissioner Erwin seconded the motion, which carried unanimously.

7. Report on the South Truckee Meadows General Improvement District ("STMGID"), issues arising from the pending consolidation of Washoe County's water utility with the Truckee Meadows Water Authority ("TMWA"), and possible consolidation of STMGID with TMWA - Jerry Schumacher, STMGID

Commissioner Schumacher was not present so this item was continued to the November NNWPC meeting.

8. Program Manager's Report, Jim Smitherman.

- a. Status Report of Projects and Work Plan Supported by the Regional Water Management Fund
- b. Financial Report on the Regional Water Management Fund
- c. Informational report from the NNWPC representative on the TMWA Standing Advisory Committee ("TMWA SAC")

Mr. Smitherman reported that the items included under this item are provided as informational items. He invited any questions or comments, of which there were none.

9. Discussion regarding possible agenda items for the November 6, 2013 NNWPC meeting, and other future meetings, and possible direction to staff, Jim Smitherman.

Mr. Smitherman reported that upcoming agenda items include:

- Presentation on the Central Truckee Meadows Remediation District
- Update on DRI's Cloud Seeding program with a request for continued funding

- Review and possible recommendation to the WRWC for approval of a Resolution on Facility Conformance Review
- Standing Items
 - Program Manager's Report
 - Status update on STMGID merger

10. Commission Comments.

Commissioner Erwin stated he is very interested in the Washoe ET program. He asked staff to compile an informational report on the program in relation to what is available, including the weaknesses & strengths and the possibility of enhancing the program.

11. Staff Comments.

None

12. Public Comments.

Chairman Solaro called for public comments and hearing none, closed the public comment period.

13. Adjournment.

With no further business, the meeting was adjourned at 2:43 p.m.

Respectfully submitted by,

Niki Linn, Recording Secretary

Approved by Commission in session on _____ 2013.

David Solaro, Chairman