

STATE LAND USE PLANNING ADVISORY COUNCIL

MINUTES

July 25, 2008

At the following location:

Winnemucca Convention and Visitors Authority
East Hall, Third Floor, Comstock Room,
50 W. Winnemucca Blvd.
Winnemucca, NV 89445

Members Present

Bill Kirby, Esmeralda County
Don Tibbals, Lyon County
Glenn Bunch, Mineral County
Butch Borasky, Nye County
Eleanor Lockwood, Churchill County
Judy Overton, Eureka County
Mickey Yarbrow, Lander County

Robert Conner, Douglas County
Robin Bell, White Pine County
Sheri Eklund-Brown, Elko County
Tom Fransway, Humboldt County
Roger Mancebo, Pershing County

Members Absent

Bill Whitney, Washoe County
Barbara Ginoulas, Clark County
Robert Kershaw, Storey County

Varlin Higbee, Lincoln County
Pete Livermore, Carson City

Others Present

Jim Lawrence, Nevada Division of State Lands
Charlie Donohue, Nevada Division of State Lands
Skip Canfield, AICP, Nevada Division of State Lands
(State Land Use Planning Agency)
Paul A. Williams, Nevada Division of State Lands
(State Land Use Planning Agency)
Garley Amus, Humboldt County
Bill Deist, Humboldt County
Betty Lawrence, Humboldt County
Bob Edwards, BLM
Cindy Bell, White Pine County

CALL TO ORDER

Chairman Mancebo called the meeting to order at 9:05 AM and asked for self introductions. Upon completion, he asked for any corrections to the agenda. There being none, he called for a motion for approval. **Member Fransway** moved for approval, seconded by **Member Conner**, the motion carried unanimously.

Chairman Mancebo called for any corrections to the April 11, 2008 meeting minutes. **Mr. Williams** pointed out a correction to page 8. He indicated that Ms. Silver made the comment regarding navigable waters, and Ms. Giboney spoke regarding supplemental wells. Therefore, those names should be switched. **Member Conner** moved for approval, as corrected, seconded by **Member Bunch**, the motion carried unanimously.

AGENCY REPORT

Mr. Lawrence commented that this is his first SLUPAC meeting as the Administrator, and that he always looks forward to these meetings. He reported on all of the activities of the Agency outside of the planning area. But first, he introduced Charlie Donohue, the newly appointed Deputy Administrator.

He also reported on the Question One program, which is the 65.5 million dollar grant program that is administered by State Lands. He stated that Round 8 is in the process of finishing up with the technical advisory groups having just met to rank all of the applications. Those rankings should be on the department's website next week for public comment. Said period lasts for two weeks. Then, he reviews the recommendations and acts on them. He indicated that a total of 10 to 12 million dollars in projects are being recommended.

Mr. Lawrence reminded the Council that the Q1 program was approved by the voters in 2002, and that several of the categories, like recreational trails and acquisition of lands for urban parks, are pretty much tapped out. There still are monies for habitat conservation planning and acquisitions by local governments & non-profit organizations. He stated that there is some talk about going back to the Legislature during 2011 session to see if there is any interest in a Q2 program. He asked that all of the Counties that have participated, or chose not to participate, in the program to let him know what has worked well and what has not. He pointed out that he had just signed the funding agreement for an open space plan for Mineral County which is their first grant. Even though the funding is getting maxed out, the staff is very busy implementing all the approved projects.

He reviewed the Agency's coordination of the state's effort up at Lake Tahoe for implementing the environmental improvement program. Recently, they have been getting good news from the scientists that are working up there. He indicated that the clarity studies have indicated a slowdown in the decline of clarity, possibly to the point that it is leveling out. They are going back this session to see if their efforts can continue at the Lake. He stated that the funding for the program is due to expire. He was optimistic because of the importance of the effort, even though it would mean additional funding. But since it would be through bonds, not taxes, he felt it had a chance.

Mr. Lawrence reported on the land agents activities, which are mostly focused on getting all the historical files organized, so that they can be imputed into an updated data base in an electronic format which would be tied into a GIS system. Thus, they would have a very useful planning tool available for them and other public agencies as it relates to State owned properties. The target is to have the system online January or February for testing, and have it up and running next June.

Regarding the Southern Nevada Public Lands Management Act, **Mr. Lawrence** represents the State on the Partners Working Group. He indicated that their work touches all of the Counties through land acquisitions and directly White Pine, Lincoln, and Clark Counties get money for infrastructure improvements. **Member Kirby** asked if it was true that the only way to get these monies for

infrastructure improvements was through the Federal land bill process. **Mr. Lawrence** confirmed that that was the way, with the exception that SNPLMA does provide monies for the purchase of land by the Federal Government State-wide. **Member Fransway** asked if Mr. Lawrence, as a part of the Working Group, was actually involved in the selection of grants. **Mr. Lawrence** indicated that under each funding category there are separate working groups who put together their recommendations which are forwarded to the Partners Working Group who then make their recommendations to the Executive Committee who make their recommendations to the Secretary of the Interior.

Vice-Chairman Sheri Eklund-Brown stated that at the last Legislative Public Lands Subcommittee meeting in Eureka, Steve Bradhurst from the Central Nevada Regional Water Authority was talking to the Committee about utilizing SLUPA for land use planning tied to water resources. Most of the committee members seemed supportive of the proposal. She wondered what Mr. Lawrence's opinion was of this proposal? **Mr. Lawrence** stated that there would be a capacity issue with this proposal. They only have two planners that he felt were pretty booked at this time. Secondly, he did not think that they had the expertise to do technical water planning. He was concerned that they would not be able to meet the expectations of the various Counties, so any consideration would have to include very clear instructions as to what would be expected from the SLUPA staff. **Member Lockwood** wondered if it would be possible to start discussions with the State Engineer as to whether there could be collaboration between the two entities to assist Communities in coming up with such land use plans. **Mr. Lawrence** agreed that there could be more collaboration between the two Divisions.

Mr. Donohue introduced himself to the Council Members. He indicated that he has been with State Lands for six years, heading up the Lake Tahoe program. Before that he worked for the Division of Conservation Districts for about one and a half years. He concluded by stating that he was looking forward to working with SLUPAC in whatever capacity that was needed.

Mr. Canfield indicated that since the last meeting, the first round of the Mt. Charleston License Plate program which has about 3,000 license plates on the road is finished, and they will be awarding six projects totaling about \$104,000 for public access and environmental projects on Mt. Charleston, both on the Nye and Clark County side of the mountain. Also, he indicated that one of their major efforts is to assist Counties in developing Public Land Policy plans. In the last few years, they have helped Lander & White Pine Counties, and after a two year effort the Elko County Plan is almost complete. He stressed that they encourage agencies to adopt their plans as a part of their Master Plan, because it gives them a little more teeth when they are reviewing proposals from Federal Agencies. He reminded the members that Federal Agencies under their regulations are required to consult with local plans which are developed through an open and transparent public process regarding any new proposals. He felt the development of the Elko Plan is a good example with two years of public meetings with the PLUAC and a meeting at the Planning Commission with numerous public workshops. He felt that Elko County should be proud of this effort and it will tell the Federal agencies the local feelings as to how the public lands should be used; and given that 72-98% of the land in the various Counties is in public ownership, these plans can be very important.

He went on to point out that many of the Counties have Public Land Policy Plans that are over ten years old and need updating. He has been contacted by Lincoln County to start an update of their 12 year old plan. If any other County is interested in starting an update, they should contact his office.

He also stressed that the Congressional delegation encourage the development of such plans, because as an attachment is a map which shows what public lands the Counties want to be preserved or disposed of. Therefore, if a Federal Public Lands Bill is developed for a County, their Public Land Policy Plan can serve as the blueprint for such bills.

Vice-Chairman Sheri Eklund-Brown pointed out that Nevada is going through revisions and updates of the Resource Management Plans for all of the BLM Offices to be followed by Forest Service Plans. She felt that Counties like Esmeralda could do some of the acquisitions and disposals through that process without doing a Lands Bill and its related Wilderness designations. **Mr. Canfield** stressed that if a County has a Public Lands Policy Plan in place before a Resource Management Plan update is started; it can be a powerful tool to get what the County wants in BLM'S Plan. He felt that BLM'S staff is easy to work with and are willing to consult with all of the adopted plans. He used the example of the Beatty Master Plan effort where BLM staff is cooperating in waiting to dispose of land until the community can complete their Plan. Finally, **Mr. Canfield** reminded the members that all of their planning services are free and they do training sessions on different topics upon request.

Mr. Williams thanked Member Fransway for getting the facility for the meeting, without cost. He stated that since the last meeting, they have been busy selling the "Laws related to Planning, 2008" with 511 copies sold. In addition, the annual update of the "Directory of Local Planning Organizations" is complete and copies are available today for those who are interested. He then asked Member Fransway to talk about some arrangements he has organized.

Member Fransway welcomed all of the members to Winnemucca and Humboldt County, and said he had arranged for a luncheon at the Winnemucca Hotel for those who were interested. He also has arranged for a shuttle to the tour of the Flying A Garage scheduled for 3:00 pm.

COUNTY PLANNING ISSUES

Chairman Mancebo asked each of the SLUPAC members to report on planning related activities within their areas of representation.

Bill Kirby, Esmeralda County:

- The 680 square miles of proposed wilderness in our County impinged on mineral and geo-thermal leases, so the County adopted a Resolution stating that they were not interested in pursuing a Public Lands Bill. As a result the County will not be getting lands for a wildlife refuge or expansion of the airport in Fish Lake Valley, as well as not resolving the Gold Point land ownership issue.
- There is a Public Lands bill under consideration in California for the White Mountains area which is being opposed by the residents in Bishop and Independence.

Vice-Chairman Sheri Eklund-Brown wondered if the State, through the Attorney General or State Lands could assist Esmeralda County to resolve the Gold Point issue. **Mr. Lawrence** said that they never have really looked at trying to solve the issue through the courts and he could certainly talk to the Attorney General's office to see what the possibilities were.

Judy Overton, Eureka County:

- Mount Hope Molybdenum Mine proposal still remains Eureka County's number one planning project. It will be located on 10% private lands and 90% public lands. The potential is for 300

permanent employees over the 50-year life of the mine with impacts on schools, housing, law enforcement, state & local roads and a broad range of public facilities. The County is considering a lease agreement on 130 acres of County land for a housing development to serve the mine. The other big issue is the availability of water for this project.

- The County will be adding a water element to its Master Plan this winter.
- The County along with several private and public entities are working on getting a grant from Nevada Division of Forestry to treat private land in the Diamond mountains east and north of Eureka to slow or stop wildland fires, and to improve water permeability in the Diamond Valley and improve the overall health of the forest and range lands.

Sheri Eklund-Brown, Elko County:

- Elko County's PLUAC and Water Planning Commission are being dissolved and a new Natural Resources Advisory Commission is being established.
- Developers of Division of Land into Large Parcels are looking to the next Legislature to make the development regulations more black and white.
- Adding a new administrative building and making renovations to the courthouse & annex.
- Rail Port is going to bid. It is a partnership with Union Pacific. Being built from bond proceeds of 12-14 million dollars on a ranch which the County has purchased.
- There is a transmission line in design going from Las Vegas to Idaho. The company is also developing the coal fired plant in White Pine County. All of the renewable projects along the way will be able to tie into it.
- Trails center is completed but not open. No monies yet for the exhibits, so not advertising yet.
- Fire Science Academy may be cut from UNR's Budget.
- Mining Communities' Sustainability Conference is in Butte, Montana this year in September.

Member Yarbrow asked if the Interpretive Trails Center was coordinating with the other Counties down the line so that the way sites are open at the same time. She indicated that the Highlander group has gotten some money for signage from the Legislature, so that everything will be tied into the California Trails.

Glenn Bunch, Mineral County:

- The conversion of the Rawhide Mine to a landfill has been pushed back to 2009 or 2010, because of an ownership issue with a small parcel.

Robert Conner, Douglas County:

- Getting ready for the annual update of the County Master Plan. There are two projects with Park Land & Cattle wanting to put in almost 5,000 homes, and the other is an amendment to the North Master Plan to put in higher density near a casino.
- The water dedication ordinance which was declared unconstitutional has been reworked and is due back for consideration.
- New FEMA maps are causing problems. They have gone too low on the amount of flood waters coming out of the Pinenut area.
- Town of Genoa is looking to do a plan for prosperity.
- Lower Kingsbury is looking to redo their plan.

Vice-Chairman Sheri Eklund-Brown said they are getting ready to do a round-about at a fairly major intersection in Spring Creek and the example that is always given is in Minden. **Member Conner** thought that that was not a very good example and suggested the one at Neal and Kietzke in Washoe County as a better high speed design. She also asked about the annual housing construction

limit Ordinance. **Member Conner** indicated that the limit is at 313 units per year which changes each year based on the census.

Butch Borasky, Nye County:

- The Draft Pahrump Valley Desert Tortoise low-effect Habitat Conservation Plan has been re-written by Member Borasky and found acceptable by the County Commission. Now it has to go to Fish and Wildlife for review.
- The Pahrump Regional Flood Control Plan is not going to go anywhere because of the cost. Need to work with Clark County to see if there can be a coordinated effort.
- Home Depot is due to open in about two weeks. Wal-Mart wants to build a new bigger center.
- Corrections Corporation of America is moving forward with a 1,500 bed detention center. Will be privately funded and should generate \$800,000 in property taxes.
- Four casino projects are starting with one right next to the Spring Mountain Road Course.
- The first bank is being built in Pahrump.
- The Nugget Casino in Pahrump is putting in five movie theaters.
- Need to build a new jail and it is under study.
- Selected a new County Manager from Ohio, Richard Osborne.

Chairman Mancebo deferred the rest of the County presentations to the afternoon part of the Agenda.

SPLIT ESTATE AND RAILROAD GRANT LANDS

Chairman Mancebo welcomed Robert Edwards, RMP Project Manager, BLM. **Mr. Edwards** indicated that prior to starting with BLM; he worked thirty years for Sierra Pacific Power Company, all related to the lands field. He has worked five years for BLM with the first four years as the realty specialist in the Winnemucca office. He is also a member of the Humboldt Regional Planning Commission.

He pointed out that there are three types of split estates. One is private surface and public minerals. The second is the opposite, and the third is private surface and a separate private owning the mineral rights. The Railroad Act of 1860 created the checkerboard by granting the railroads every other section of land for a twenty mile wide area each side of the centerline of the railroad line. This program, he felt created a management headache for everybody.

The private surface and public minerals came about as a result of various Homestead Acts passed by Congress. In all cases a person could receive a patent on the property, but the Federal government kept the mineral rights. The Stock Grazing Homestead Act of 1960 has had a big impact in Nevada. He indicated that a rancher could homestead a section or two and use it without improvements for grazing, but the Federal Government retained the mineral rights. He indicated that over time on some properties mining claims would be taken out and mining actually taking place.

Vice-Chairman Sheri Eklund-Brown asked if the Federal government retains the mineral rights when they dispose of property in Southern Nevada. **Mr. Edwards** responded sometimes, as an example on some recent sales in the Winnemucca area the buyers could get the mineral rights by paying an additional fifty dollars per parcel. **Vice-Chairman Sheri Eklund-Brown** stated that in Elko County the biggest problem is with private surface and private mineral, but that the BLM office there relies on the local zoning and will not allow subsurface exploration if the zoning does not

allow it. She pointed out the oil and gas development in the Spring Creek area. **Mr. Edwards** indicated that those leases are discretionary and BLM can place conditions on them to minimize their impacts to an area. Where there can be a problem is with locatable minerals under the 1872 Mining Act. BLM has little discretion with those leases as it relates to surface occupancy. **Chairman Mancebo** asked who is in charge if a person is raising alfalfa and another owning the underlying mineral rights wants to extract gold? **Mr. Edwards** responded the miner under present law. However, BLM does have environmental review, and compensation does come into play.

He stated that if there is an area where mining could cause undue burden on the owner of the surface rights, the mineral value is nominal, and the Secretary of the Interior approves it; the area can be withdrawn from the Mining Act. However, he stressed that it must be covered by a plan that makes the required findings and has policies prohibiting mining in that area. He used as an example where BLM worked with local government in Lemon Valley in Washoe County; they withdrew 167,000 acres from the mineral entry laws. The withdrawal lasts for twenty years, but he felt that it was not that hard to extend it for another twenty years. They did not include discretionary leases like geothermal or material sales like gravel.

With regards to public surface ownership and private mineral, **Mr. Edwards** indicated that it causes significant problems, because Congress has required BLM to protect the lands, but they cannot prevent the extraction of minerals. **Vice-Chairman Sheri Eklund-Brown** inquired about how the Endangered Species Act comes into play? **Mr. Edwards** felt that it can be a factor in the review of a proposal; but given the price of the minerals, companies can do a lot of mitigation and still make a profit. **Vice-Chairman Sheri Eklund-Brown** said she has been involved in a lot of environmental assessments for mine proposals and they always seems to have endangered species involved, but they all seem to go forward.

Private surface and private mineral situations are outside the purview of BLM, but **Mr. Edwards** has to address it in his position in sitting on the Humboldt Regional Planning Commission. He stated that in the mid-80s, Southern Pacific Lands and Santa Fe Railroads merged their land and mineral operations into Santa Fe Pacific Minerals. In 1990 all of the checkerboard lands were sold to Nevada Land & Resource Company. On some of the properties sold, they retained the mineral rights which were later sold to Newmont. He indicated that Nevada & Land Resource Company has sold several of their parcels to others who have split them into 40 acre parcels that have been sold mainly over the Internet.

Member Fransway said that Humboldt County has dealt with all of these parties and the issue is surface rights over mineral lease rights. He says, the way the law reads, the mineral lease holder can destroy the surface improvements. Humboldt County uses the "Jurat" process to list the whole mineral lease on all new parcel maps. With regard to road access he said, the County states in the "Jurat" that Humboldt County is not responsible for a maintained road to that property from the nearest County road. **Mr. Canfield** suggested that similar disclosures should be put on any building permit issued. **Member Fransway** thought that that was a good point. **Vice-Chairman Sheri Eklund-Brown** said that at the last RAC meeting she attended, they were told that there is compensation involved. **Member Fransway** said that their planning staff will get a sample of their typical "Jurat" to Mr. Williams and he can supply it to the SLUPAC members. **Mr. Edwards** said that the good news is that these mineral leases begin to expire in 2012, and the split estate issue begins to go away unless there is an active mining project going.

Chairman Mancebo commented that the presentation was very informative and thanked Mr. Edwards.

**CONSIDERATION OF CENTRAL NEVADA REGIONAL WATER AUTHORITY
RESOLUTION NO. 07-01**

Mr. Steve Bradhurst, Executive Director of the Central Nevada Regional Water Authority, reviewed the history of the development of Resolution No. 07-01 whose purpose is to improve the link between Land Use Plans and sustainable water. He provided a handout which gave information about this issue including the history of the formation of the Central Nevada Regional Water Authority. It is based on the central hydrographic region of the State which is the largest. Their members cover 62% of the State's land area. He went into some detail on the organization of the authority. In addition, he indicated that they were focusing on gathering water data for the region, because there is a real lack of information.

Mr. Bradhurst stated that the reason for this Resolution is to make certain that water basins in the authority's area have Master Plans that are based upon sustainable water resources. Also, having reasonable plans in place he felt protects the water basin if requests for inter-basin transfers are filed. He went into some detail as to the urban areas needing to import water to meet the requirements of the approved Master Plans and zoning. He also raised the issue of global warming and its impact on water.

Chairman Mancebo asked what was the Council's desire as to this Resolution? **Vice-Chairman Sheri Eklund-Brown** said that Elko approved the Resolution but took out the vote of the people to move water in and out of the County, because of the mines that cross County boundaries. **Member Fransway** agreed and it might also be the border of an aquifer. He thinks that Mr. Bradhurst should make a similar presentation to the Humboldt River Basin Water Authority and continue this matter to the next meeting. **Member Yarbrow** agreed that both Authorities need to be on the same page.

Mr. Bradhurst responded that the only way Counties can control their own destinies is to have Land Use Plans for every basin. **Member Fransway** indicated that the Legislature in the last session already has started tying land use to water with SB-275 which requires the dedication or relinquishment of water rights in certain basins. **Member Lockwood** stated that she is beginning to see a whole lot of problems with those requirements. For example, an industrial subdivision can be approved with a single lot, and later any number of lots can be created by Record of Survey without any further review.

Member Fransway made a motion that this matter be sent to the Humboldt River Basin Water Authority for their review and then brought back to SLUPAC at the next meeting. The motion was seconded by **Member Lockwood**. **Mr. Lawrence** suggested that the Members might want to submit their comments in the meantime. **Member Conner** said that since the Humboldt River Basin Water Authority is not part of the Resolution, we should not forward it to them and simply continue the matter to the next meeting. He felt all Water purveyors should review this proposal. **Member Fransway** stated that was not his motion. After some discussion, **Chairman Mancebo** called for the question and the motion carried 9-3 with **Members Lockwood, Conner, and Kirby** voting no.

LUNCH BREAK

Chairman Mancebo adjourned the meeting for lunch at 12:10 pm.

MEETING CALLED TO ORDER

Chairman Mancebo reconvened the meeting at 1:40 pm.

ISSUES RELATED TO SIGNIFICANT ENERGY PROJECTS IN NYE COUNTY

Member Borasky gave a presentation on the energy projects underway in Nye County. His major points were:

- By 2015, the major utilities in Nevada must get 20% of their power from renewable energy sources. The State of California also has such high goals.
- Nye County is ideal for solar energy production, as well as having areas suitable for wind related energy production.
- Northern Nye and Esmeralda Counties have promising geo-thermal sites.
- Despite having the restrictions of the Nellis Bombing Range and the Nevada Test Site, BLM in the last two years has received 16 right of way applications for the development of 13 solar energy, 1 wind energy, and 2 geo-thermal facilities with an average cost at 300 million dollars, including permitting in Nye County. One solar project is on the Tonopah Airport. The County has allotted 2,000 acres there for solar projects. These projects total 113,134 acres.
- The solar energy projects are proposing to use a variety of technologies.
- Nye County has been a leader in partnering for the sake of renewable energy initiatives with the example of encouraging the installation of a natural gas pipeline into the Pahrump area. Not only would it provide a cheaper energy source for the area, but it also provides the potential for a natural gas driven electric power plant. The gas line extension could be in a right of way corridor including a new road from the Pahrump area southeast to the future Ivanpah Airport in the Good Springs area. This could be a multi-modal corridor through BLM property, including rail, gas and power transmission, and a new highway.
- The County is contributing \$123,000 as a match for a \$492,000 grant from Congress to encourage renewable energy projects in Nye County. This includes the hiring of an Environmental Consultant to assist companies in their permitting.
- Water usage can be an issue in developing renewable energy projects in Nye County. In addition, surrounding environmentally sensitive areas and the lack of a north/south power grid connection could also be roadblocks.

Member Fransway asked if Nye was finding that most of their applications were in close proximity to the power grid. **Member Borasky** responded that all of them were in close proximity to Valley Electric's main transmission power grid. **Vice-Chairman Sheri Eklund-Brown** commended Nye County for hiring an Environmental Consultant to assist the companies with their application processing. She thought it was very progressive. **Member Borasky** said Commissioner Eastley started this several years ago, and that he is a newcomer. **Mr. Lawrence** inquired if BLM has indicated how long it will take for review of these projects. **Member Borasky** thought it would be about 22 months.

COUNTY PLANNING ISSUES (Continued)

At 2:10pm, **Chairman Mancebo** continued the reports from the County representatives, carried over from the morning session.

Tom Fransway, Humboldt County:

- He introduced their new senior planner, Betty Lawrence.
- River Walk project is out to bid.
- Winnemucca Mountain bike trail has received funding and the Great Basin Institute is in the process of finalizing the design.
- City of Winnemucca has acquired 177 acres from BLM for the expansion of the Airport Industrial Park.

Eleanor Lockwood, Churchill County:

- Four Lane highway is now open from Fallon to Fernley; however the round-about that was built is too small.
- There is concern about the lack of water in the canal, and the stopping of irrigation in September, which is the earliest anybody can remember.
- Lots of interest in rail access so the County is looking at the development of a rail industrial park.

Vice-Chairman Sheri Eklund-Brown suggested a website, TDA, Transload Distribution Association, as a good source of information.

- Are having discussions with the Division of Water Resources regarding the problems they are having with the provisions of SB-275. Property is being divided, but development does not occur for years and years, but the water rights have to be dedicated. It just does not seem equitable.
- The recent population projections by the State Demographer seem too low.

Don Tibbals, Lyon County:

- Have extended water to the Mound House area, and tied into Carson City.
- County sales tax is down about \$250,000 and the gas tax is down too.
- Repossessions are up in the Dayton area. Subdivision maps are coming in for renewal.
- In Fernley, Nevada Cement is building a new plant at a cost of about 60 million dollars.
- The milk plant is doing very well with a new contract with Sam's Club and is producing about 150,000 gallons per day.

Member Fransway inquired about the status of USA Parkway. **Member Tibbals** responded that there was three miles to go to connect it to Hwy 50.

- The three Counties of Lyon, Mineral, and Esmeralda worked together to kill the proposed Lands Bills, because of the Wilderness issue. Lyon County worked for seven years on their Lands Bill with little progress.

Robin Bell, White Pine County:

- Robinson Nevada Mining Company is expanding operations at the Ruth pit. De-watering could become an issue.
- County looking to get involved in the Federal Flood Insurance Program.
- Urban/Wildland interface is an important planning issue in the County, as well as development of recreational parcels in mountain areas.
- Water continues to be an issue, particularly in the southern part of the County where Southern Nevada Water Authority has bought several ranches which they say are not going to be connected to the pipeline.
- County needs to plan for the disposal of 45,000 acres of land by BLM.

- Other planning issues include water right dedication and conservation, as well as establishment of appropriate airport clear zones.
- County is looking to develop Community Annexation Plans linked to infrastructure.
- Other issues that are under review are mines, road systems, and alternative energy homes. There is an emphasis on preserving agricultural lands, and directing development away from those lands.
- The County's Resource Management Plans that have been approved are: The Elk Management Plan, Duck Creek Basin Transportation Plan, Grazing Plan for the Duck Creek Basin and Butte Valley, and Sage Grouse Plan. All of these plans will eventually become part of the County's Master Plan.
- The permit process for the power plants is moving along. The final EIS will be ready in about a year. County is involved in a Workforce and Housing Assessment. The estimate is 2,500 workers needed to construct the plants.
- The County's Finance Clerk is retiring and the County is in the black.
- Over 400 lots are being developed in the Duck Creek area.

Roger Mancebo, Pershing County:

- Rochester Mine is re-opening. Also, a tungsten mine is proposed. A group is proposing to re-open four iron mines and ship it to China. A small gold mine is just finishing up its paperwork to open. A 2,000 acres gravel pit is being developed to ship the gravel by rail to California.
- Several wind projects are being proposed.
- Water Dedication Ordinance is being developed.
- Four new subdivisions are on hold due to financing.

PUBLIC COMMENTS (None)

COUNCIL MEMBER COMMENTS (None)

COUNCIL DISCUSSION AND RECOMMENDATIONS

Chairman Mancebo asked if there were any proposals for future meetings. **Member Bunch** responded that Mineral County has an industrial park on their airport property, and as such the property can never be sold but can only be leased. The Legislature at the last session required that appraisal be done before property can be leased. He indicated that the process creates a hardship on rural Counties, and the County does not even have to go with the appraisal after it is completed. Because of the time it takes to do the appraisal process, they cannot get people to lease such property. He was hoping that SLUPAC could get the legislation modified to exempt Counties of a population of 15,000 or less. **Vice-Chairman Sheri Eklund-Brown** suggested that NACO would be a better vehicle for addressing new legislation. **Member Fransway** agreed and felt that the Legislature is probably going to revisit this matter in any event. **Mr. Lawrence** indicated that it can be a problem for the State too on leases for small parcels. **Chair Mancebo** and **Vice-Chairman Sheri Eklund-Brown** indicated that it has been a problem for their Counties and that it can take over two years to get the appraisal costs recovered through the lease payments. **Member Bunch** felt this is a very important issue, and thanked the other members for their advice. **Mr. Lawrence** indicated that their office has gone through the process to compile a list of qualified appraisers which he would be glad to share with the SLUPAC Members.

Regarding possible up-coming agenda items, **Vice-Chairman Sheri Eklund-Brown** suggested a discussion of BLM'S R&PP process regarding leases, patents and other land use options, including an approximate time frame. **Member Kirby** indicated that Esmeralda County is looking for any way they can get additional land at their only airport for a heliport so that they can provide life support services to their aging population, but they cannot afford to buy it from BLM.

RECESS FOR A FIELD TRIP TO THE FLYING A GARAGE

At 3:05 pm, **Chairman Mancebo** recessed the meeting to the scheduled field trip.

ADJOURNMENT

The field trip was completed at 4:10 pm, and the meeting was adjourned.

Respectfully submitted,

Paul A. Williams, Senior Planner
Meeting Recorder

Please note that minutes should be considered draft minutes pending their approval at a future meeting of the State Land Use Planning Advisory Council. Corrections and changes could be made before approval.

The meeting was digitally recorded. Anyone wishing to receive or review the recording may call (775) 684-2723. The recording will be retained for three years.