

STATE LAND USE PLANNING ADVISORY COUNCIL
MEETING MINUTES

November 10, 2022

Lyon County Administrative Complex
Commission Chambers
27 South Main Street. Yerington, NV

Members Present

Jake Tibbitts, Eureka County (Chair)
Lorinda Wichman, Nye County (Vice Chair)
Jim Barbee, Churchill County
Sami Real, Clark County
Maureen Casey, Douglas County
Wilde Brough, Elko County
De Winsor, Esmeralda County
Mike Reese, Lincoln County
Wes Henderson, Lyon County
Curtis Schlepp, Mineral County
Roger Mancebo, Pershing County
Kathy Canfield, Storey County
Jeanne Herman, Washoe County
Laurie Carson, White Pine County
Marla McDade Williams, Nevada Indian Commission
Charlene Bybee, Nevada League of Cities & Municipalities
Jacob Brinkerhoff, Nevada Association of Counties

Members Absent

Hope Sullivan, Carson City
Art Clark, Lander County
Jim French, Humboldt County

Others Present

David Pritchett, U.S. Bureau of Land Management
Carolyn Sherve, U.S. Bureau of Land Management
Megan Labadie, Nye County
Clifford Banuelos, Inter-Tribal Council of Nevada
Jeremy Drew, Resource Concepts Inc.
Louis Cariola, Lyon County
Joe Lednicky, University of Nevada Cooperative Extension
Candance Stowell, Reno-Sparks Indian Colony
Peter Gower, The Nature Conservancy
Alex Tanchek, Silver State Government Relations
Dan Nubel, Office of Attorney General
Charlie Donohue, Nevada Division of State Lands
Ellery Stahler, Nevada Division of State Lands
Scott Carey, Nevada Division of State Lands

1) Call to Order

The meeting was called to order by **Jake Tibbitts** at 9:31 am. A roll call was held for members of Council and a quorum was established. Introductions were made by others who were present.

2) Public Comment

Nevada Division of State Lands
State Land Use Planning Agency
901 S. Stewart Street, Suite 5003
Carson City, NV 89701

Telephone: (775) 684-2723
www.lands.nv.gov/land-use-planning

Jake Tibbitts called for public comment.

Peter Gower with the Nature Conservancy provided a [public comment](#) regarding agenda item #6.

Jake Tibbitts called for any additional public comment, there was none. The public comment period was closed.

3) Review of the Agenda

Scott Carey with the Nevada Division of State Lands stated that the June 3, 2022 and August 19, 2022 meeting minutes were not able to be completed by staff prior to the meeting and suggested that the Council remove those minutes from the agenda.

There were no other changes to the agenda suggested by the Council.

Roger Mancebo made a motion to approve the agenda with the removal of item #4. The motion was seconded by **Jeanne Herman**. There was no discussion on the motion. There was no opposition to the motion and the motion was passed unanimously.

4) Approval of Meeting Minutes

This item was removed from the agenda.

5) County and Member Planning Updates

De Winsor, Esmeralda County

De stated that there are a couple of new mines pursuing development throughout the county. He stated that there has been quite a lot of lithium mining interest and activity in the county as well.

Jake Tibbitts, Eureka County

Jake stated that there has been some interest from a company out of Utah to site large hydroponic vegetable growing and indoor fish production facilities in the county. He stated that the county conducted emergency repairs on two municipal wells that have recently experienced failures. He stated that the county is experiencing new mining activity with a lot of new exploration activities taking place. He stated that this new activity has resulted in the hotel rooms and RV parks being full in the county. He stated that one large mining company has purchased land in the county and is proposing to construct a man camp to provide temporary housing for its workers.

Mike Reese, Lincoln County

Mike stated that the county was successful in obtaining a Southern Nevada Public Lands Management Act (SNPLMA) funding to acquire 460 acres for the county to construct new hiking trails in Pioche. He stated that the town of Alamo is looking to apply for future funding to complete a similar project. He stated that the county is working to dispose of more land with the BLM through the Lincoln County land act. He stated that since this act was enacted less than 500 acres has actually been disposed of within the county. He stated that there is a huge demand for housing in the county with many government agencies not able to fill positions due to the lack of housing.

Wes Henderson, Lyon County

Wes stated that longtime County Manager Jeff Page retired at the end of September and that the County Commission has appointed Andrew Haskin as the interim county manager.

Curtis Schlepp, Mineral County

Curtis stated that this summer the county experience some several rain events which resulted in significant funding on public lands and damage to roads. He stated that the county purchased a large piece of caterpillar equipment to help fix and rebuild the roads that were damaged by these summer storm events. He stated that two new aboveground water tanks are being constructed southwest of Hawthorne that will replace a failing underground water tank.

Lorinda Wichman, Nye County

Lorinda stated that Megan Labadie has been hired by the county to help out with planning and natural resource related issues. She stated that applications for solar development in the county has really slowed down and that she tracking around 30 applications. She stated that the BLM is working on revising its procedures to require developers to submit bids to build on public lands and to limit the areas where solar can be developed. She stated that the county has seen a rush of petitions to sell patented mining claims with many of them located in areas where development is unlikely. She stated that the county has begun the process to retire these claims for a public purpose and to protect infrastructure in accordance with state law. She stated that the county is working with loneer to make sure that the company has an understanding of the community and Esmeralda County's expectations for future lithium mining in the area.

Lorinda stated that the county has not received a response or any communications from NASA concerning the alternative that was proposed for the withdrawal of public lands in Railroad Valley. She stated that she expects NASA to sequester the land and take it off the table but there is ongoing lithium exploration activities taking place in this same area.

Charlie Donohue with the Nevada Division of State Lands asked if the county is going to purchase the patented mining claims and then retire them.

Lorinda Wichman stated that there is a requirement that the taxes must be paid to the treasurer-trustee to take those properties for a public purpose. Lorinda stated that the funding to pay to pay the taxes to retire these claims with go from the county's general fund to the county's treasurer who will then deposit the taxes paid back into the general fund.

Roger Mancebo, Pershing County

Roger stated that the county continues to deal with severe drought conditions and that water level in Rye Patch reservoir is very low. He stated that construction is planned to start on the salmon farm in March 2023 and that upon completion would be one of the largest facilities of its kind in the world. He stated that the county's planning department recently approved a permit for a new Maverik truck stop in Lovelock. He stated that the Coeur Rochester mining company has begun work on the revitalization of its mine and that around 150 contractors have been working on this project.

Kathy Canfield, Storey County

Kathy stated that there is a lot of development going on within the Tahoe-Reno Industrial Center. She stated that staff has been working on the specific plan for the county which should be completed sometime in the spring of 2023. She stated that the county has also been working on its water resources plan which should have a draft ready for public review sometime in the beginning of 2023. She stated that the county received a planning grant from the Nevada Division of Emergency Management for flooding and hazard mitigation in the Lockwood area.

Charlie Donohue with the Nevada Division of State Lands asked if the county's water resource plan is for a specific area of the county or its countywide.

Kathy Canfield stated that that water resources plan includes Virginia City, Gold Hill, Virginia Highlands, and the Mark Twain areas of the county. Kathy stated that the Tahoe-Reno Industrial Center and the Lockwood areas are covered by their own General Improvement District (GID) and that plan does not cover anything within the Truckee River watershed.

Jeanne Herman, Washoe County

Jeanne stated that Ormat Technologies, Inc. is developing new geothermal power plants within the county and that this should help with rising costs of coal and fuels. She stated that the recent snowstorms to the region should provide some drought relief. She stated that construction should start soon for new lanes on US 395 in the Stead area which should provide traffic relief in this area. She stated that the county is working on area plan updates in the Warm Springs area to keep the area agriculture and bring in water for regional water recharge project.

Charlie Donohue with the Nevada Division of State Lands asked where the geothermal projects are located within the county.

Jeanne Herman stated that the projects are in the Empire area and that there are a couple geothermal projects in the area under development.

Laurie Carson, White Pine County

Laurie stated that the county has been busy reviewing new energy and transmission power projects. She stated that the county is also involved with the proposed Swamp Cedars or Bahsahwahbee National Monument proposal in Spring Valley. She stated the county is having a difficult time getting details on this proposal and to see a map of the specific areas proposed for the national monument. She stated that the county is awaiting further details before taking a position on the proposal. She stated that the county is a cooperating agency with the BLM on the review of the Transcanyon Cross Tie 500 kV transmission line from Utah. She stated that the county is also reviewing the proposed Southwest Intertie Project (SWIP) North transmission line project from Idaho and that the County Commission will soon be considering a proposal to amend the special use permit for this project. She stated that the Federal Regulatory Energy Commission is currently reviewing the White Pine Pump Storage project and that work continues to explore the viability of this project. She stated that the county continues to move forward on a sagebrush discovery trail project in Baker.

Clifford Banuelos with the Inter-Tribal Council of Nevada offered to assist the county with connecting with the Tribe's involved with the Swamp Cedars or Bahsahwahbee National Monument proposal.

Charlie Donohue with the Nevada Division of State Lands if water rights involved with the White Pine storage project are owned by the county and if the county has sufficient water rights to implement this project.

Laurie Carson stated that the amount of water rights involved with the White Pine storage project is very small and that the county does have several wells that are available for industrial use within the Steptoe Valley that could be used for the project.

Marla McDade Williams, Nevada Indian Commission

Marla stated that she did not have any updates from the Commission and deferred to any of the Tribal representatives attending the meeting for any updates.

There were no updates from any of the Tribal representatives in attendance.

Jacob Brinkerhoff, Nevada Association of Counties

Jacob stated that the Nevada Association of Counties (NACO) has been working on updating its Federal priorities which will include new language and positions related to renewable energy and other natural resource related issues.

Jim Barbee, Churchill County

Jim stated that the proposed expansion of the Naval Air Station Fallon remains the biggest issue for the county and that they do anticipate some action from Congress on the expansion after the election. He stated that the county has begun work on its redundant well for Fallon and they expect this municipal water system to come online in the next two weeks. He stated that county has started work on a new \$15 million courthouse project with architectural work currently underway. He stated that the County Commission approved the construction of 60 new RV spots and other infrastructure improvements at the fairgrounds. He stated that the Planning Commission is going to review two planned unit housing projects in December. He stated that one project is total of 600 that would include both multi-family and single-family products. He stated that second project would be a 420 multi-family unit project that would be built on county owned land.

Sami Real, Clark County

Sami stated that the Southern Nevada Water Authority has recently passed a new service rule that limits the size of pools. She stated that this service rule has been incorporated into the county's zoning code along with other limitations for non-functional turf in accordance with state law. She stated the county is looking into whether or not to require electrical vehicle charging stations for new development. She stated that county continues to work on affordable housing efforts on multi fronts throughout the region. She stated that county continues to rewrite its zoning code with an adoption of the new code sometime in March or April 2023. She stated that the county's land bill continues to move forward with the Nevada delegation now taking the lead on changes to the legislation.

Charlene Bybee, Nevada League of Cities and Municipalities

Charlene stated that she is planning to attend the National League of Cities conference in Kansas City next month along with other representatives from Nevada. She stated that the Washoe County lands bill is on hold with Congress pending the outcome of the election. She stated that the City of Sparks has been working with the Nevada Department of Wildlife to acquire land within the city to create a new urban fishery and nature conservancy area. She stated that the Northern Nevada Veterans Memorial has been completed and is now open at the Sparks Marina.

Maureen Casey, Douglas County

Maureen stated that a new pedestrian path has opened in Gardnerville and that the county is dealing with conflicts between electronic bikes with walkers, bicyclists, and other users. She stated that the county's Vacation Home Rental ordinance is wrapping up its first year in operation. She stated that the county is preparing a report about the ordinance and that the program has generated enough revenue to be self-sufficient. She stated that the county has hired a new Community Development Director and Planning Manager. She stated that county has begun work on updating its zoning ordinance with the goal to complete the update by the end of 2023. She stated that the County Commission has approved funding for a consultant to revise the county's transfer of development rights program and create a banking program. She stated that county is working with the Washoe Tribe of Nevada and California on the land use impacts from their gravel mining operation at Painting Rock and their forestry operation.

Wilde Brough, Elko County

Wilde stated that the City of West Wendover is planning to start construction soon on the new 84-acre downtown project. He stated that the City of West Wendover's 6,000-acre transfer of land from the BLM has stalled but he expects the transfer to happen in the near future. He stated a new Love's truck stop and a subdivision is coming to Jackpot. He stated that the county is reviewing and looking for information about the new transmission line project that the Idaho BLM Office is processing. He stated that Elko is planning a \$65 million events center that would be constructed next the Boys and Girls Club. He stated that a new Maverik travel center is proposed to be constructed in Wells. He stated that the community of Montello is going to get high speed internet service soon. He stated that with increased traffic congestion on Interstate 15 the county is seeing more truck traffic along US 93.

6) Comment Letter for Bureau of Land Management (BLM) Resource Management Planning Activities in Nevada

Scott Carey with the Nevada Division of State Lands provided an overview of the proposed comment letter that was included as pages 4-5 of the [meeting packet](#).

During the meeting the Council made several modifications to the proposed letter.

Marla McDade Williams made a motion to approve the letter with the changes as discussed at the meeting and authorize the Chair to sign the letter of behalf of the Council. The motion was seconded by **Wilde Brough**. There was no discussion on the motion. There was no opposition to the motion and the motion was passed unanimously.

7) Lyon County Presentation

Louis Cariola with Lyon County provided a [presentation](#) to the Council about natural resource and land use planning related issues within the county.

Wes Henderson stated that there is a lot of ongoing development and potential for future economic development throughout the county. Wes stated that one challenging issue for the county is providing housing to meet the current and future demands. He stated that in the Dayton area there is a serious public safety concern with only one bridge providing access to areas south of the Carson River. He stated that the county will need to work with the Federal government to secure funding and provide the access across public lands needed for a second bridge in this area.

Charlie Donohue with the Nevada Division of State Lands asked what the overall plans are for the Silver Springs Airport.

Wes Henderson stated that the Silver Springs Airport is owned by Lyon County but is operated by a local franchiser. Wes stated that the franchiser has big plans for the airport, is currently constructing a new hanger, and has plans for new hangers.

8) State Land Use Planning Agency Update

Scott Carey with the Nevada Division of State Lands provided an update of the State Land Use Planning Agency that was included as pages 6-17 of the [meeting packet](#).

9) Future Agenda Items

Scott Carey with the Nevada Division of State Lands stated at the next meeting the Council will need to have elections for the Chair and Vice Chair positions. Scott suggested that it would be good for the Council to review its bylaws at future meeting. He also suggested an update presentation from the Governor's Office of Economic Development at the State Rail Plan at a future meeting,

Jake Tibbitts requested a future agenda item for a presentation from NDOW about the proposed regulations for AB 211 dealing with the review of tentative subdivision maps.

10) Scheduling of Future SLUPAC Meeting Dates and Locations

Scott Carey with the Nevada Division of State Lands stated that the next Council meeting is looking its next meeting in February to accommodate any membership changes on the Council. Scott stated that staff was looking to schedule its next meeting in early or mid-February and hold it Southern Nevada.

Marla McDade Williams stated that her preference would be to hold the meeting during the first week of February before the Nevada Legislative Session begins.

Jake Tibbitts suggested Friday February 3, 2023 as the date for the next meeting.

The consensus of the Council was to hold the next meeting at 9:00 AM on Friday February 3, 2023, in Las Vegas.

11) Public Comment

Jake Tibbitts called for public comment. There was no public comment, and the public comment period was closed.

12) Adjourn

The meeting was adjourned at 12:29 pm.

Respectfully submitted,

Scott Carey

/s/

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. Meeting minutes and recordings of the meeting are available for inspection by the public within 30 working days after the adjournment of the meeting, the minutes and recordings are retained for at least five years in accordance with NRS 241.035(2). Anyone wishing to receive or review the recording may call (775) 684-2723.