

**STATE LAND USE PLANNING ADVISORY COUNCIL**  
**MEETING MINUTES**

February 3, 2023

Nevada State Museum, Las Vegas

Nevada Room

309 South Valley View Blvd, Las Vegas, NV

**Members Present**

Jake Tibbitts, Eureka County (Chair)  
Lorinda Wichman, Nye County (Vice Chair)  
Hope Sullivan, Carson City  
Jim Barbee, Churchill County  
Sami Real, Clark County  
Maureen Casey, Douglas County  
Wilde Brough, Elko County  
De Winsor, Esmeralda County  
Mark Evatz, Humboldt County  
Wallace "JR" Thomas, Lander County  
Mike Reese, Lincoln County  
Wes Henderson, Lyon County  
Cassie Hall, Mineral County  
Roger Mancebo, Pershing County  
Kathy Canfield, Storey County  
Jeanne Herman, Washoe County  
Janet VanCamp, White Pine County  
Jacob Brinkerhoff, Nevada Association of Counties

**Members Absent**

Marla McDade Williams, Nevada Indian Commission  
Charlene Bybee, Nevada League of Cities & Municipalities

**Others Present**

Tammi Tiger, Nevada Indian Commission  
David Pritchett, U.S. Bureau of Land Management  
Kristie Boatner, U.S. Forest Service  
Megan Labadie, Nye County  
Clifford Banuelos, Inter-Tribal Council of Nevada  
Jeremy Drew, Resource Concepts Inc.  
Jaina Moan, The Nature Conservancy  
Kris Sanchez, Governor's Office of Economic Development  
Marco Velotta, City of Las Vegas  
Alex Tanchek, Silver State Government Relations  
Laena St Jules, 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 9:01 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](http://www.lands.nv.gov/land-use-planning)

**Jake Tibbitts** called for public comment.

Jaina Moan with the Nature Conservancy provided a public comment about the Power of Place-West report recently released by the organization.

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

### **3) Review of the Agenda**

**Mike Reese** made a motion to approve the agenda as submitted. The motion was seconded by **Lorinda Wichman**. 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**

**Mike Reese** made a motion to approve the June 3, 2022; August 19, 2022; and November 10, 2022 meeting minutes as submitted. The motion was seconded by **Jim Barbee**. There was no discussion on the motion. There was no opposition to the motion and the motion was passed unanimously.

**Hope Sullivan** abstained from voting on the November 10, 2022 meeting minutes because she was not present at this meeting.

### **5) Election of Chair and Vice Chair for 2023**

**Jim Barbee** made a motion to elect **Jake Tibbitts** as Chair for a one-year term ending on February 3, 2024. The motion was seconded by **Lorinda Wichman**. There was no discussion on the motion. There was no opposition to the motion and the motion was passed unanimously.

**Roger Mancebo** made a motion to elect **Lorinda Wichman** as Vice Chair for a one-year term ending on February 3, 2024. The motion was seconded by **Jim Barbee**. There was no opposition to the motion and the motion was passed unanimously.

### **6) Election of One Member to Serve on the SLUPAC Executive Council**

Scott Carey with the Nevada Division of State Lands provided an overview of the staff memo for this item and that was included as page 33 of the [meeting packet](#). Scott also provided an overview of the duties of the SLUPAC Executive Council and the need to find a new member to represent Northeastern Nevada.

**Mike Reese** made a motion to appoint Wilde Brough to the Executive Council for the remainder of a two-year term ending on June 3, 2024. The motion was seconded by **Jim Barbee**. There was no discussion on the motion. There was no opposition to the motion and the motion was passed unanimously.

### **7) County and Member Planning Updates**

#### **Jake Tibbitts, Eureka County**

Jake stated that the county operates several water systems throughout the county that are maintained separately. He stated that the County Commission has directed staff to consolidate the operations of these water systems into a single administrative entity and conduct a rate structure. He stated that the county is currently participating as a cooperating agency in 5 or 6 active mining projects and is busy following other NEPA permitting processes for other projects around the county.

Scott Carey with the Nevada Division of State Lands asked if there was an update on the proposed fish farm in the county.

**Jake Tibbitts** stated that the county has seen some interest in collocating a fish farm with a mining project last year, but the project is still in the conceptual phase and he does not have any new information to share.

**Mark Evatz, Humboldt County**

Mark provided the Council with an overview of his professional background and experience with the county. He stated that the county has made progress in updating its public lands plan and that the plan was recently approved at a County Commission meeting. He stated that the county is working towards establishing a Public Lands and Natural Resources Advisory Committee to help inform and assist the County Commission dealing with public land issues. He also stated that the county is looking at creating a countywide weed collaborative to help control and eliminate noxious weeds in the county.

**Wallace “JR” Thomas, Lander County**

JR stated that a commercial rail project and a new paved racetrack has been proposed for Battle Mountain that could bring additional business and visitors to the county. He stated that the county has also received a proposal for a hydrogen gas plant that would be located near Battle Mountain.

**Hope Sullivan** stated that in Carson City and throughout the state, local governments have been seeing new economic development projects that have unusual and new public safety and fire impacts. Hope asked if Lander County has evaluated any potential public safety and fire impacts from the proposed hydrogen power plant.

**Wallace “JR” Thomas** stated that according to the project developers the hydrogen plant would be colocated with a solar plant and that it would use a county well for the water needed to create the hydrogen gas. JR stated that if there was an incident and if the plant exploded the damage would be contained within the project area.

**Mike Reese, Lincoln County**

Mike stated that the county is reviewing a proposal to make bio-fuel out of pinyon and juniper trees in the county. He stated that the developers of this project are undertaking time and motion research based on acreage to produce diesel and jet fuels. He stated that researchers from around the world have been coming to the county recently to conduct research. He also stated that this project is a high priority for the Bureau of Land Management (BLM) to manage biofuels and invasive species across the west.

Scott Carey with the Nevada Division of State Lands asked Mike about his recent role and work with Governor Lombardo’s transition team.

**Mike Reese** stated that he was selected by Governor Lombardo to serve as the Chairman of the Environment, Public Lands, and Wildlife Committee for the Governor’s transition team. He stated that in this role the Committee developed a report that advised the Governor on many public lands, natural resource and wildlife issues.

**Wes Henderson, Lyon County**

Wes stated that Andrew Haskin has been appointed as the new County Manager. He stated that recently there was a rockslide on State Route 208 that closed the highway in both directions. He added that NDOT continues to work on the clean up for the highway but the timeline to reopen the road is unknown. He stated that the county continues to see a lot of development activity with Microsoft purchasing land, along with new RV parks planned near the Silver Springs airport and one in Yerington. He stated that US Forest Service is currently being sued to require that service to get approval by the Environmental Protection Agency to use any fire retardant.

**Cassie Hall, Mineral County**

Cassie stated that she has recently been named as the Chair of the Nevada Association of Counties (NACO) Public Lands and Natural Resources Subcommittee. She stated that county is following the environmental review of the Lunning Solar plant expansion project. She stated that she is excited have the Lyon and Mineral

County Resource Advisory Council's (RAC) join the Rural RAC. She stated that the county is working with the Walker Basin Conservation and other groups to develop economic and recreation projects at Walker Lake. She stated that the county recently received a grant is working on another grant to develop trails and new recreation areas at the lake.

#### **Lorinda Wichman, Nye County**

Lorinda stated that the county is the process of developing a rate study for the utilities it manages. She stated that the county is currently tracking 87 renewable energy projects along the US 95 corridor that will impact Nye County. She stated that the County Commission has implemented a 6-month moratorium on renewable energy projects within the county. She stated that the county recently implemented a new ordinance that requires a Special Use Permit for any commercial renewable energy project within the county. She stated that the county is working on amending this ordinance to require a development agreement for commercial renewable energy projects.

She stated that there are currently over 100 petitions to buy mining patents throughout the county. She stated that processing these patents has proved challenging due to confusing language within state law and is working closely with the District Attorney to implement a process to process these patents. She stated that county has also seen dozens of new mining permits be submitted. She stated that many of these permits are for lithium mining projects and that the county continues to struggle with processing these projects because of the lack of water. She stated that the county is working on update to the public lands element of its master plan. She stated that county has proposed an alternative to NASA's proposed land withdrawal in the Railroad Valley but has not heard back from NASA on its proposed alternative.

#### **Roger Mancebo, Pershing County**

Roger stated that the county is very encouraged about the snowpack in Elko County and have high hopes for increased water delivery for the farmers who rely on the Rye Patch reservoir. He stated that the two new truck stops in the county continue to move forward. He stated that Couer Rochester mining project has attracted over 400 contractors and the company is about a year away from finishing up the revitalization of its mine.

**Jacob Brinkerhoff** asked if the county has become a cooperating agency for the BLM's Sage Grouse amendment and if they still needed NACO's support for this project.

**Roger Mancebo** stated that he is unaware if the county has become a cooperating agency for this project but that he will find out and get back to Jacob.

**Jake Tibbitts** asked if there was an update on the fish farm project in the county.

**Roger Mancebo** stated that construction is planned to begin in March and that its his understanding that the company has obtained the permits and financing needed to begin construction. He stated that the farm when in operation will produce salmon from the Atlantic Ocean.

#### **Kathy Canfield, Storey County**

Kathy stated that the county is getting ready to start work on the update to its master plan. She stated that it's been 7 years since that county's last master plan update. She stated that the county is working on drainage area master planning for the Virginia City and 6 Mile Canyon areas. She stated that the county is also working on a flood mitigation project for the Lockwood area to increase safety in the community during flooding events. She stated that the county has become a cooperating agency for the Greenlink West project and has provided comments to the BLM on the preliminary assessments. She stated that it appears many areas of the project have not been analyzed for impacts within Storey County and that a new 600 ft wide utility corridor has been proposed across the middle of the county. She stated that new construction continues at the Tahoe-Reno Industrial Center.

**Jake Tibbitts** asked about Tesla Motors recently announcing a new semi-truck manufacturing plant adjacent to the existing Gigafactory.

**Kathy Canfield** stated that the county has not met with Telsa Motors about this project but its her understanding that new semi-truck manufacturing plant is going to be next to the Gigafactory.

**Hope Sullivan** asked if the Storey County was going to update its master plan using consultants or if it was going complete this update in house with staff.

**Kathy Canfield** stated that county is going to discuss next week whether the master plan is going to be done in house or using consultants.

#### **Jeanne Herman, Washoe County**

Jeanne stated that the county is missing RV parks and other mobile housing stock for workers and new residents moving to the county. She stated that the county continues to work on the update to its master plan and that it expects to complete the update over the next several months. She stated that proposed geothermal plant in Gerlach by Ormat does not seem to be what the company previously told the residents of the community. She stated that the County Commission planned to discuss this project in March.

#### **Janet VanCamp, White Pine County**

Janet stated that Cave Lake was been drawn down to allow for repairs to the lake during the upcoming summer season. She added that Cave Lake is used by the community throughout the year and residents are excited to see the lake be reopened. She stated that the Garnet Hill and Eagen Crest Hill trail improvement project continues to move which upon completion will create new motorized and non-motorized trails and other recreational enhancements. She stated that town of Baker has received a grant for its sage brush discovery trail project which will be completed over three phases and ultimately create a new trail from Baker to Great Basin National Park. She stated that the county is preparing for the solar eclipse that will pass over White Pine County in October of this year. She stated that they county is expecting increased tourism for visitors who will be coming to the county to view the solar eclipse.

Scott Carey with the Nevada Division of State Lands asked if there was any update on the White Pine Pumped Storage Energy Project.

**Janet VanCamp** stated that she does not have and update on this project but understands that the developer is pursing permitting at this time.

#### **Tammi Tiger, Nevada Indian Commission**

Marla McDade Williams was not able to attend this meeting, Tammi Tiger provided the Nevada Indian Commission update to the Council.

Tammi stated that that Commission is working on its AB 264 Tribal Consultation Policy. She stated that this policy is a follow up from legislation that was approved in 2019 and is intended to improve communication and collaboration between Tribal Nations and State Agencies. She stated that the Commission has been working since 2020 to seek input on the proposed policy and is looking to adopt the policy later this year.

#### **Jacob Brinkerhoff, Nevada Association of Counties**

Jacob stated that NACO is gearing up for the upcoming legislative session and is getting ready to engage on natural resource related issues on behalf of its members. He stated that NACO has become a cooperating agency on the update the 368 Energy Corridors project and the BLM's update to the special use permitting process for large OHV and off-road racing events. He stated that NACO is working on submitting scoping comments for the BLM 2023 Western Solar Programmatic Environmental Impact Statement.

**Hope Sullivan, Carson City**

Hope stated that Carson City has noticed a slowdown of single-family residential development and an increase in multi-family projects. She stated that Carson City is beginning to work on the update of its master plan. She asked for any input or advice from anyone who has recently undergone a master plan update.

**Jim Barbee, Churchill County**

Jim stated that the county recently approved two new developments in Fallon. He stated that one is a single family and multi family housing project comprised of 690 units, the other is a multi-family housing project comprised of 460 units. He stated that the county is seeing continued interest in business development in the Hazen area. He stated that the county is engaged with the land management and the implementation of the Fallon Range Training Complex which was authorized by Congress in December. He stated that the county has received about 14,000 acres of direct conveyance from the BLM for economic development, 9,000 acres for recreational multi-purpose gravel pits, and about 50,000 acres of lands for checkerboard resolution.

**Sami Real, Clark County**

Sami stated that the county continues to work on the update to its zoning ordinance and hopes to release a final draft within the next month. She stated that the county updated its master plan in 2021 and used an outside consultant to help update both the master plan and zoning code. She stated that the county is working with interested parties to develop affordable housing and working to properly site these projects according to the county's zoning code. She stated that the county is also tracking several new renewable energy projects. She stated that it has come to the county's attention that the State of California is not going to meet its energy demands. She expressed concern about what this may mean for counties along the California border and that it may lead to more energy projects within the county.

**Hope Sullivan** asked if Clark County has seen a rise in the conversion of hotels into affordable housing units.

**Sami Real** stated that the county has seen a rise in these conversations but that the county usually finds out about the conversations after they take place through code violations. She stated that this is ongoing issue for the county and that it is working to improve the coordination of these conversations throughout the county and with other agencies.

**Maureen Casey, Douglas County**

Maureen stated that Mono County, California recently approved a 10-acre cannabis farm along the Douglas County border. She stated that this project is a concern for the county because it does not permit cannabis farming and the project is located south of Topaz Lake. She expressed concern that the county was not notified of this project by Mono County and that residents only learned of this project by viewing a noticing sign on the property. She stated that the county is concerned about the incompatibility of this use because it is not allowed in the county and this project will be drawing water from the Walker River watershed. She stated that there appears to be a severe lack of communication between counties that border Nevada on land use planning issues. She asked if other counties around the state have a system that allows for notification between projects that are located other states but take place on the border. She suggested that it may make for a good future agenda item for the council to discuss how to work collaboratively with adjacent counties in other states and create a notification system for land use planning projects that impact Nevada.

**Wilde Brough, Elko County**

Wilde stated that the county has received more the third highest ever level snow as of February 1<sup>st</sup>. He stated that event center with the Boys and Girls Club in Elko continues to move forward and that the overall budget for the project is around \$55 million. He stated that county is making plans for a new judicial center on lands that it has purchased located east of the existing courthouse in Elko. He stated that thanks to recent efforts by the BLM, the County may begin to see some progress on the wild horse issue throughout the county. He stated that the overpopulation of wild horses has led to a decrease in winter range vegetation which has greatly decreased

the population of mule deer in the county. He stated that he is unaware of any large-scale energy project within the county but that there is a large-scale solar project planned for north of Jackpot within Elko.

### De Winsor, Esmeralda County

De stated that the county is awaiting approval of permits from the BLM for new mines. He stated that the biggest issue that county continues to deal with is the availability of water which has hampered new development throughout the county. He stated that the county expects the new Loves truck stop in Tonopah to finish construction after the winter.

### 8) City of Las Vegas Presentation

Marco Velotta with the City of Las Vegas provided a [presentation](#) to the Council about the Las Vegas 2050 Master Plan and other planning & development related issues within the city.

### 9) Renewable Energy Development in Nevada Update and Approval of Scoping Comment Letter for BLM 2023 Western Solar Programmatic Environmental Impact Statement

Scott Carey with the Nevada Division of State Lands provided an overview of the renewable energy development and other resources to track these development that were included as pages 73-76 of the [meeting packet](#).

Scott also provided an overview of the proposed scoping comment letter that was included as pages 79-81 of the [meeting packet](#).

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

**Mike Reese** 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 **Lorinda Wichman**. There was no discussion on the motion. There was no opposition to the motion and the motion was passed unanimously.

### 10) Public Hearing for Executive Order 2023-003 and Review of SLUPAC Regulations

Scott Carey with the Nevada Division of State Lands provided an overview of the staff memo and Executive Order 2023-003 which was included as pages 82-86 of the [meeting packet](#).

Scott stated that Governor Lombardo's order directed the freezing of new regulations and required a review of existing regulations by all executive branch agencies, departments, boards and commissions. Section 1 of the order directs each State board or commission by May 1st to provide a report to the Governor's Office detailing how the regulation subject to its enforcement can be streamlined, clarified, reduced or otherwise improved to ensure those regulations provide for the general welfare of the State without unnecessarily inhibiting economic growth. He stated section 3 of the order requires each State board or commission to hold a public hearing to vet & solicit input on any recommended changes to its regulations, and to identify any regulatory changes stakeholders feel are worthy of consideration. This section also directs that any stakeholder input be included in the report submitted to the Governor's Office.

Scott stated that the Council does not have any regulations that have been adopted under the Nevada Administrative Code (NAC). He stated that it is staff's interpretation, that the main intent of the Executive Order 2023-003 is to streamline and increase the efficiency of all existing regulations by all executive branch agencies, departments, boards and commissions. He stated that staff recommends that the Council have a discussion on its regulations and hold a public hearing to solicit input on any regulatory.

There were no recommendations provided by the Council to streamline, clarify, or reduce any of its regulations.

**Jake Tibbitts** opened the public hearing for any stakeholders or members of the public to provide recommendations to streamline, clarify, or reduce any of the Council's regulations. There was no public or stakeholder comments received, and the public hearing period was closed.

Scott Carey with the Nevada Division of State Lands stated that prior to the meeting, staff did not receive any recommendations from stakeholders or members of the public to streamline, clarify, or reduce any of the Council's regulations. Scott stated that staff will prepare and submit a report to the Governor's Office on behalf of the Council prior to May 1st as required by Executive Order 2023-003.

### **11) 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 87-90 of the [meeting packet](#).

### **12) Future Agenda Items**

**Jake Tibbitts** requested a future agenda item for a presentation from the Governor's Office of Economic Development. Jake also suggested a future agenda items to discuss interstate coordination on land use planning projects and issues, a presentation on the 82<sup>nd</sup> Session of the Nevada Legislation, a presentation from the Nevada Department of Wildlife on the draft AB 211 regulations, and a presentation from Andy Reiber on how to develop effective public land policy plans.

**Lorinda Wichman** suggested a future agenda item about the Tri-County weed management district.

### **13) Scheduling of Future SLUPAC Meeting Dates and Locations**

Scott Carey with the Nevada Division of State Lands stated that staff would like to schedule the remaining three Council meetings for the year. Scott stated that staff was looking to schedule the next Council meeting sometime in around late April. He also suggested to schedule future Council meetings in late July or early August, and on Wednesday October 18<sup>th</sup> in Stateline in conjunction with the Nevada State Planning Conference.

**Jake Tibbitts** suggested the next Council meeting to be held on Friday April 14, 2023 in Carson City. Jake also suggested a future Council meeting on Friday August 4, 2023 in Eureka.

The consensus of the Council was to hold the next meeting at 9:00 AM on Friday April 14, 2023, in Carson City, followed by next meeting on Friday August 4, 2023 in Eureka, and the last meeting of the year on Wednesday October 18<sup>th</sup> in Stateline.

### **14) Public Comment**

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

### **15) Adjourn**

The meeting was adjourned at 12:32 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.