



State Land Use Planning Advisory Council

MEETING PACKET

Wednesday February 21, 2024
Las Vegas, NV

TABLE OF CONTENTS	<u>PAGE #</u>
Agenda	1-4
October 18, 2023 Meeting Minutes	5-15
Election of Chair and Vice Chair Memo	16



NOTICE OF PUBLIC MEETING AND AGENDA FOR THE

STATE LAND USE PLANNING ADVISORY COUNCIL

A public meeting will be held on:

Wednesday February 21, 2024 9:00 AM

At the following location:

**University of Nevada Cooperative Extension Office
Classrooms B and C
8050 Paradise Road, Las Vegas, NV**

or

**via Microsoft Teams at
<http://tiny.cc/SLUPAC-2-21-24>
Meeting ID: 226 231 621 450
Passcode: b25SDj**

**Phone: 775-321-6111
Phone Conference ID: 959 337 741#**

Attendance to this meeting will also be available virtually. For this meeting the State Land Use Planning Advisory Council will be using Microsoft Teams, a third-party app, and does not control its technical specifications or requirements. Your ability to participate in the public comment portions of a meeting may be impacted by factors including but not limited to the type of device you use, the strength of your internet or cellular signal, and the company that provides your internet or cellular service. The State Land Use Planning Advisory Council is not responsible if you are not able to participate in a meeting through Microsoft Teams due to these or any other factors.

Public comments may be submitted via email prior to the meeting. Please submit public comments to jgetz@lands.nv.gov. For questions or additional information, you may contact Ellery Stahler, Deputy Administrator at 775-684-2720 or at estahler@lands.nv.gov.

Please note that times listed are estimates.

- 9:00 am 1) Call to Order**
Roll Call of the Council and Introductions of staff and guests.
- 9:05 am 2) Public Comment**
This is an opportunity for the public to provide public comment on any item included on the agenda or any other land use planning and any other related topic not included on the agenda. (Pursuant to NRS 241.020, no action may be taken upon a matter raised under this item until the matter has been specifically included on an agenda).
- 9:10 am 3) Review of Agenda (For Possible Action)**
(Agenda is reviewed for unforeseen circumstances such as the inability of a scheduled speaker to attend, to move an item to a different time during the meeting to accommodate a speaker, etc.)
- 9:15 am 4) Approval of Meeting Minutes (For Possible Action)**
- Approval of minutes from the October 18, 2023
- 9:20 am 5) Election of Chair and Vice Chair for 2024 (For Possible Action)**
Pursuant to NRS 331.740(6) the Chair and Vice Chair serve a one-year term. *Members - State Land Use Planning Advisory Council*
- 9:25 am 6) County and Member Planning Updates (For Discussion Only)**
Updates from SLUPAC members on planning and land use related activities within their areas of representation. *Members – State Land Use Planning Advisory Council*
- 10:15 am 7) Southern Nevada Strong Regional Plan Update Presentation (For Discussion Only)**
Staff from the Regional Transportation Commission of Southern Nevada will provide the Council with a presentation about the Southern Nevada Strong Regional Plan update, which will develop an implementation-focused, parcel-based recommendation to guide future land use, density, and related infrastructure investments that promotes reinvestment in existing communities and transit in support of vulnerable populations. *Members - State Land Use Planning Advisory Council.*
- 10:35 am 8) Bureau of Land Management (BLM) Resource Management Planning in Nevada (For Possible Action)**
Staff with the Nevada State Office of the BLM will provide the Council with an update on statewide resource management planning activities. Following the presentation, the Council may discuss and provide feedback to the BLM on upcoming resource management planning activities and other land use planning issues. The Council may also provide direction to Staff to prepare a formal response to the BLM's upcoming resource management planning

activities and other land use planning issues for consideration at a future meeting. *Members - State Land Use Planning Advisory Council*

11:05 am 9) Review of Nevada Department of Wildlife (NDOW) Subdivision Map Review Regulations (For Discussion Only)

The Council will receive an update from NDOW staff regarding the subdivision map review regulations. Following the overview, the Council will have a discussion and provide input on the regulations. *Members - State Land Use Planning Advisory Council*

11:30 am 10) Nominations and Appointments (For Discussion Only)

Most SLUPAC members are nominated by their respective counties and appointed by the Governor. The Council will receive an update from staff on the application process and required forms for keeping member appointments current.

11:45 am 11) State Land Use Planning Agency Update (For Discussion Only)

Staff will provide the Council with an update on agency activities, SLUPAC projects, and other issues of interest to the Council.

11:50 am 12) Future Agenda Items (For Possible Action)

The Council will discuss and recommend items to be placed on a future SLUPAC agenda. *Members – State Land Use Planning Advisory Council*

12:00 pm 13) Scheduling of Future SLUPAC Meeting Dates and Locations (For Possible Action)

The Council will discuss and recommend dates and possible locations for future SLUPAC meetings. Traditionally, the Council has met four times in a year and has held its meetings in various geographic areas throughout the State. *Members – State Land Use Planning Advisory Council*

12:10 pm 14) Public Comment

This is an opportunity for the public to provide public comment on any item included on the agenda or any other land use planning and any other related topic not included on the agenda. (Pursuant to NRS 241.020, no action may be taken upon a matter raised under this item until the matter has been specifically included on an agenda).

12:15 pm 15) Adjourn (For Possible Action)

Members – State Land Use Planning Advisory Council

PLEASE NOTE:

(I) Times listed for all items are estimates.

(II) Items on the agenda may be taken out of order at the discretion of the Chair; the public body may combine two or more items for consideration; and the public body may remove an item or defer discussion of an item on the agenda at any time.

(III) Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify Ellery Stahler in writing at the Nevada Division of State Lands, 901 S. Stewart Street, Suite 5003, Carson City, Nevada 89701 or by calling 775-684-2720 no later than February 19, 2024.

(IV) 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).

(V) In accordance with Attorney General File No. 00-047 (April 27, 2001), as restated in the Attorney General's Open Meeting Law Manual, the Chair may limit or prohibit comments that are willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers.

(VI) Documentation and supporting agenda items are available on the Nevada State Clearinghouse Website at <https://clearinghouse.nv.gov> and on the SLUPAC Meeting website at <http://lands.nv.gov/land-use-planning/state-land-use-planning-advisory-council/slupac-meeting-agendas-and-minutes> and will be available at the SLUPAC meeting. For further information you may contact Ellery Stahler at 775-684-2723 or at estahler@lands.nv.gov.

Notice of this meeting was posted at the following locations:

University of Nevada Cooperative Extension Office, 8050 Paradise Road, Las Vegas, NV 89123

Division of State Lands, 901 S. Stewart Street, Suite 5003, Carson City, NV 89701

Grant Sawyer State Office Building, 555 E Washington Ave, Las Vegas, NV 89101

Nevada State Library and Archives, 100 N Stewart St, Carson City, NV 89701

Nevada State Clearinghouse Website at: <https://clearinghouse.nv.gov>

Nevada Public Notice Website at www.notice.nv.gov

STATE LAND USE PLANNING ADVISORY COUNCIL
MEETING MINUTES

October 18, 2023
Tahoe Blue Event Center
Turquoise Room
75 Highway 50. Stateline, NV 89449

Members Present

Jake Tibbitts, Eureka County (Chair)
Hope Sullivan, Carson City
Sami Real, Clark County
Maureen Casey, Douglas 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
Marla McDade Williams, Nevada Indian Commission
Jacob Brinkerhoff, Nevada Association of Counties
Dian VanderWell, Nevada League of Cities & Municipalities

Members Absent

Jim Barbee, Churchill County
Wilde Brough, Elko County
De Winsor, Esmeralda County
Vacant, Nye County

Others Present

Megan Labadie, Nye County
Tye Morgan, U.S. Bureau of Land Management
Kevin Verre, Nevada Department of Transportation
Allison Combs, R&R Partners
Alex Tanchek, Silver State Government Relations
Tylor Finley, Federal Highway Administration
Chase McNamara, Governor Joe Lombardo
Erin Casey, NAS Fallon
Joe Lednicky, University of Nevada Cooperative Extension
Shari Davis, Nevada Governor’s Office of Economic Development
Fred Steinmann, University of Nevada, Reno
Tom Dallaire, Douglas County
Kate Moroles-O’Neil, Douglas County
James Settlemeyer, Nevada Department of Conservation and Natural Resources
Cathy Erskine, Nevada Department of Conservation and Natural Resources
Nathan Holland, 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

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

Meeting Minutes October 18, 2023 – Stateline

DRAFT

The meeting was called to order by **Jake Tibbitts** at 2:01 PM. A roll call was held for members of Council and a quorum was established.

2) Public Comment

Jake Tibbitts called for public comment.

Fred Steinmann with the University of Nevada, Reno on behalf of the Nevada Chapter of the American Planning Association welcomed the Council to the chapter's Nevada State Planning Conference. Fred stated that it was a pleasure for the Chapter to host the Council again after hosting the Council last year at the Nevada Rural Planning Conference in Elko. He also expressed his congratulations to Scott Carey with the Nevada Division of State Lands for being elected as the President of the Nevada Chapter of the American Planning Association.

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

3) Review of the Agenda

Jake Tibbitts suggested moving the Douglas County Presentation up on the agenda so that it would be heard before the County and Member Planning Updates agenda item.

Maureen Carey made a motion to approve the agenda with the change to move the Douglas County Presentation to heard before the County and Member Planning Updates item. The motion was seconded by **Marla McDade Williams**. 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

Maureen Casey made a motion to approve the August 4, 2023 meeting minutes as submitted. The motion was seconded by **Roger Mancebo**. There was no discussion on the motion. There was no opposition to the motion and the motion was passed unanimously.

5) Election of One Member to Serve on the SLUPAC Executive Council

Jake Tibbitts provided an overview of the staff memo for this item that was included as page 12 of the [meeting packet](#). Jake stated that with the resignation of Lorinda Wichman from Nye County to the Council, there is currently 1 vacancy on the SLUPAC Executive Council. He stated that the main duties of the SLUPAC Executive Council are to upon request resolve local land use inconsistencies. He stated per Nevada Revised Statutes that the SLUPAC Executive Council is to be made up of members from different geographic regions of the state. He stated that Lorinda Wichman was elected to the SLUPAC Executive Council to represent Central Nevada.

Jake Tibbitts nominated **Wes Henderson** to be appointed to the SLUPAC Executive Council to represent Central Nevada through June 3, 2024. **Wes Henderson** stated that he would be happy to serve on the SLUPAC Executive Council.

Hope Sullivan made a motion to appoint Wes Henderson to serve on the Executive Council for the remainder of a term ending on June 3, 2024. The motion was seconded by **Maureen Carey**. There was no discussion on the motion. There was no opposition to the motion and the motion was passed unanimously.

6) Douglas County Presentation

Tom Dallaire with Douglas County provided the Council with a [presentation](#) about the county's transfer of development rights program and other land use planning issues.

7) County and Member Planning Updates

Jake Tibbitts, Eureka County

Jake stated that Eureka County remains very busy monitoring and commenting on the various mining and renewable energy projects going through the National Environmental Policy Act (NEPA) review process. He stated that Gibellini Vanadium mine project south of Eureka continues to move forward and that the final Environmental Impact Statements (EIS) was released by the Bureau of Land Management (BLM) about a month ago. He stated that this project was somewhat streamlined through the NEPA process because vanadium was designated as a critical mineral for the nation and that a record of decision for this project is expected soon. He stated that upon completion the Gibellini Vanadium mine will employ around 130 employees and would be the only vanadium mine in production in North America.

Jake stated that Eureka County continues to work on the development of the Eureka Canyon subdivision near Eureka. He stated that the County Commission and Planning Commission recently began work on updating the development code to make it easier for residents to build new homes in this subdivision. He stated that the county also continues to work on its county water rights dedication ordinance that was adopted in 2005. He stated that two farms in Diamond Valley have signed leases with energy companies to develop solar energy projects.

Charlie Donohue with the Nevada Division of State Lands asked if there would be a positive impact to the groundwater situation in Diamond Valley with conversion of these farms into solar production.

Jake Tibbitts stated that the county is working with the Nature Conservancy on a study to determine what the impact to groundwater would be from the conversion of agricultural uses to solar production. He stated that the county hopes the results of this study will help promote the use of agrivoltaics where agricultural use remains on the land along with solar energy production.

Roger Mancebo, Pershing County

Roger stated that all of the new development projects reported at the last meeting, including the new casino and Maverik gas station continue to move forward. He stated that the county is happy to see that the water level continues to be high in the Rye Patch reservoir and that the producers received their full allotment of water this season. He stated that a broadband fiber optic project has reached Lovelock and that this project is supposed to greatly increase internet service in the community.

Marla McDade Williams, Nevada Indian Commission

Marla acknowledged that the Council today is meeting on the ancestral lands of the *Wa She Shu*, the Washoe Tribe of Nevada and California. She stated that the Tribe serves four Tribal communities in Stewart, Carson Colony, Dresslerville, and Woodfords. She stated that Lake Tahoe is a part of the ancestral lands of the Tribe and that Cave Rock is an important cultural site for the Wa She Shu people. She stated that the site of the 1960 Winter Olympics was recently renamed Palisades Tahoe after working with the Tribe and that Tribe also operates the Meek's Bay Resort at Lake Tahoe. She stated that Tribal Chairman Arlan Melendez of the Reno-Sparks Indian Colony recently announced his retirement after 36 years serving on the Tribal Council. She stated that Chairman Melendez is well respected throughout Nevada and the Nation for his work leading the Reno-Sparks Indian Colony.

Charlie Donohue with the Nevada Division of State Lands recalled years ago with the Lake Tahoe Restoration Act a portion of land near Skunk Harbor was going to be transferred to the Washoe Tribe of Nevada and California. Charlie asked if this transfer of land to the Tribe has been executed.

Marla McDade Williams stated that she is unaware if this transfer of land was executed between the Washoe Tribe of Nevada and California and the Federal Government. Marla stated that she can ask the Tribe and find out more information about the status of this transfer.

Hope Sullivan, Carson City

Hope stated that the Planning Commission recently held a workshop to discuss affordable and market rate housing issues. She stated that State Lands along with market rate and affordable housing developers participated in this workshop. She stated that one of the most interesting issues to come out of the workshop was that affordable housing developers can only build up to 60% Average Medium Income (AMI). She stated that when looking at developing workforce housing the level of income served by this housing type is anywhere from 60% AMI to 120% AMI. She stated that at these levels of income it is challenging to obtain funding to support this type of housing. She stated that because of the housing workshop the Mayor and Deputy City Manager are meeting today with a property owner to discuss a possible workforce housing project.

Hope stated that the city continues to work on updating its zoning code and development standards. She stated that the Planning Commission and Board of Supervisors are having a workshop tomorrow to discuss code updates. She stated that the Board of Supervisors will be considering a contract with Clarion Associates to help update of the city's master plan. She stated as part of the master plan update the city plans to meet with large employers to understand land needs but also the quality of life needs of their employees. She stated that the city plans to work with the Washoe Tribe of Nevada and California as part of the master plan update as well.

Jake Tibbitts asked if the city's master plan update is going to be a full refresh or more of a standard update.

Hope Sullivan stated that the project will be an update to the city's master plan from 2006. Hope stated that there have been many changes since 2006 and that the city intends to take a close look and adapt to these changes during the master plan update.

Maureen Casey, Douglas County

Maureen stated that the County Commission is meeting tomorrow to consider changes to the county's vacation home rental ordinance. She stated that the county has proposed major revisions to the ordinance over the past year. She stated that the county's vacation home rental committee is recommending that the County Commission not make any changes to the ordinance and instead allow for additional time to see how the ordinance is working or not working. She stated that there is a group within the county collecting signatures for an initiative petition to restrict vacation home rentals to only commercial areas within the county. She stated that if this petition were to be passed by the voters and enacted, vacation home rentals would be severely limited and would greatly affect the county finances.

Maureen stated that the County Commission is working on a new strategic plan for the County and if passed it would be implemented within the next year. She stated that the county has been successful in gathering a lot of public input on the strategic plan and has hosted many meetings in various communities across the county. She expressed her appreciation to the Nevada Chapter of the American Planning Association for a holding a successful State Planning Conference in Douglas County.

Charlie Donohue with the Nevada Division of State Lands asked if the county knew how many homeowners within the Lake Tahoe Basin are secondary homeowners as opposed to primary homeowners.

Maureen Casey stated that the county does know how many secondary homeowners there are in the Lake Tahoe basin, but she is unaware of the exact number. Maureen stated that the number of secondary homeowners within the Lake Tahoe basin is substantial.

Jacob Brinkerhoff, Nevada Association of Counties

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

Jacob stated that the Nevada Association of Counties (NACO) has submitted comments on the Council on Environmental Quality's proposed regulations to implement the phase two changes to the National Environmental Policy Act (NEPA). He stated that Governor Lombardo also submitted comments on the proposed changes along with several Western Governors. He stated that NACO has been busy in participating as a cooperating agency on several NEPA projects under review across the state. He stated that NACO recently met with Senator Rosen's Office to discuss increased broadband service to rural counties.

Scott Carey with the Nevada Division of State Lands asked how this year's NACO Annual Conference in Elko last month went.

Jacob Brinkerhoff stated that the conference went very well, and that this year's conference had the largest number on registered attendees in its history.

Sami Real, Clark County

Sami stated that the County Commission will be considering a resolution to ask the BLM to prioritize solar or renewable energy projects on Federal Lands that intend to keep the energy within Nevada. She stated that the resolution is also asking the BLM to prioritize solar and renewable energy development to areas that are within a designated Solar Energy Zone. She stated that the resolution will be on the County Commission's agenda for November 7th and that she is happy to share a copy of the resolution with the Council. She stated that she believes that this resolution will help support smart from the start energy development within the county and encourage renewable energy produced in Nevada to remain in Nevada.

Charlie Donohue with the Nevada Division of State Lands asked if the county's resolution is going to ask the BLM to promote multiple uses like agrivoltaics being developed for solar energy projects on Federal lands.

Sami Real stated that the resolution does not specifically ask for this but that it does promote reducing land use conflicts in areas being developed for renewable energy projects. Sami stated that some of the projects are being proposed in areas designated for prime Desert Tortoise habitat and that the county is trying to encourage the BLM to properly site renewable energy projects in areas where these conflicts do not arise.

Hope Sullivan encouraged Clark County to consider in its resolution to ask the BLM to base their decision regarding the development of renewable energy projects in areas that are consistent with the BLM's resource management plan.

Maureen Casey stated that solar energy development can be very disruptive to desert soils and wildlife. Maureen asked if the county's resolution is addressing the impact of solar energy development on desert soils and wildlife.

Sami Real stated that the resolution does not address this issue directly. Sami stated that she is unaware if the BLM's environmental review documents for solar projects adequately address the impact of solar development on desert soils and wildlife.

Mark Evatz, Humboldt County

Mark stated that County Manager Dave Mendiola has announced his plans to retire from the county in March of 2024. He stated that the county is looking for a qualified individual to replace Dave upon his retirement and that the county hopes to hire a replacement before the end of this calendar year.

Mark stated that the Thacker Pass lithium mine project is well underway and that construction crews continue to make progress on the initial mine and associated processing plant. He stated that the Nevada Department of Transportation (NDOT) has recently completed improvements at the intersection of State Route 293 and US Route 95 for the Thacker Pass project. He stated that construction continues on the new school for the Town

of Orvada that is being relocated due to the Thacker Pass mine. He stated that construction has started on a workforce housing project that will accommodate 800 mine and construction workers when it's complete.

Mark stated that the county has seen new interest and permitting activity near the border of Nevada, Oregon, and Idaho for another major lithium project. He stated that any permitting decisions would come from the BLM Vale District Office in Oregon, but any new mines in this area would likely impact Humboldt County. He stated that the county has also been seeing a lot of new interest in solar development along the I-80 corridor between Winnemucca and Battle Mountain. He stated that the County Commission has asked for monthly updates from the BLM Winnemucca District Office on energy and other projects throughout the county.

Hope Sullivan stated that every member of the Council should be asking their local BLM officials about the status of the Statewide Resource Management Plan update project.

Joe Lednicky with the University of Nevada Cooperative Extension stated that they have recently completed the Lithium Americas Economic Report for the Thacker Pass Mine. Joe stated that this new report contains updated information about the mine since the last report was completed four years ago. He stated that he will share this updated report with the Council.

Wallace "JR" Thomas, Lander County

JR stated that the BLM has begun to survey land that will soon be transferred to the county. He stated that Nevada Gold Mines is working on an expansion of one of its mines that will include the development of three small pits. He stated that the county continues to have discussions with a corporation that is looking to develop a hydrogen plant near the main rail line. He stated that upon completion the hydrogen plant will create 100 new jobs within the county.

Mark Evatz asked where the transfer of land from the BLM is going to take place and how the county will use the land.

JR Thomas stated that part of the land transfer will take place near Battle Mountain, but he is unsure of what the land will be used for upon completion of the transfer. JR stated that the other part of the land transfer will take place near Austin and will be used to expand the airport.

Jake Tibbitts asked if the land transfers were included in the Land County Land and Conservation Act that was included in last year's National Defense and Authorization Act.

JR Thomas stated that was correct and that the BLM needs to complete a survey of the land before it can be transferred to the county.

Wes Henderson, Lyon County

Wes stated that the county continues to prepare for a future lands bill for the county. He stated that the county is expected to submit a lands bill for primarily the northern part of Lyon County. He stated that work on the lands bill is further along in the northern part of the county than it is with the southern part. He stated that Senator Cortez Masto and Senator Rosen have asked that any lands bill be brought forth by the county where it is located. He stated that Congressman Amodei has introduced a lands bill for Fernley twice in the past and that the county is going to include the Fernley lands bill as part of the county's lands bill.

Wes stated that at their last meeting, the Planning Commission discussed possible amendments to the county's Title 15 development code. He stated that possible amendments include changes to residential design standards and to manufactured and affordable home design standards. He stated that he expects these proposed changes to the code to come before the County Commission for consideration relatively soon. He expressed his appreciation to NACO for a great conference and that **Jake Tibbitts** did an excellent job on the public lands panel with BLM State Director John Raby.

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

Kathy Canfield, Storey County

Kathy stated that in November the County Commission will be considering adoption of the 6-mile Canyon Area drainage master plan has been working with the Carson Water Subconservancy District on for the past year. She stated that once the plan is adopted the county will be looking at ways to fund the implementation of the plan. She stated that the county continues to work on its hazard mitigation plan for Long Valley Creek in the Lockwood area. She stated that once this plan is adopted the county will be looking for ways to fund hazard mitigation projects. She stated that the County Commission recently approved a contract for a consultant to work on a housing needs assessment that will be incorporated into the county's master plan update. She stated that the county continues to work with the BLM to analyze different routes through the county for the Greenlink West project. She stated that the county is concerned about impacts to cultural resources and private lands within county from the proposed transmission line.

Charlie Donohue with the Nevada Division of State Lands asked if the alignment for the Greenlink West transmission line goes into the Tracy-Clark power plant in the northern part of the county.

Kathy Canfield stated that the proposed line does not connect into the Tracy-Clark power plant and that one part of the line connects into Battery Blvd substation near USA Parkway and the other part of the line connects to the Mira Loma substation off Veterans Parkway in Washoe County. Kathy stated that the Mira Loma substation portion of the transmission line goes through US Forest Service and residential zoned land in the middle part of the county. She stated that county believes the impacts to this area could be reduced by moving the line to other lands that are zoned industrial. She stated that the county will continue to work with BLM and NV Energy to analyze different alternatives for the proposed transmission line.

Marla McDade Williams stated that under state law tribal cultural and historic resources are protected on private property. Marla stated that the areas included in the proposed Greenlink West project would be of interest to the Pyramid Lake Paiute Tribe, Reno-Sparks Indian Colony, and the Yerington Paiute Tribe.

Kathy Canfield thanked **Marla McDade Williams** for this comment and stated that she will reach out to Marla once additional alternatives for the project are analyzed.

Jake Tibbitts asked if the lands owned by Blockchains LLC were sold within the county.

Kathy Canfield stated that some of the lands owned by Blockchains LLC near the Storey and Lyon County border have recently been sold. Kathy stated that part of the land sold was not part of the futuristic smart city project that was proposed a couple years ago.

Jeanne Herman, Washoe County

Jeanne stated that the Planning Commission has reviewed and recommended approval of the county's master plan update to the County Commission. She stated that the county's planning staff has had a great attitude and has done a good job with this master plan update. She expressed her appreciation to NACO for a successful Annual Conference in Elko. She stated that development in the Reno area appears to come before sufficient infrastructure and that the region lacks workforce housing. She stated that she believes that the county will be working soon with Storey County on some housing issues. She stated that the County Manger and technical staff have recently completed a project to bring broadband infrastructure to Gerlach. She stated that this new broadband service will be great for public safety and for the schools in the area. She stated that the county is now working on improving broadband service in the Red Rock area.

Jeanne stated that she could not vote in support of the county's lands bill. She stated that she believes the miners, ranchers, and recreationalists in District 5 will be negatively impacted by the county's lands bill. She stated that the county is getting closer to completing the financing needed for the new fire station at the Apple Data Center which will improve safety in the area. She stated that she remains concerned about all the new

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

high-rise apartments being constructed in the county because the county only has two ladder trucks. She stated that it takes about 4 years to get a new ladder truck even if the county had the money for a new truck.

Janet VanCamp, White Pine County

Janet stated that the county continues to see applications for solar and wind testing and development. She stated that the most recent application was from Vesper Energy and was for a 1,000-acre solar development near the Spring Valley wind farm. She stated that the BLM just approved an administrative withdrawal of 70,000 acres for the next two years for the Stagecoach Wind project in Newark Valley. She stated that there is currently a 30-day public comment review period for the proposed 4,000-acre expansion to the Bald Mountain Mine.

Charlie Donohue with the Nevada Division of State Lands asked how the solar eclipse on October 14th went for the county.

Janet VanCamp stated that the county was expecting 4,000 to 6,000 people to visit during the solar eclipse but that she didn't believe that many people showed up. She stated that every room in Ely was booked, and that additional overflow camping was available at the fairgrounds. She stated that the Cherry Creek and Shelbourne rest areas and Highway 93 were all packed with visitors and that overall the event was very successful for the county.

Megan Labadie, Nye County

Megan stated that the county is moving forward on its lands bill and that representatives from the county traveled to Washington D.C. to meet with the Nevada delegation on the bill. She stated that Congressman Horsford has publicly agreed to carry the county's lands bill in the House of Representatives and that Senator Rosen is going to carry the bill in the Senate. She stated that the county continues to work on its habitat conservation plan and that she is working on a cost estimate for this project. She stated that the county is working closely with the BLM and U.S. Fish and Wildlife Service (USFWS) on the plan to create additional habitat to protect the Desert Tortoise. She stated that the county continues to see applications for new solar development within the county. She stated that the county recently received a list of priority determinations for new solar development in the Beatty and Amargosa Valley areas. She stated that projects in these areas have been deemed low to medium priority for new solar development applications.

Megan expressed her appreciation to NACO for a successful Annual Conference in Elko. She stated that the county has received a lot of community feedback regarding wild horse and burro roundups on the Pahrump area. She stated that the community is concerned about the use of helicopters and drones during these roundups and their impact on the animals. She stated that the County Commission recently adopted an ordinance to ban the use of helicopters and drones in wild horse and burro roundups within the county. She stated that Congressman Amodei continues to fight against NASA's withdrawal of public land in the Railroad Valley. She stated that the county was asked to prepare an economic analysis for their proposed lands bill. She stated that the county is struggling with trying to determine how many jobs may be created from the lands bill because the land is currently unavailable for economic use. She asked if any members of the Council had any studies or formulas that may help the county with its economic analysis to please let her know.

Jake Tibbitts suggested that the county contact Joe Lednicky with University of Nevada Cooperative Extension for assistance with developing an economic analysis for the county's lands bill.

Charlie Donohue with the Nevada Division of State Lands asked if the county's lands bill addresses issues in both the north and south parts of the county.

Megan Labadie stated that the county's lands bill address issues in both the north and south parts of the county. Megan stated the proposed lands bill is requesting additional lands be transferred for growth near Tonopah and that mountain ranges in the North are be designated for conservation as well.

Jacob Brinkerhoff asked if Megan was aware of how much the BLM's Herd Management Areas within the county area are above their appropriate management levels (AML).

Megan Labadie stated that she was unaware of the current levels at this moment and would need to follow up with additional information regarding this question.

Jacob Brinkerhoff stated that BLM State Director Jon Raby has expressed a willingness to try innovative approaches to manage Herd Management Areas that are exceeding their AML within the state.

Jake Tibbitts stated that the University of Wyoming recently released a report regarding the use of helicopters during wild horses and burro gathering.

Dian VanderWell, Nevada League of Cities and Municipalities

Dian stated that in August the Nevada League of Cities and Municipalities named Glen Leavitt as its new Executive Director. She also expressed her congratulations to Scott Carey with the Nevada Division of State Land for being elected as the President of the Nevada Chapter of the American Planning Association.

Charlie Donohue with the Nevada Division of State Lands asked if Glen Leavitt is going to be based in Carson City or Las Vegas.

Dian VanderWell stated that Glen will be based in Carson City and that he is currently traveling the state meeting with members.

Mike Reese, Lincoln County

Mike stated that the county has entered into a contract with Nevada Rural Housing for a \$14 million development project that will complete 32 low-income housing units in the spring. He stated that this will be the county's first venture with Nevada Rural Housing and the county is excited to see new affordable housing units become available in the community.

8) Review of Statewide Land Use Planning Projects and Issues

Scott Carey with the Nevada Division of State Lands provided an overview the staff memo for this item that was included as page 13 of the [meeting packet](#).

Scott also provided an overview of a [map](#) developed by staff showing the major land use planning projects and issues throughout the State.

During the meeting the Council provided feedback on the map and suggested new projects and issues to include in the map.

9) State Land Use Planning Agency Update

Scott Carey with the Nevada Division of State Lands provided the Council with an update of the activities of State Land Use Planning Agency that was included as pages 14-17 of the [meeting packet](#).

Scott stated that this will be his final meeting with the agency as he has recently accepted a position with the City of Sparks. He stated that it has been an honor to serve the Council expressed his appreciation to the current and former members of the Council for their support and good work over the past four years.

Tye Morgan with the Bureau of Land Management provided the Council with a quick update on the status of the Statewide Resource Management Plan update project.

Jake Tibbitts stated that the Nevada Department of Wildlife has released the draft regulations for the AB 211 subdivision review process. Jake stated that Eureka County does not believe that the proposed regulations meet the intent of the legislation and that they are a step too far. He also stated that Eureka County and others from Nevada are trying to promote a smart from the start alternative for the Western Solar PEIS.

10) Future Agenda Items

Hope Sullivan suggested a future agenda item with Jayme Lopez and other BLM staff involved with the Western Solar PEIS to discuss smart from the start energy development in Nevada.

Jake Tibbitts suggested future agenda items for; the NDOW proposed subdivision review regulations; the BLM to provide a presentation on the Statewide Resource Management Plan Update project; and a presentation from the Department of Conservation and Natural Resources on the water rights buy back program.

Maureen Casey suggested a future agenda item to discuss flood damage, mitigation, and recovery efforts.

Scott Carey with the Nevada Division of State Lands stated that at the next meeting the Council will need to elect a new Chair and Vice Chair. Scott stated that the Regional Transportation Commission of Southern Nevada has offered to provide the Council with a presentation about the update the Southern Nevada Strong Regional Plan at its next meeting.

Mark Evatz suggested a future agenda item to discuss the proposed land trade between the Federal Government and the Winecup Gamble Ranch in Northeastern Nevada.

11) Scheduling of Future SLUPAC Meeting Dates and Locations

Scott Carey with the Nevada Division of State Lands reminded the Council that the next meeting is scheduled for Wednesday February 21, 2024 in Las Vegas. Scott stated that staff is working on finalizing a location for this meeting but encouraged the members of the Council to keep the morning of this date open on their calendar.

12) Public Comment

Jake Tibbitts called for public comment.

Shari Davis with the Governor's Office of Economic Development introduced herself to the Council and highlighted her work throughout rural Nevada. Shari also provided the Council with information on future economic development and community development opportunities.

Fred Steinmann with the University of Nevada, Reno stated that this year marks the 150th anniversary as Nevada's land grant institution. He encouraged all members of the Council to become involved in the university's yearlong celebration.

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

13) Adjourn

The meeting was adjourned at 4:39 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.



Nevada Division of
STATE LANDS

STATE OF NEVADA
Department of Conservation & Natural Resources

Joe Lombardo, Governor
James Settelmeyer, Director
Charles Donohue, Administrator

February 21, 2024

To: State Land Use Planning Advisory Council

From: Nevada Division of State Lands Staff

RE: Election of Chair and Vice Chair

Authorization

NRS 321.740(6) provides “At its first meeting each year, the Advisory Council shall elect a Chair and Vice Chair from among its members.” The passage of Assembly Bill 52 during the 81st Session of the Nevada Legislature authorized SLUPAC to elect a Vice Chair. Section 1.3 of the SLUPAC Bylaws provide that “The Council shall elect from its own members a chairman and vice-chairman, whose terms of office shall be one year, and who may be re-elected.”

Background

At the February 3, 2023 meeting, the Council elected Jake Tibbitts (Eureka County) as its Chair. NRS 321.740 and the SLUPAC Bylaws allow for the Chair and Vice Chair to be re-elected if desired by the Council.

The main role of the SLUPAC Chair includes running the meetings, assisting staff with the development of meeting agendas, and signing letters of support or comment on behalf of the Council.

At the February 3, 2023 meeting, the Council elected Lorinda Wichman (Nye County) as its Vice Chair. In August 2023, Lorinda retired from her position with Nye County which left the Vice Chair position vacant.

The main role of the SLUPAC Vice Chair includes running meetings in the absence of the Chair, assisting staff with the development of meeting agendas, and signing letters of support or comment on behalf of the Council in the absence of the Chair.

Recommendation

Staff recommends the Council elect a Chair and Vice Chair for an approximate 1-year term ending on the date of SLUPAC’s first meeting in 2025.