



State Land Use Planning Advisory Council

Meeting Packet
Thursday, October 22, 2026
Henderson, Nevada

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Notice of Public Meeting and Agenda for the

State Land Use Planning Advisory Council

A public meeting will be held on:
Thursday, October 22, 2026 at 10:30 AM
America First Center
Lookout Room
222 S. Water Street
Henderson, NV 89015

Join Virtually by Microsoft Teams:

<https://teams.microsoft.com/meet/284405839554851?p=Fy141c3ckIH79cl6V6>

Meeting ID: 284 405 839 554 851

Passcode: J396tj2p

Dial in by phone:

[+1 775-321-6111](tel:+17753216111), [238050985#](tel:+17753216111)

Phone conference ID: 238 050 985#

Attendance to this meeting is available in person and 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 efoster@lands.nv.gov by 4:00 p.m. on October 21, 2026. For questions or additional information, you may contact Ellery Foster, Deputy Administrator, at 775-684-2711 or at efoster@lands.nv.gov.

10:30 am 1) Call to order

Roll call for the council and determination of quorum.

10:35 am 2) Public Comment

This is an opportunity for the public to provide public comment on any item on the agenda or any other land use planning or related topic not included on the agenda. (Pursuant to NRS 241.021, no action may be taken upon a matter raised under this item until the matter itself has been specifically included on an agenda).

**10:40 am 3) Review and Approval of the Agenda
(For Possible Action)**

10:45 am 4) Approval of Meeting Minutes (For Possible Action)

This item is to review and approve the August 5, 2026 meeting minutes.

**10:50 am 5) Presentation on NEPA and RMP updates
(For Discussion Only)**

Carolyn Sherve, Planning/NEPA Lead of the US Department of Interior, Bureau of Land Management, State Office (BLM) will present recent updates to the National Environmental Policy Act and the BLM's Resource Management Plans.

**11:20 am 6) County and Member Planning Updates
(For Discussion Only)**

SLUPAC members will each provide an update on planning and land-use related activities within their areas of representation.

12:00 pm LUNCH BREAK

**1:30 pm 6) Continuation - County and Member Planning
Updates**

2:00 pm 7) Future Agenda Items (For Possible Action)

This item is to discuss and recommend future SLUPAC agenda topics.

**2:15 pm 8) 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 three to four times per year and has held its meetings in various geographic areas throughout the State.

2:30 pm 9) Public Comment

This is an opportunity for the public to provide public comment on any item on the agenda or any other land use planning or related topic not included on the agenda. (Pursuant to NRS 241.021, no action may be taken upon a matter raised under this item until the matter itself has been specifically included on an agenda).

2:35 pm 10) Adjourn (For Possible Action)

Please note:

Times listed for all items are estimates.

Items on the agenda may be taken out of order at the direction 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.

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify Ellery Foster in writing at the Nevada Division of State Lands, 901 S. Stewart Street, Suite 5003, Carson City, Nevada 89701, by calling 775-684-2711, or emailing efoster@lands.nv.gov no later than 12:00 p.m. on October 19, 2026.

Meeting minutes and recordings of the meeting will be available to the public within 30 working days after the adjournment of the meeting; the minutes are retained for at least five years and the recordings are retained for at least three years in accordance with NRS 241.035(2) and (4).

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.

Documentation and supporting agenda items are available on the Nevada State Clearinghouse Website at clearinghouse.nv.gov and on the SLUPAC meeting website at 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. Supporting material for this meeting may be requested from Ellery Foster, Deputy Administrator, Nevada Division of State Lands, 901 S. Stewart Street, Suite 5003, Carson City, NV 89701, (775) 684-2711, efoster@lands.nv.gov.

Notice of this meeting was posted at the following locations:

Nevada Department of Conservation and Natural Resources, 901 S. Stewart St., Carson City, NV 89701

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

SLUPAC meeting website at lands.nv.gov/land-use-planning/state-land-use-planning-advisory-council/slupac-meeting-agendas-and-minutes

Nevada State Clearinghouse Website at: clearinghouse.nv.gov

Nevada Public Notice Website at notice.nv.gov

Henderson City Hall, 240 S Water St, Henderson, NV 89015

STATE LAND USE PLANNING ADVISORY COUNCIL
DRAFT MEETING MINUTES

August 5, 2026
Lander County Courthouse and Administration
Community Meeting Room
50 State Route 305, Battle Mountain, NV 89820

Members Present

Hope Sullivan, Carson City
Joe Sanford, Churchill County
Brian Gale, Elko County
Fred Perez, Esmeralda County
Jake Tibbitts, Eureka County
Mark Evatz, Humboldt County
Lamont Edgar, Lander County
Scott Keller, Lyon County
Mark Nixon, Mineral County
Megan Labadie, Nye County
Jeanne Herman, Washoe County
Hank Vogler, White Pine County
Amy Hyne-Sutherland, Nevada Association of Counties (NACO)
Dian VanderWell, Nevada League of Cities and Municipalities (NLCM)

Members Absent

Maureen Casey, Douglas County
Stacey Montooth, Nevada Department of Native American Affairs
Mike Reese, Lincoln County

Others Present

Charlie Donohue, Nevada Division of State Lands
Ellery Foster, Nevada Division of State Lands
Joseph Marynak, State Land Use Planning Agency
Dakota Peterson, Deputy Attorney General
AnnMarie Lain, American Planning Association, Nevada Chapter (Nevada APA)

1) Call to Order

Chair Jake Tibbitts called the meeting to order at 1:04 p.m. A roll call was held for members of Council, and a quorum was established.

2) Public Comment

Jake Tibbitts called for public comment.

AnnMarie Lain from the Nevada Chapter of the American Planning Association invited the members of SLUPAC to attend the state planning conference in Henderson, NV on October

22 and 23 of this year. She offered to host the next SLUPAC meeting at the conference. Then, she noted that the Council members can reach out to her or the Nevada APA for assistance at any time.

Jake Tibbits closed the public comment period.

3) Review and Approval of the Agenda (For Possible Action)

Jake Tibbits called for a review of the agenda.

Mark Evatz made a motion to approve the agenda.

Lamont Edgar seconded the motion.

The motion carried unanimously.

4) Approval of Meeting Minutes (For Possible Action)

Jake Tibbits called for a review of the meeting minutes from April 28, 2026.

Hope Sullivan moved to approve the meeting minutes.

Lamont Edgar seconded the motion.

The motion carried unanimously.

5) Presentation and Workshop on AB540 (For Discussion Only)

Stephen Aichroth from the Nevada Department of Building and Industry, Housing Division, gave a presentation to the Council about the history, composition, and funding available under Assembly Bill 540, the Nevada Housing Access and Attainability Act

Hope Sullivan weighed in, noting that she was able to work with Stephen's department to secure reimbursement funds for tax abatements in Carson City. She noted that the team was very accessible and eager to help.

Stephen followed this up by noting that they now have full-time staff in the Housing Division, Lauren Lozano, to help with this process. In addition, they have hired a consulting firm to help counties with their applications.

Members then requested additional information on the opportunity zones. Stephen provided detail about the nature and purpose of opportunity zones. He also noted that they are based on Census tracts and that David Dazlich, State Infrastructure Coordinator, is the point of contact in the Governor's Office to discuss the zones.

6) Review of SLUPAC Powers and Duties (For Discussion Only)

Jake Tibbits introduced the item, then turned it over to staff for a presentation.

Staff gave a presentation on the six duties of SLUPAC specified in NRS 321.750.

Jake Tibbitts weighed in, providing additional legislative history for the duties and specifying the distinction between state and federal areas of critical environmental concern.

Charlie Donohue also noted that a lot of federal activity in the state is posted to the Nevada Clearinghouse. He encouraged members to sign up and keep an eye out for activities in their jurisdiction.

Staff agreed and noted that, if a member sees something they think rises to the level of affecting their or multiple jurisdictions, they can reach out to staff and an item discussing the proposal could be agendaized for a SLUPAC meeting.

7) Review and Potential Repeal of SLUPAC Bylaws (For Possible Action)

Jake Tibbitts opened the discussion of the SLUPAC bylaws, providing a brief overview on how the bylaws have historically influenced and been influenced by statute. He stated that that, in his opinion, the bylaws are not necessary.

Charlie Donohue noted that the bylaws had been reviewed by Attorney General staff, and asked Dakota Peterson, Deputy Attorney General, to weigh in on the discussion.

DAG Peterson stated that, during his review of the bylaws and applicable statutes, there was no indication that the bylaws are required or that they offer any unique guidance to the Council outside of what is already detailed in the Nevada Revised Statutes and the Nevada Administrative Code. He also noted that the formal rulemaking process would be a better vehicle for SLUPAC to use for taking action on the duties and procedures of the Council.

Hope Sullivan made a motion to repeal the SLUPAC bylaws as amended at the May 28, 2020 SLUPAC meeting.

Mark Evatz seconded.

Jake Tibbitts called for individual votes on the motion.

The motion carried unanimously.

8) County and Member Planning Updates (for Discussion Only)

Hope Sullivan, Carson City

Vice Chair Sullivan stated that there are no significant updates from Carson City.

Staff inquired as to the progress of the zoning ordinance update.

Vice Chair Sullivan responded stating that the update was just getting off of the ground and hasn't had any noteworthy progress.

Joe Sanford, Churchill County

Member Sanford stated that he is serving as the alternate to Chris Spross on SLUPAC and that the county is working on finding his replacement. In the meantime, Member Sanford is taking on the role.

Fred Perez, Esmeralda County

Member Perez introduced himself to the rest of the Council, providing a brief background and noting that former Councilmember De Winsor recommended him for the role.

Fred noted that he is currently working with developers who are estimating that approximately 3,000 new employees will be coming to the county over the next ten years. To prepare for this growth, they are working on a development agreement to build a new community between Tonopah and Gold Field on the west side of State Route 95. Member Perez stated that he has helped put together a task force to help with the development agreement and has already met with Congressman Horseford to discuss the development. Congressman Horseford expressed his support for the project. Member Perez noted that Senator Cortez Masto previously received the project positively.

Charlie Donohue asked if the new community will be located in an existing development area, potentially a defunct town.

Member Perez responded noting that it will be in an all new location.

Members of the Council had follow up questions concerning the public receipt of the project, to which Member Perez responded that they are planning to host a town hall to discuss the project with the public in October. He further elaborated, noting that Esmeralda County has no zoning ordinance or development codes, and he as well as the community are focused on maintaining the frontier-like feel of the county while still being accepting of new development.

Jake Tibbitts, Eureka County

Chair Tibbitts opened his update by noting that, like Esmeralda, Eureka County doesn't have zoning or land use planning. Despite that, they are on the cusp of some major projects. With a county population of only 2,000 people, even smaller scale projects feel large. Historically, most of the mining industry in Eureka has been developing in the northern portion of the county, with employees choosing to stay in Lander and Elko counties. On the horizon are mining developments in the southern portion of the county, likely driving a population increase of almost 2,000 workers in and around the town of Eureka. At this time, the county is working with Nevada Strategies to update the master plan to potentially add special use permits (SUPs) in an attempt to get a handle on some of this development. At this time, the county has been selling subdivided lots with development agreements that would require the lots be returned to the county if they are not developed.

Chair Tibbitts closed out his discussion by providing project and NEPA processing details for the new rail spur proposed by Nevada Gold Mines that crosses the Eureka-Lander County line.

Charlie Donohue asked if there are other potential subdivision development sites that the Board of County Commissioners could leverage now that they have experience with the process.

Chair Tibbitts responded noting that there is a lot of political pressure not to do the same thing again. What the county really needs are multi-family developments rather than single-family. This would allow them to support the large population of transient workers in the area.

Staff asked if the county had been meeting with developers to look at potential multi-family projects.

Jake stated that they have been meeting with developers, but that it is difficult to make a development in Eureka County work logistically.

Mark Evatz, Humboldt County

Member Evatz opened his update by noting that their county manager, Don Kalkoske, had recently put in for retirement and that the Board of County Commissioners has selected someone to fill the role.

Member Evatz updated the Council on the status of Lithium America's Thacker Pass Mine, noting that they are near the peak of construction activity with 1,600 workers currently being housed at the workforce housing hub in Winnemucca. While Lithium America has put in a good faith effort to mitigate the impacts of the influx of workers on the county, there are still effects that they haven't been able to mitigate. Member Evatz provided examples, including that the shortest wait list for an apartment in Winnemucca is 27 people long, there are no formal RV parking spots available, and that many residents are starting to add RVs and trailers to their single family lots. Member Evatz concluded that once the mine is in operation, they are expecting to see a decrease in the number of workers present.

Continuing his update, Member Evatz brought up the topic of data centers. The county has placed a one-year moratorium on the construction of data centers, stating that the county isn't opposed to them, they just want to have a process and rules established to be fair to both the residents of the county and the developers.

Member Evatz closed his update noting that they are hoping to work with the Nevada Department of Transportation to set up passing lanes between Winnemucca and McDermitt to alleviate some of the collision increases they have seen with the added traffic.

Charlie Donohue asked if Lithium America is providing security at the Workforce Hub so that there isn't too much pressure added to the Sheriff's department.

Member Evatz responded that they are providing security.

Lamont Edgar, Lander County

Member Edgar provided updates on the capital projects he discussed at the last meeting, specifically that the new community center has broken ground, the community center in Austin had a soft opening over the Fourth of July weekend, the new EMS and fire hall is progressing, and the Board of County Commissioners has agendaized the opening of the bid process for the new rail park. Building on topics from last meeting, Member Edgar also noted that Lander County worked with BLM to complete a wild horse gather. They do not have another gather scheduled yet, but are hoping to have it scheduled before 2028.

Moving on to other topics, Member Edgar mentioned the county has been implementing façade grants to help revitalize old storefronts. The current plan is to continue this program as well as bolster small business opportunities by retrofitting the old fire hall for subsidized leases once the new fire hall is completed.

Additional projects currently underway in Lander include the construction of a back nine for the existing golf course in Battle Mountain and updating the Battle Mountain and Austin airports.

Scott Keller, Lyon County

Member Keller opened his update by stating that the North Lyon County General Improvement District has been approved. This covers an industrial park attached to the Tahoe Reno Industrial Complex (TRIC).

Recently, Lyon County hosted a data center ordinance workshop which generated four to five hours of public comments. At the next County Commission meeting, there is an item for a 1,000 mega-watt data center on private land. On the public land side of things, they are currently dealing with speculators trying to buy BLM disposal lands and then entitle them for development with no clear plan.

Charlie Donohue asked where the water for the industrial center that is developing near TRIC is coming from.

Member Keller responded, noting that the water is coming from previously purchased water rights.

Megan Labadie, Nye County

Member Labadie started her update with news from their tourism coordinator in Pahrump. Currently, the tourism coordinator is working to identify Cathedral Canyon near the Clark-Nye county border for nomination as a new state park.

Also near the Clark-Nye county border, a number of solar projects are currently going through the NEPA process, and Nye County has been asked to be a Cooperating Agency on 10 applications.

Up for discussion in Nye County is a potential ban on data center development. Similar to Lyon county, Member Labadie noted that the item had six hours of public comment and was continued to a future meeting. The future of data centers in Nye County is uncertain.

Jeanne Herman, Washoe County

Member Herman noted to the Council that this is her twelfth year of service as a county commissioner and a SLUPAC member, and continues to advocate for responsible county growth and development.

Chair Tibbitts thanked her for her public service and noted that the Council appreciates all of the work she has done in that time.

Hank Vogler, White Pine County

Member Vogler reported as many as 37 different solar and water projects were pending review in White Pine County, which is 97% federally controlled. Of note, CalTech applied for the use of 67,000 acres to put in satellite dishes. Another notable project is a new data center intended to be constructed in Ely. With respect to NEPA, Member Vogler noted the changes to the law give greater discretion to the federal agency to declare a project as Categorical Exempt, and if protested, a project may be delayed 30 days, but the project ultimately is approved anyway with a finding of no significant impact.

Amy Hyne-Sutherland, NACO

NACO representative Hyne-Sutherland announced that she has been selected as NACO Chief Executive Officer.

She provided information about online resources, including on the National NACO's website, and then notified the Council about upcoming events including an energy forum, the NACO national conference, and data center forum.

Dian VanderWell, NLCM

NLCM representative VanderWell notified the Council that NLCM has launched a program to bring a unified voice to local governments during next year's legislative session. In addition, the League has expanded its education opportunities for those holding local elected office and local government staff.

9) State Land Use Planning Agency Update

Joseph Marynak, land use planner, provided a brief update discussing the state of SLUPAC appointments, the Division of State Lands land portfolio, and 60-day Governor's Consistency Reviews.

Then, he notified the Council that he has been working on a newsletter that would likely be sent out between meetings highlighting statewide policies or projects that may be of interest to the Council.

Members made suggestions regarding the newsletter, including adding links to conferences and other resources discussed during meetings.

10) Scheduling of Future SLUPAC Meeting Dates and Locations (For Possible Action)

Chair Tibbitts opened the discussion on future meeting dates by suggesting that the Council take the Nevada Chapter of the American Planning Association up on their offer to host the Council's next meeting at the State Planning Conference.

Hope Sullivan made a motion to hold the next SLUPAC meeting on October 22nd, 2026 at the State Planning Conference.

Mark Evatz seconded.

The motion carried unanimously.

11) Public Comment

Chair Tibbitts called for public comment.

Members of the Council thanked Lamont Edgar for hosting.

12) Adjourn

Chair Tibbitts called the meeting adjourned at 4:07 p.m. by unanimous consent.

Respectfully submitted,

Joseph Marynak

Please note these 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 email efoster@lands.nv.gov.