

BRADLEY CROWELL  
*Director*  
Department of Conservation  
and Natural Resources

CHARLES DONOHUE  
*Administrator*

STEVE SISOLAK  
*Governor*



State Land Use Planning Advisory Council  
State Land Use Planning Agency

*Address Reply to*

State Land Use Planning Agency  
901 S. Stewart St. Suite 5003  
Carson City, Nevada 89701-5246  
Phone: (775) 684-2723  
Fax: (775) 684-2721  
Web: [lands.nv.gov/land-use-planning](http://lands.nv.gov/land-use-planning)

STATE OF NEVADA  
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
**State Land Use Planning Advisory Council**

March 1, 2021

Lee Bonner, State Railroad Coordinator  
Nevada Department of Transportation  
1263 S. Stewart Street  
Carson City, Nevada 89712

RE: SLUPAC State Rail Plan Comments

Dear Lee:

I am writing this letter on behalf of the Nevada State Land Use Planning Advisory Council (SLUPAC) to provide our comments on the draft State Rail Plan and provide our overall support for the plan.

At their August 13, 2020 meeting, SLUPAC heard a presentation from NDOT on the status of the update to the State Rail Plan. Following the presentation, SLUPAC had a good discussion about increasing local rail service and its impact on local government land use plans. The Council also expressed a desire to help make local government planning departments around the state aware of the plan and encourage them to consider the State Rail Plan when updating their master plans.

SLUPAC is pleased to see the inclusion of Recommendation 14: “Enact effective freight transportation land-use strategies” in the draft plan. SLUPAC supports this recommendation and finds this is an important goal for the State to pursue to achieve the main goals and objectives of the Nevada State Rail Plan. Achieving effective freight transportation development in Nevada is only going to be successful if future development complies with and is compatible with regional and local government land use plans and policies. Local government coordination will be critical in implementing this recommendation. New freight transportation development should only be encouraged in areas where adequate infrastructure exists or is planned.

Working with local governments on the implementation of the State Rail Plan will be critical for the plan to be successful. SLUPAC encourages NDOT to continue to look to SLUPAC as a good resource and avenue to help implement Recommendation 14. As the only Governor-appointed Council with representatives from each of Nevada’s 17

counties, SLUPAC can support the Nevada State Rail Plan by providing technical land use planning expertise and outreach to local governments throughout the state.

SLUPAC also appreciates the inclusion of its members' suggestion from the August 13, 2020 meeting to co-locate future utility and rail corridors within the State Rail Plan. From a land use planning and environmental perspective, it makes a lot of sense to co-locate future utility corridors along rail lines and vice versa. SLUPAC believes that co-location of future utility and rail corridors would reduce the impacts to natural lands, cultural resources, recreation, and other land uses. At its August 13<sup>th</sup> meeting, SLUPAC referenced the proposed NV Energy Greenlink transmission projects as examples of potential future rail corridors should these projects be approved by the appropriate federal, state, and local agencies.

The draft State Rail Plan's various inset maps for each region of the plan and the online mapping strategy showing the location of rail lines and rail-served businesses are helpful resources. These maps provide a useful statewide inventory of the existing and future rail service for local governments to use in their land use planning efforts. The information provided in these maps can be used by these entities to revise land use plans and update zoning codes to support new freight transportation development and concentrate efforts to protect existing freight transportation developments. Once the Nevada State Rail Plan is adopted these maps should be shared with and be made accessible to regional planning agencies and local governments throughout the state for use in land use planning activities.

SLUPAC appreciates the opportunity to review the draft plan and provide these comments and its overall support for the State Rail Plan. SLUPAC looks forward to continuing to work with you and NDOT in the future. If you have any questions or would like additional information concerning SLUPAC, please feel free to contact Scott Carey, State Lands Planner at 775-684-2723 or [scarey@lands.nv.gov](mailto:scarey@lands.nv.gov).

Sincerely,



Jake Tibbitts  
Chair  
State Land Use Planning Advisory Council