



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** January 7, 2021

Staff Contact: Lee Plemel, AICP, Director

Agenda Title: For Possible Action: Discussion and possible action regarding a recommendation to the Nevada Governor to appoint a representative of Carson City to the State Land Use Planning Advisory Council ("SLUPAC") for a three-year term from January 2021 through December 2023. (Lee Plemel, lplemel@carson.org)

Staff Summary: The SLUPAC is the State Lands Administrator’s advisory board on land use issues across Nevada. The Governor appoints the 17 members of SLUPAC, one from each county in Nevada. The SLUPAC generally meets quarterly (or less frequently) to discuss state-wide land use planning issues. The State Land Use Planning staff provides administrative support for this council. Staff recommends the appointment of Planning Manager Hope Sullivan or a member of the Board of Supervisors to the SLUPAC.

Agenda Action: Formal Action / Motion **Time Requested:** 10 Minutes

Proposed Motion

I move to recommend to the Governor the appointment of Hope Sullivan to the State Land Use Advisory Counsel for a three-year term from 2021 through 2023.

Board's Strategic Goal

Quality of Life

Previous Action

None.

Background/Issues & Analysis

The SLUPAC is created by NRS 321.740 to 321.755 (attached) and generally deals with planning issues that affect counties statewide. Each county is required to submit its nominee or list of nominees to the Governor (through the State Lands office). The current term for Carson City's representative, Community Development Director Lee Plemel, expires at the end of December 2020. This item is being considered in January 2021 to give the newly-elected Board members an opportunity to vote on the appointee or to be considered as the appointee.

The following duties of SLUPAC are stated in NRS 321.750:

NRS 321.750 Duties. The Land Use Planning Advisory Council shall:

1. Advise the Administrator on the development and distribution to cities and counties of information useful to land use planning.
2. Advise the State Land Use Planning Agency regarding the development of plans and statements of policy pursuant to subsection 1 of NRS 321.7355.

3. Work cooperatively with the Attorney General and the Nevada Association of Counties as required pursuant to subsection 3 of NRS 405.204. [Staff note: NRS 405.204 addresses access to public roads through federal lands, i.e. "RS 2477 roads."]

The SLUPAC membership is composed of county commissioners and other county staff members or general appointees from each county. The current SLUPAC roster is attached, which includes the relationship of each member with the applicable county. The Community Development Director, Lee Plemel, has served as Carson City's SLUPAC representative since 2014. Staff recommends appointing Planning Manager Hope Sullivan to the Council for the next term. Alternatively, the Board of Supervisors may nominate a Board member or other representative of the county.

For more information regarding the SLUPAC, go to the following website:
<http://lands.nv.gov/land-use-planning/state-land-use-planning-advisory-council>

Contact Lee Plemel at 283-7075 or lplemel@carson.org if you have any questions regarding this item.

Attachments:

- 1) Current SLUPAC roster
- 2) SLUPAC agenda from October 27, 2020
- 3) State Lands update memo to SLUPAC for October 27, 2020 meeting
- 4) NRS 321.740 to 321.755

Applicable Statute, Code, Policy, Rule or Regulation

NRS 321.740

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: 1011425 Community Development, Planning

Is it currently budgeted? Yes

Explanation of Fiscal Impact: Participation in SLUPAC meetings involves occasional travel and meeting time during regular City business hours. The cost is minimal and covered under the existing budget.

Alternatives

Nominate a Board member or other representative of Carson City to the SLUPAC.

Attachments:

[SLUPAC Attachments.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

STATE LAND USE PLANNING ADVISORY COUNCIL
Membership Roster

COUNTY	REPRESENTATIVE	TERM	PHONE
Carson City	Lee Plemel Planning Director 201 N Carson Street Carson City, NV 89701	12/31/20 5/28/22 Executive Council Term	775-887-2180 Lplemel@carson.org
Churchill	James Barbee County Manager 155 N Taylor Street, Suite 194 Fallon, NV 89406	12/31/22	775-423-5136 jbarbee@churchillcounty.org
Clark	Sami Real Planning Manager Department of Comprehensive Planning 500 S Grand Central Parkway Las Vegas, NV 89155	12/31/20 5/28/22 Executive Council Term	702-455-3129 Sami.Real@ClarkCountyNV.gov
Douglas	Nancy McDermid Former County Commissioner 1594 Esmeralda Avenue Minden, NV 89423	12/31/20	nmcdermid@me.com
Elko	Delmo Andreozzi County Commissioner 982 Northside Drive Elko, NV 89801	12/31/20	775-934-8117 dandreozzi@elkocountynv.net
Esmeralda	De Winsor County Commissioner PO Box 517 Goldfield, NV 89013	6/30/23	775-530-7443 commissionerdewinsor@gmail.com
Eureka	Jake Tibbitts (Chairman) Natural Resources Manager PO Box 694 10 S Main Street Eureka, NV 89316	12/31/22 1/17/21 Chairman Term	775-237-6010 JTibbitts@EurekaCountyNV.gov
Humboldt	Jim French County Commissioner 5615 Patrician Way Winnemucca, NV 89445	12/31/22 5/28/22 Executive Council Term	775-843-8327 jlfrench6472@sbcglobal.net
Lander	Art Clark County Commissioner 50 State Route 305 Battle Mountain, NV 89820	2/28/23	775-761-6011 aclark@landercountynv.org

Lincoln	Kevin Phillips County Commissioner PO Box 90 Pioche, NV 89043	2/28/23	775-962-1463 kevin@lcturbonet.com
Lyon	Vida Keller County Commissioner P.O. Box 201 Silver Springs, NV 89429	12/31/23	775-461-6275 vkeller@lyon-county.org
Mineral	Garth Price County Commissioner PO Box 1450 Hawthorne, NV 89415	12/31/22	775-945-2446 garthdprice@gmail.com
Nye	Lorinda Wichman (Vice Chairman) County Commissioner Nye County Courthouse PO Box 153 Tonopah, NV 89409	12/31/20 1/17/21 Vice Chairman Term 5/28/22 Executive Council Term	775-761-1626 lawichman@gmail.com
Pershing	Roger Mancebo Former County Commissioner 590 14 th Street Lovelock, NV 89419	12/31/22	775-273-2351 rmancebo24@gmail.com
Storey	Kathy Canfield Senior Planner 1064 S C Street Virginia City, NV 89440	12/31/22	775-847-1144 kcanfield@storeycounty.org
Washoe	Jeanne Herman County Commissioner PO Box 11130 1001 E 9 th Street Reno, NV 89520	12/31/22	775-358-0555 jherman@washoecounty.us
White Pine	Bill Calderwood Public Works Director 953 Campton Street Ely, NV 89301	12/31/22	775-293-6552 bcalderwood@whitepinecountynv.gov
Nevada Association of Counties (Non-Voting)	Colby Prout Natural Resources Manager 304 S Minnesota Street Carson City, NV 89703	N/A	775-883-7863 cprout@nvnao.org



**NOTICE OF PUBLIC MEETING AND AGENDA FOR THE
STATE LAND USE PLANNING ADVISORY COUNCIL**

A public meeting will be held on:

Tuesday October 27, 2020 9:00 AM

At the following location:

******Virtual Meeting******

This meeting will be held virtually pursuant to NRS241.023 and State of Nevada Declaration of Emergency Directive 006. In-person attendance is not available during this time.

The State Land Use Planning Agency uses LifeSize, a third-party app, for its virtual meetings 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 Agency is not responsible if you are not able to participate in a meeting through LifeSize due to these or any other factors. For questions or additional information, you may contact Scott Carey, State Lands Planner at 775-684-2723 or at scarey@lands.nv.gov.

The public is invited and encouraged to participate by phone at (312) 584-2401, when prompted, enter the meeting code 3567823. Public comment may also be submitted via email prior to the meeting, please submit public comments to scarey@lands.nv.us by 5 PM on October 26, 2020.

Please note that times listed are estimates

- 9:00 am** **1) CALL TO ORDER**
Roll Call of the Council and Introductions of staff & 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 THE 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 MINUTES (For possible action)**
- Approval of Minutes from the August 13, 2020 SLUPAC meeting
- 9:20 am** **5) UPDATE ON SLUPAC LEGISLATIVE CHANGES (For Possible Action)**
At its last meeting, the Council reviewed and discussed potential changes to its powers and duties under NRS 321. The Council will review and provide direction to the Administrator of State Lands on the bill draft request to update its statute. *Members - State Land Use Planning Advisory Council*
- 9:40 am** **6) NV ENERGY GREENLINK NORTH AND GREENLINK WEST PROJECTS (For Discussion Only)**
Representatives from NV Energy will provide the Council with a presentation on the Greenlink North and Greenlink West projects. *Members - State Land Use Planning Advisory Council*
- 10:10 am** **7) LEGISLATIVE COMMITTEE ON PUBLIC LANDS UPDATE (For Discussion Only)**
Jered McDonald Principal Policy Analyst with the Legislative Council Bureau will provide the Council with an update on the work conducted during the interim by the Legislative Committee on Public Lands. *Members - State Land Use Planning Advisory Council*
- 10:40 am** **8) STATE LAND USE PLANNING AGENCY UPDATE (For Discussion Only)**
Staff will provide the Council with an update on agency activities, SLUPAC projects, Federal public lands and other legislation, and other issues of interest to the Council. *Members - State Land Use Planning Advisory Council*
- 11:00 am** **9) COUNTY 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*
- 11:30 am** **10) 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*
- 11:45 am** **11) 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*

11:50 am 12) 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).

12:00 pm 13) 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 Scott Carey in writing at the Nevada Division of State Lands, 901 S. Stewart Street, Suite 5003, Carson City, Nevada 89701 or by calling 775-684-2723 no later than October 23, 2020.

(IV) Documentation and supporting agenda items are available on the Nevada Division of State Lands Website at www.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 Scott Carey at 775-684-2723 or at scarey@lands.nv.gov.

Notice of this meeting was posted at the following locations:

Nevada Division of State Lands website at: www.lands.nv.gov

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



Nevada Division of
STATE LANDS

STATE OF NEVADA
Department of Conservation & Natural Resources
Steve Sisolak, Governor
Bradley Crowell, *Director*
Charles C. Donohue, *Administrator*

October 27, 2020

To: State Land Use Planning Advisory Council

From: Scott Carey AICP, State Lands Planner

RE: State Land Use Planning Agency Update

Since the August 13, 2020 meeting the Agency has been working on agency activities, SLUPAC projects, Federal public lands and other legislation, and other issues of interest to the Council. The purpose of this memo and agenda item to provide the Council with an update on the agency and provide an opportunity to answer questions or provide additional information.

- 1) State Rail Plan: At the August 13th meeting, the Council heard a presentation from NDOT and their consultant Strategic Rail Finance on the status of the update to the State Rail Plan. The project team continues to move forward on completing the final draft of the plan and is scheduled to complete the final draft of the plan in the next couple weeks. Once the final draft of the plan is available, the team will solicit comments from the public for 30 days. Following the conclusion of the public comment period the plan will be considered by the State Transportation Board for adoption. The Agency has been involved with the project team since the last SLUPAC meeting and will continue monitoring the progress of the plan.

At the last SLUPAC meeting, the Council expressed a desire to have an agenda item at the next meeting on this topic. The Agency reached out to the project team on this request and see if a letter of support from the Council would helpful for the adoption of the plan. The project team informed the agency that they would like to come back to SLUPAC after the plan is adopted and have a discussion on the Council can support the implementation of the plan moving forward. The project team also stated that they would welcome any comments on the final draft of the plan once its released.

At the last SLUPAC meeting, the Council expressed a desire to connect the State Rail Plan project team with the NV Energy team working on the Greenlink North and Greenlink West projects. The conversation at the last SLUPAC meeting centered around connecting these entities and use the Greenlink project corridors as possible future corridors for rail service. After the meeting the agency did reach out to the State Rail Plan project team regarding this request and discussion at the last council meeting. The agency also reached

out to NV Energy and scheduled an update on the Greenlink Nevada project for this meeting.

- 2) Nevada Climate Initiative: At the August 13th meeting, the Council heard a presentation from the State Climate Policy Coordinator Dr. Kristen Averyt about the Nevada Climate Initiative. Since the meeting, the agency has been involved with the initiative by participating in listening sessions and providing technical support to the land use & land use change working group.

The agency participated and provided comments on behalf of the agency during three recent listening sessions for the Climate Initiative. During the Land Use and Land Use Change listening session on September 15th the agency provided comments about need for better land use planning coordination between Federal, State, Tribal, and Local governments. The agency stated that SLUPAC could provide a forum for greater collaboration in the future on land use planning issues around in the state. During the Transportation Transportation listening session on September 17th, the agency provided comment about the need for better land use planning in order to locate jobs closer to homes. The agency stated that better land use planning can create balanced jobs to housing ratios and reduce vehicle miles traveled and greenhouse gas emissions. During the Urban Planning listening session on September 24th, the agency provided comments about the need to revisit Nevada's property tax structure. The agency reiterated the point expressed by several cities and counties about how the state's property tax structure forces local governments to grow. The agency stated that due to the way property taxes are calculated in this state, local governments must grow and push for new development within their jurisdictions to cover the services provided to the public.

In December the Climate Initiative will be releasing the Nevada State Climate Strategy. This document is focused on robust engagement, assessment, and framework actions towards combating climate change issues in Nevada. The Climate Strategy will provide a framework to evaluate the alignment of policies with the timelines and benchmarks necessary for Nevada to achieve its greenhouse gas emission reduction goals. There are several interagency groups within the state that have been formed to develop specific areas on the Climate Strategy. Working groups include Renewable Energy, Land Use and Land Change, Transportation Transformation, Air Quality, Urban Planning, Economic Recovery, Green Buildings, and Climate Justice. The Agency has provided technical assistance in the development of the goals and policies associated with the Land Use and Land Change component of the Climate Strategy. The agency will continue to monitor the progress of the Climate Initiative and keep the Council updated.

- 3) Federal Public Lands Bills: The Agency continues to track the progress of several Federal public lands bills throughout the State. Below is a listing of the bills currently be tracked by the Agency. At the meeting staff will provide the Council with an update on the progress of these bills.
- Fallon Range Training Complex Modernization
 - Nevada Test and Training Range Withdrawal
 - Southern Nevada Economic Development and Conservation Act
 - Truckee Meadows Public Lands Management Act
 - Pershing County Lands Bill
 - City of Fernley Lands Bill
 - Douglas County Lands Bill
 - Nye County Lands Bill
 - Churchill County Lands Bill
 - Northern Nevada Economic Development and Conservation Act
 - Northern Nevada Economic Development, Conservation and Military Modernization Act
 - Northern Nevada Rural Land Management, Conservation, and Military Readiness Act
- 4) Statewide Renewable Energy Planning: Last month the agency received a letter Nature Conservancy, The Wilderness Society, Natural Resources Defense Council, and Defenders of Wildlife. The letter asks that Nevada include strong commitments to smart-from-the-start planning for renewable energy and transmission buildout in its forthcoming State Climate Strategy. A smart-from-the-start energy plan identifies and prioritizes lower-impact areas where renewable energy generation and transmission can be deployed with as little impact as possible to natural lands, cultural resources, recreation, and other conservation values. The letter articulates the many benefits to a smart-from-the-start approach, describes the desirable land assets that could serve as ideal locations for renewable development, outlines steps for implementation, and offers our help to make it happen. Jaina Moon, External Affairs Director has submitted a request to be on the next SLUPAC meeting agenda to provide the council with a presentation about smart-from-the-start energy planning. A copy of this letter is attached to the memo.

Land Use Planning Advisory Council

NRS 321.740 Creation; appointment, number, terms and expenses of members.

1. The Land Use Planning Advisory Council, consisting of 17 voting members appointed by the Governor and 1 nonvoting member appointed by the Nevada Association of Counties, or its successor organization, is hereby created. The provisions of subsection 6 of [NRS 232A.020](#) do not apply to members of the Advisory Council who also serve as county commissioners, and the Governor may appoint any such member of the Advisory Council to one other board, commission or similar body.

2. One voting member must be appointed to the Advisory Council to represent each county. At least 30 days before the beginning of any term of the representative of a county, or within 30 days after the position of that representative becomes vacant, the board of county commissioners of that county shall submit to the Governor the name of its nominee or a list of the names of not more than three nominees who are elected officials or other representatives of the county for the position to be filled. If a board of county commissioners submits the names of two or more nominees, the board shall number its nominees in order of preference. That order of preference is not binding upon the Governor. The Governor shall appoint the person so nominated or, if more than one person is nominated, one of the persons from the list of nominees.

3. If a board of county commissioners fails to submit the name of its nominee or a list of nominees within the time required by this subsection or subsection 2, the Governor may appoint to the Advisory Council any resident of that county as the representative of the county. If a board has timely submitted the name of its nominee or a list of nominees and the Governor fails to appoint a person so nominated:

(a) If one person has been nominated, that person; or

(b) If two or more persons have been nominated, the person listed by the board first in order of preference,

↪ shall be deemed to be a voting member of the Advisory Council as of the beginning of the new term or, in the case of an appointment to fill a vacancy, the first meeting of the Advisory Council that is held not less than 30 days after the submission of the nomination unless, before that date, the Governor notifies the board in writing that none of its nominees will be appointed to the Advisory Council. Within 30 days after the date of any such notice, the board shall submit to the Governor the name of a new nominee or a list of new nominees.

4. After the initial terms, each voting member serves a term of 3 years and is eligible for reappointment to the Advisory Council.

5. The nonvoting member of the Advisory Council serves at the pleasure of the Nevada Association of Counties, or its successor organization.

6. At its first meeting each year, the Advisory Council shall elect a Chair from among its members.

7. A majority of the voting members of the Advisory Council constitutes a quorum for the transaction of business, and a majority of a quorum present at any meeting is sufficient for any official action taken by the Advisory Council.

8. A board of county commissioners may provide that, while engaged in the business of the Advisory Council, a voting member of the Advisory Council is entitled to receive from the county he or she represents the per diem allowance and travel expenses provided by law for state officers and employees generally.

(Added to NRS by [1973, 819](#); A [1977, 1191, 1478, 1556; 2013, 342](#))

NRS 321.750 Duties. The Land Use Planning Advisory Council shall:

1. Advise the Administrator on the development and distribution to cities and counties of information useful to land use planning.

2. Advise the State Land Use Planning Agency regarding the development of plans and statements of policy pursuant to subsection 1 of [NRS 321.7355](#).

3. Work cooperatively with the Attorney General and the Nevada Association of Counties as required pursuant to subsection 3 of [NRS 405.204](#).

(Added to NRS by [1973, 819](#); A [1975, 105; 1977, 1556; 1997, 1033; 2015, 2634](#))

NRS 321.755 Executive Council.

1. The Executive Council of the Land Use Planning Advisory Council is hereby created to resolve inconsistencies between the land use plans of local government entities.

2. The Executive Council consists of the Administrator and four persons selected by the Land Use Planning Advisory Council from among its members. To the extent practicable, the members selected to serve on the Executive Council must be representative of the various geographic areas of this State. Each member of the Executive Council shall serve for 2-year terms.

(Added to NRS by [1977, 1552](#); A [1979, 151; 2015, 375](#))