

## STATE LAND USE PLANNING ADVISORY COUNCIL

### MINUTES

July 12, 2013

At the following location:

Mizpah Hotel  
Jack Dempsey Room  
100 Main Street, Tonopah, NV 89049

### Members Present

Eleanor Lockwood, Churchill County  
Jeremy Davidson, Douglas County  
Austin Osborne, Storey County  
Garley Amos, Humboldt County  
Randy Brown, Elko County  
Nancy Lipski, Clark County

Laurie Carson, White Pine County  
Jerrie Tipton, Mineral County  
Dagny Stapleton, NACO

### Members Absent

Bill Whitney, Washoe County  
Lorinda Wichman, Nye County  
Jake Tibbitts, Eureka County  
Steven Stienmetz, Lander County  
Varlin Higbee, Lincoln County  
Virgil Arellano, Lyon County

### Others Present

Jim Lawrence, Nevada Division of State Lands  
Skip Canfield, Nevada Division of State Lands, State Land Use Planning Agency  
Cory Lytle, Lincoln County

### CALL TO ORDER

The meeting was called to order at 9:45 AM and self introductions were made. A motion was made by **Jerrie Tipton** to approve the agenda. The motion was seconded by **Nancy Lipski** and the agenda was approved with all members voting yes.

A motion was made by **Nancy Lipski** to approve the April 19, 2013 meeting minutes, seconded by **Eleanor Lockwood** and the minutes were approved with a majority vote.

### PUBLIC COMMENTS

None

### AGENCY REPORT

**Jim Lawrence** gave a summary of some activities at the Division of State Lands. He said that the agency has been focused recently on the BLM Greater Sage-Grouse DEIS that is currently going through its process. Department of Conservation and Natural Resources (DCNR) is a cooperating agency. The Legislative session is over and the agency's budget has been approved, including funding for SLUPAC to meet quarterly. The Question 1 program has been suspended for a number of years due to the Treasurer's Office inability to sell general obligation bonds (backed by revenue from property taxes) that fund grants. Sometime after January 1, 2014 will see the first new bond sale with \$1.5 million earmarked for Question 1. The agency also received approval for the issuance of \$1 million in grants for the Lake Tahoe Restoration Program (typically trail improvements and stormwater improvements) to improve lake clarity. The State Land Office has been busy with authorizations for rights-of-way and easements, and improving the efficiency of their process.

**Skip Canfield** discussed the passage of Assembly Bill 2 (AB2) which designated a non-voting NACO position on SLUPAC. AB2 also refines the appointment process by requiring counties submit between one and three names for consideration by December 1, 2013. All SLUPAC members will have new terms beginning Jan 1, 2014. AB2 also excluded SLUPAC from a recent law passed that disallowed an elected official from sitting on more than one Governor-appointed board. Now, members on SLUPAC may also sit on another Governor-appointed board.

#### **UPDATE ON THE SAGEBRUSH ECOSYSTEM TECHNICAL TEAM**

**Joe Locurto**, Program Coordinator, Conservation Districts Program, gave a status on the work being done by in his newly-created position, and as it relates to the Sagebrush Ecosystem Technical Team, and the Sagebrush Ecosystem Council. He oversees 28 conservation districts in Nevada and provides grant funding as well as technical assistance, training and coordination. He reports to the State Conservation Commission. His focus is on private landowner initiatives that benefit the sagebrush ecosystem. Landowners fear the listing of the bird and in most cases; landowners are very cognizant of the need to take care of the land. A project of his is developing a database to show the US Fish and Wildlife Service what is happening on the ground. It is a big picture focus on the sagebrush ecosystem, in which the sage grouse is a part. He is hiring three conservation specialists, located in Winnemucca, Elko, and Ely. This will be effective by having the personnel on the ground, near the resources. The employees will be housed in NRCS space. **Eleanor Lockwood** asked what the three staffers' priority would be. **Joe Locurto** responded that the would focus on projects on the ground. Also, they would work to build capacity at the CDs. **Jim Lawrence** mentioned that successful states like Utah have the staff on the ground in the field, not located in the capital. **Austin Osborne** stated that funding has historically been too low for the CDs. **Joe Locurto** replied that, now, with the establishment of the mitigation bank program, CDs can apply for funds from there, which, over time, will significantly augment other sources of funding. **Laurie Carson and Garley Amos** both stressed the need for information sharing with NDOW, soil conservation groups and others that already have vast amounts of scientific data.

#### **DEVELOPMENT AGREEMENTS**

**Nancy Lipski** provided some examples and "lessons learned" about development agreements in Clark County. First development agreement was Summerlin in 1996, this was a negotiated agreement. Since then, there have been numerous, including Southern Highlands, Rhodes Ranch, and Pinnacle Peak. A lesson learned is the need for a good major project review process. Most recently was Coyote Springs where the agreement gave the county a water reclamation plant, stormwater management, parks and a fire station.

#### **THE STORY OF THE MIZPAH**

**James Eason**, Tonopah Town Manager, and **Donna Otteson**, Mizpah Hotel Manager, discussed the economic benefit that the opening of the hotel has had on town. The Solar Reserve facility was a catalyst for the hotel's opening. There have been many general improvements in the overall condition of Tonopah. Improvements include new curb, gutter and sidewalk, completed sewer project, re-use facility, new water system. Until 1929, the Mizpah was the tallest building in Nevada. The new owners have done a complete renovation of the building in period fashion. The Mizpah Hotel was built in 1907, shortly after the town of Tonopah was founded. The hotel quickly became the heart of town providing lodging, libations and entertainment to fuel the great Nevada silver rush. After more than one hundred years of ups and downs, transfers of ownership and natural calamities, Fred and Nancy Cline purchased the Mizpah in early 2011. Like most of their endeavors, the Mizpah Hotel has special meaning for the Clines. Nancy's great uncle was pioneer Harry Ramsey, a miner by trade. He came to Tonopah in 1900 to seek a future in silver and was later joined in 1904 by his sister Emma, Nancy's grandmother. Emma eventually moved to the San Francisco Bay Area where she met and married Nancy's grandfather, George Bunting, a sea captain for Standard Oil. Today, the Clines are thankful to be a part of the revitalization of Tonopah—Nancy's ancestral hometown—and the rebirth of the Mizpah

#### **COUNTY PLANNING ISSUES**

**Clark County – Nancy Lipski:** Southern Nevada Regional Planning Coalition - \$3.5 million HUD grant for transit-oriented development. Code updates underway. Enterprise/Spring Valley Master Plan updates, push to limit land use designations for better planning and management. Tule Springs Fossil Beds National Monument bill in Congress, will also add land to the Desert National Wildlife Range and Spring Mountains National Recreation Area.

**Churchill County – Eleanor Lockwood:** There has not been an uptick in the economy of the county. Patua Geothermal Plant is under construction. Powdered milk facility will be up and running in January 2014.

**Douglas County – Jeremy Davidson:** TRPA South Shore Area Plan approved. Building permits are up in the county. County looking for a new planning manager. The Douglas Land Bill has been introduced in Congress.

**Elko County – Randy Brown:** Pending land bill involving the tribe, Senator Heller. Noble Energy fracking project has the potential for a \$25 million economic impact to Elko County. Long Canyon mine with 500 jobs on-line in 2015. Elko is booming but there is a lack of available private land for expansion, no water rights area available. 1,700-acre subdivision under review in Spring Creek.

**Mineral County – Jerrie Tipton:** Deadhorse (Wildhorse) project – 16-20 megawatts, January 2014 opening. Possible OSHA investigation at the Army Depot. Some cottage industries moving in to county. County has code section for special use permits for road maintenance when mining companies or other industries have major impacts on roads (Lucky Boy Pass example).

**NACO – Dagny Stapleton:** AB227 requires a study for the release of federal lands in Nevada, next meeting is August 16 in Eureka, NACO is facilitating. AB239 requires a utility energy corridor element in the county master plan and other stipulations for utility development. NACO is developing a model ordinance.

**Humboldt County – Garley Amos:** Hycroft Mine is active. Weed Board building completed. \$3 million dispatch center almost complete.

**White Pine County – Laurie Carson:** Increase in oil and gas lease applications. Possible interest in solar development by the airport. AB227 review by the Public Land Users Advisory Committee (PLUAC).

**Storey County – Austin Osborne:** Activity at the industrial park is up with 2.4 million square feet of new space this year, 400 new employees. Some examples include a can liner company, arms manufacturer, battery distributor, spec buildings, multi-use distribution center and a restaurant. Virginia City tourism is improving, also there is a new tourism director. Master plan update ongoing, a junior planner position is advertised.

## PUBLIC COMMENT

None

## ADJOURNMENT FOR LUNCH AND FIELD TRIP

The meeting was adjourned at 12:30pm for lunch and then the on to the Solar Reserve field trip. **Rob Howe**, Project Director, SolarReserve and **Wendy Seley**, Realty Specialist, BLM Tonopah Field Office provided the field trip information and logistics. Solar Reserve is located northwest of Tonopah off of Gabbs Pole Line Road near Crescent Dunes. The facility, using concentrating solar power (CSP) technology, will provide 110 megawatts (MW) of energy, enough to provide electricity to 75,000 homes. Using a molten salt system, the plant will provide power, on demand, 24 hours a day. Construction began in September, 2011 with financing that included a \$737 million loan from the Department of Energy and private funding from Solar Reserve, ACS Cobra and Santander. Completion will occur in late 2013 with an anticipated “break even” point being reached in 12 years. During construction, 600 are employed with 40 full time employees once the plant is operating.

Respectfully submitted,

Skip Canfield  
/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. Anyone wishing to receive or review the recording may call (775) 684-2723. The recording will be retained for three years.