



Moapa Town Advisory Board
Marley P. Robinson Justice Court and Community Center
1340 E. Highway 168
Moapa, NV. 89025
 May 31, 2022
 7:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Amelia Smith at 702-704-4572.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155 & 320 N. Moapa Valley Blvd. Overton, NV. 89040.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/MoapaTAB>

Board/Council Members: Jamie Shakespear, Chairperson
 Blake Stratton, Vice Chairperson
 Lola Egan
 Cally Wade

Secretary: Amelia Smith, 702-704-4572, Amelia.Smith@ClarkCountyNV.gov
 Business Address: Moapa Valley Community Center, 320 N. Moapa Valley Blvd. Overton, NV.
 89040

County Liaison(s): William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central
 Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for January 25, 2022. (For possible action)
- IV. Approval of the Agenda for May 31, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

NONE

- VI. Planning and Zoning

06/07/22 PC

1. **UC-22-0209-USA:**

USE PERMITS for the following: **1)** public utility structures (a 69 kV overhead transmission line) with associated equipment; and **2)** increased height for public utility structures.

DESIGN REVIEW for proposed public utility structures (a 69 kV overhead transmission line) with associated equipment in an R-U (Rural Open Land) Zone. Generally located on the east and west sides of Meadow Valley Road, 2,600 feet north of State Route 168 within Northeast County Planning Area. MK/rk/jo (For possible action)

- VII. General Business

NONE

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: June 14, 2022.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Marley P. Robinson Justice Court and Community Center - 1340 E. Highway 168 Moapa, NV. 89025
<https://notice.nv.gov>



Moapa Town Advisory Board

January 25, 2022

MINUTES

Board Members:	Jamie Shakespear - Chairperson - ABSENT Blake Stratton - Vice Chairperson - PRESENT Bob Lyman - PRESENT	Cally Wade - PRESENT Lola Egan - PRESENT
Secretary:	Amelia Smith 702-704-4572 Amelia.Smith@clarkcountynv.gov	
County Liaison:	William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov	

- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:00 p.m.

- II. Public Comment
None

- III. Approval of December 14, 2021 Minutes
Moved by: Cally Wade
Action: Approved
Vote: 4-0/ Unanimous

- IV. Approval of Agenda for January 25, 2022
Moved by: Bob Lyman
Action: Approved
Vote: 4-0/Unanimous

V. Informational Items

1. Candidates may file with the Clark County Registrar of Voters, located at 500 S. Grand Central Parkway, to serve on the elected Moapa Town Advisory Board. Filing takes place from March 7, 2022 to March 18, 2022 during business hours. (for discussion only)

VI. Planning & Zoning

02/16/22 BCC

1. **UC-21-0734-LEWIS, LOU JEANNE CR SHELTER TR OF LEWIS P & L J TR:**
USE PERMITS for the following: **1)** recreational facility; and **2)** live entertainment on 509.0 acres in an R-A (Residential Agricultural) Zone. Generally located on the east, west, and south sides of Lewis Ranch Road, 1,900 feet south of I-15 within Moapa. MK/jor/jo (For possible action)

Moved by: Blake Stratton

Action: Approved with a condition to reassess upon change of ownership or operator

Vote: 4-0/ Unanimous

VII. General Business

1. Approve the 2022 Moapa Town Advisory Board yearly meeting calendar. (for possible action)

Moved by: Blake Stratton

Action: Approved

Vote: 4-0/ Unanimous

VIII. Public Comment

Wil Covington – provided a summary regarding local taxes. Cally requested this to be a future agenda item.

IX. Next Meeting Date

The next regular meeting will be March 29, 2022

X. Adjournment

The meeting was adjourned at 7:24p.m.

06/07/22 PC AGENDA SHEET

PUBLIC UTILITY STRUCTURE
(UTILITY POLE AND TRANSMISSION LINES)
(TITLE 30)

MEADOW VALLEY RD/SR 168
(MOAPA)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0209-USA:

USE PERMITS for the following: 1) public utility structures (a 69 kV overhead transmission line) with associated equipment; and 2) increased height for public utility structures.
DESIGN REVIEW for proposed public utility structures (a 69 kV overhead transmission line) with associated equipment in an R-U (Rural Open Land) Zone.

Generally located on the east and west sides of Meadow Valley Road, 2,600 feet north of State Route 168 within Northeast County Planning Area. MK/rk/jo (For possible action)

RELATED INFORMATION:

APN:
031-28-000-001; 031-29-501-001; 031-33-000-001

USE PERMITS:

1. Public utility structures (69 kV overhead transmission line) with associated equipment.
2. Increase the height for public utility structures up to 75 feet high where 35 feet is permitted per Table 30.40-5 (a 114% increase).

LAND USE PLAN:
NORTHEAST COUNTY (MOAPA) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Project Type: Public utility structures
- Pole and Tower Height (feet): 45 to 75

Site Plan

The plans depict the construction and operation of new 69 kV towers with associated transmission lines along a 1.5 mile route. The applicant plans to construct a 60 megawatt solar energy facility on the northeast corner of the Moapa River Indian Reservation. The route extends from the Moapa Indian Reservation Solar Project and ends at the Moapa Substation. The 1.5 mile route is adjacent to the Union Pacific Railway lines and traverses BLM land in unincorporated Clark County.

Elevations

The plans depict 28 power poles and towers up to 75 feet in height to allow the powerlines to cross over the terrain.

Applicant's Justification

The applicant indicates that the proposed transmission lines will provide a tie-in from the Moapa Indian Reservation Solar Project to the Moapa Substation in order to connect the 60 megawatt solar energy generating facility into the regional power grid at the substation. This new line follows an existing transmission line owned by Lincoln County Power District.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Open Lands	R-U	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permits & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Due to the growing energy demands of Clark County and the County's location as a potential route between energy supply and demand sources, there is a need to expand or add additional public utility structures. The proposed utility poles and transmission lines comply with Policy 5 of the Aboveground Utility Plan from the Comprehensive Master Plan, which encourages the development of transmission capability and interconnectivity for distributed energy. According to the authorization letter from BLM, the applicant complies with the requirements and is allowed to proceed with this request. Therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant is advised that the location of utility poles must comply with Subsection 30.52.060(b)(2) of County Code.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next five years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TAMARACK SOLAR ENERGY LLC

CONTACT: MADELEINE LEHNER, ESTUARY CORPORATION, 50 WEST LIBERTY STREET, SUITE 430, RENO, NV 89501