



STOREY COUNTY PLANNING COMMISSION

Meeting

Thursday June 17, 2021 6:00 p.m.
26 South B Street, District Courtroom, Via Zoom
Virginia City, Nevada

MEETING MINUTES

CHAIRMAN: Jim Hindle

VICE-CHAIRMAN: Summer Pellett

COMMISSIONERS:

Kris Thompson, Adrienne Baugh, Bryan Staples, Jim Umbach, Alexia Sober

1. **Call to Order:** The meeting was called to order by the Chairman at 6:02 P.M.

2. **Roll Call via Zoom:** Jim Hindle, Jim Umbach, Alexia Sober, Kris Thompson, Adrienne Baugh.
Absent: Summer Pellett, Bryan Staples

Also Present: Senior Planner Kathy Canfield, County Commissioner Lance Gilman and Deputy D.A. Keith Loomis

3. **Pledge of Allegiance:** The Chairman led the Pledge of Allegiance.

4. **Discussion/For Possible Action:** Approval of Agenda for June 17, 2021.

Motion: Approval of Agenda for June 17, 2021, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment.

5. **Discussion/For Possible Action:** Approval of Minutes for April 15, 2021.

Motion: Approval of Minutes for April 15, 2021, **Action:** Approve, **Moved by** Commissioner Umbach, **Seconded by** Commissioner Sober, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment

6. **Discussion/For Possible Action:** Approval of Minutes for May 6, 2021.

Motion: Approval of Minutes for May 6, 2021, **Action:** Approve, **Moved by** Commissioner Sober, **Seconded by** Commissioner Thompson, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5)

No Public Comment

7. **Discussion/For Possible Action:** Special Use Permit 2021-23 by applicant Citadel Solar, LLC. The applicant requests Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.

Senior Planner Canfield summarized the project request:

This application is associated with a proposed solar field to be located on land commonly known as Nevada Uplands. The solar field property is zoned IS - Special Industrial Zone and the solar field (which has a land use defined as commercial energy production) is an allowed use for the IS zoning district. This Special Use Permit is associated with the transmission lines that take the energy produced by the solar field to a private substation located with the Tahoe-Reno Industrial Center and the Special Use Permit addresses the additional height required for the transmission poles. The transmission lines are located on property zoned IS and are also located on an adjacent parcel zoned F - Forestry.

This Special Use Permit addresses the transmission corridor and the height of the transmission lines/support poles. The solar field is located on property zoned IS – Special Industrial zone, in which commercial energy production is an allowed use.

The transmission lines originate on APN 004-201-05, an approximate 5,323 acre parcel of land which will contain a solar field. The site is located in the center of the county in a mountainous area, with access to the site from Canyon Way in Lockwood then following dirt access roads. The transmission line corridor will be approximately 75-foot wide and will generally follow an existing dirt accessway. From the solar field property, the transmission line will head north and then northeast across APNs 004-151-06 and 004-154-27.

The proposed project consists of a 120 kilovolt transmission line corridor associated with a new solar field. The transmission lines will travel approximately 9 miles in total, however this request addresses approximately 4+ miles of the overall line. The transmission lines will originate at the solar field and eventually end at a private development within the Tahoe-Reno Industrial Center. The transmission corridor will be 75-feet in width and generally follow an existing access road. The transmission lines will range between 50 and 120-feet in height, depending on the topography (several pole heights are listed at 110+ feet, this staff report has proposed a height of 120 feet to provide some extra height allowance if conditions in the field warrant a bit of additional height once construction has commenced).

The applicant has submitted evidence of access easements to the proposed solar field location and will obtain any necessary easements for the transmission lines.

The Federal Aviation Administration (FAA) requirements for transmission structures vary depending on their proximity to aviation facilities. The FAA may require that structures and wire in close proximity to an aviation flightpath or height in excess of 200 feet be marked, typically with marker balls, a warning light and/or painting the structures to make them more visible to aviation. Because of the project location, this is not expected to be needed, but the project will follow any requirements necessary to comply with FAA requirements.

Senior Planner Canfield said that the applicant is here tonight to take any questions.

Commissioner Sober: Asked if there are any necessary accommodations for preservation of cultural resources along the path that the electrical lines will be installed.

Senior Planner Canfield stated that yes, one of the conditions of the SUP talks about preserving those types of things: No survey monument may be moved or disturbed (as prohibited by federal or state law). To the extent practicable, all

monument witness corners, reference monuments, bearing trees and line trees shall be protected against undue destruction, obliteration, or damage. Anything of cultural significance they may run across will be preserved.

Linda Bullen, energy and environmental attorney from Las Vegas representing the applicant: In addition to the use permit requirements this project is also permitted through the Public Utilities Commission of Nevada. We (applicant) had to get a Utility Environmental Protection Permit. This requires us (applicant) to comply with all state, local, federal requirements that might apply, which includes things related to cultural artifacts.

Commissioner Thompson asked if the transmission line to provide renewable power to the Switch Citadel data storage campus.

Linda Bullen answered yes, it (transmission line) will run from a photovoltaic solar project to the Switch Citadel campus.

Commissioner Thompson said that he appreciates Switch and you (applicant) using renewable power. It will be very attractive to the applicants' customers. Thanked Linda for being here tonight.

Chairman Hindle: Clarified with Kathy that the transmission corridor is designated through the county master plan for this transmission line. Also asked if easements have been obtained through adjacent property.

Senior Planner Canfield said this proposed transmission line is not, but the county master plan has transmission corridors identified that meet the State of Nevada 200 KV or higher. Those are associated with NV Energy lines and the whole TRIC has been identified as a transmission corridor.

Josh Coon, lead developer, Citadel Solar, applicant answered that they have secured easement rights with a private owner in addition to a lease agreement for the solar farm. It also includes the right to install the transmission line.

Senior Planner Canfield added that the private landowners of the land the transmission line is going through have also signed the special use permit application. Staff has not received any comments from the public regarding the request.

No Public Comment.

Commissioner Thompson said that this kind of renewable power going into a data storage campus (Switch) and having a solar field (renewable power) and a transmission line like this will help them draw in the biggest and most prominent customers in the world to that data storage center; supports this 120%.

Motion: In accordance with the recommendation by staff, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Planning Commission, and in compliance with the conditions of approval, I Kris Thompson, recommend approval of Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27., **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Umbach,

Senior Planner Canfield read the findings into the record:

- (1) This approval is for Special Use Permit 2021-23 to construct an approximate 4+ mile, 120 kilovolt transmission line from a proposed solar field to an eventual location within the Tahoe-Reno Industrial Center. The transmission lines will range between 50 and 120-feet in height, requiring a special use permit for the additional height. In accordance with Chapter 9 of the Storey County Master Plan, transmission lines under 200 kilovolt are required to follow the county special use permit process. The proposed transmission lines will be located within a portion of Sections 4, 5 and 9 of T18N, R22E and Sections 28, 29, 32 and 33 of T19N, R22E, Storey County, Nevada, APNs 004-201-05 & 06 and APN 004-154-27.

- (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Industrial and Transition from Resources to Industrial designated area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit. The Special Use Permit complies with the general purpose, goals, objectives, and standards of the county master plan, the zoning ordinance and any other plan, program, map or ordinance adopted, or under consideration pursuant to the official notice by the county.
- (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
- (4) The Special Use Permit will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.
- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit, with the recommended conditions of approval, complies with the requirements of Chapters 17.03.150 – Special Use Permit, 17.12 – General Provisions, 17.32 F – Forestry and 17.38 IS– Special Industrial Zone.

No Public Comment

Vote: Motion carried by unanimous vote (**summary:** Yes=5).

8. **Discussion/For Possible Action:** Determination of next planning commission meeting.

Motion: Next planning commission meeting to be held on July 15, 2021, at 6:00 P.M. at the Storey County Courthouse in person and via Zoom, Virginia City, Nevada, **Action:** Approve, **Moved by** Commissioner Umbach, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment

9. **Discussion/For Possible Action:** Approval of claims – None

10. **Correspondence (No Action)** – None

11. **Public Comment (No Action)** – None

12. **Staff (No Action)** – Senior Planner Canfield offered to take any planning commissioners, one or two at a time to avoid creating a quorum, to see the other parts of the county that they may not have visited such as the TRI Center, etc. Commissioner Sober said she would love to do that. Canfield also told the commission that Planning has been very busy with inquiries about both large and small projects. Also mentioned that the Innovation Zone bill was reused to be only as a “study” at this point.

13. **Board Comments (No Action)** – Commissioner Thompson said that he did have the occasion to witness the county planning staff process same day a record of survey map for a parcel split, legal descriptions, and easements for a project that is coming into the north part of the county. It was an amazing effort by our county and makes me so proud. The Planning Department particularly Lyndi and Kathy, Austin (county manager), the recorder’s and assessor’s office rammed it through same day while still following the proper standards.
14. **Adjournment (No Action)** - The meeting was adjourned at 6:31 p.m.

Respectfully Submitted, By Lyndi Renaud