

PUBLIC UTILITY STRUCTURES
(TITLE 30)

WALLY KAY WAY/HIDDEN VALLEY RD
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0498-NEVADA POWER COMPANY:

USE PERMITS for the following: **1)** public utility structures (a 230 kV overhead transmission line) with associated equipment; and **2)** increased height for public utility structures.

DESIGN REVIEW for proposed public utility structures (a 230 kV overhead transmission line and poles) with associated equipment in an M-2 (Industrial) and R-U (Rural Open Land) Zones.

Generally located starting at the Reid Gardener Substation on the south side of Wally Kay Way, 4,000 feet west of Hidden Valley Road traveling 2.6 miles northeast to an electrical substation (Tortoise) within Moapa. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

031-33-000-001; 031-33-000-002; 031-33-099-001; 042-04-000-001; 042-05-101-001; 042-05-201-002; 042-05-201-003; 042-05-301-005

USE PERMITS:

1. Public utility structures (230 kV overhead transmission line) with associated equipment.
2. Increase the height for public utility structures to 125 feet high where 75 feet is permitted per Table 30.40-5 (a 66% increase).

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA) - BUSINESS EMPLOYMENT

NORTHEAST COUNTY (MOAPA) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 501 Wally Kay Way
- Project Type: Public utility structures
- Pole and Tower Height (feet): 59 to 122

Site Plans

The plans depict the construction and operation of approximately 30 new 230 kV towers with associated transmission lines along a 2.6 mile route. The route extends from the Reid Gardener Substation and travels northeast partially along Wally Kay Way, then turns north and crosses Highway 168, and ends at the Overton Power District's Tortoise Substation. The route presented

in this application is to increase reliability of electricity to the town of Overton and parts of Lincoln County. The 2.6 mile route is adjacent to the Trans West Express, and the Crystal-Navajo transmission lines.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict poles and towers up to 122 feet in height to allow the powerlines to cross-over the terrain.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed transmission line will provide additional facilities from the Reid Gardener Substation to the Tortoise Substation in order to provide additional service to Overton and Lincoln County if the existing lines were without electric service.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0242	Public utility structures and transmission line	Approved by BCC	July 2023
UC-23-0242	Electrical substation (Reid)	Approved by BCC	July 2023
ADR-22-900823	Public utility structures within aboveground transmission line corridor	Approved by ZA	February 2023
UC-20-0130	230 kV overhead transmission line that passed through a portion of the site (Reid)	Approved by ZA	March 2020
ADR-19-900912	Overhead power lines (Reid)	Approved by ZA	January 2020
UC-0488-17	240 foot high telecommunication towers (Reid)	Approved by PC	August 2017
NZC-1044-08	Reclassified 1,225 acres from R-U and R-A to M-2 zoning for a power generating site and sanitary landfill facility (Reid)	Approved by BCC	January 2009
WS-0149-06	Reduced on-site parking and landscaping with a design review for a public utility warehouse	Approved by PC	March 2006
WS-0792-01	Reduced the setback for a power generating station (Reid)	Approved by PC	August 2001
ZC-1080-00	Reclassified from M-3 to M-2 zoning per Title 30	Approved by BCC	September 2000
UC-0121-99	100 foot high transmission lines on the northwest side of I-15 near SR 93 (68kV to 500kV)	Approved by PC	March 1999

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1305-95	40 foot high communication tower	Approved by PC	September 1995

Along the route of the transmission corridor there have been additional land use applications, which are found in the department records.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment; Open Lands; & Tribal Land	M-2, M-1, R-U, R-A	Parcels along the corridor include undeveloped and facilities associated with power generation and associated equipment

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive 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.

This request complies with Policy 6.4.8 of the Master Plan which supports increasing the capacity of existing utility corridors over establishing new ones. The height, design, and color of the proposed utility towers are similar to other existing utility poles within the surrounding area. The design of the proposed project will have minimal to no impact on the surrounding land uses and properties; therefore, staff recommends approval.

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:**Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC: Moapa - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARK SULLIVAN

CONTACT: MARK SULLIVAN, NEVADA POWER CO. DBA NV ENERGY, 6226 W. SAHARA AVE, LAS VEGAS, NV 89146