

06/21/22 PC AGENDA SHEET

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

UPDATE
MEADOW VALLEY RD/SR 168
(MOAPA)

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

HOLDOVER 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 Plans

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: Approval

APPROVALS:

PROTESTS: 1 card, 1 letter

PLANNING COMMISSION ACTION: June 7, 2022 – HELD – To 06/21/22 – per the applicant.

APPLICANT: TAMARACK SOLAR ENERGY LLC

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