



V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  - a. Applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Whitney TAB for a two-year term beginning January 2019
  - b. Clean Water Fest to be held November 3, 2018 8:00am-3:00pm Flamingo Water Resource Center 5857 E. Flamingo

VI. Planning & Zoning

1. **UC-18-0764-NEVADA ENVIRONMENTAL RESPONSE TR & LE PETOMANE XXVII INC TRS:**  
**USE PERMIT** to allow a proposed public utility structure (utility pole and transmission lines) outside of a designated aboveground transmission line corridor.  
**DESIGN REVIEW** for a proposed public utility structure (utility pole and transmission lines) on a portion of 4.2 acres in an M-1 (Light Manufacturing) Zone and M-2 (Industrial) Zone. Generally located on the south side of Warm Springs Road, 1,360 feet west of Boulder Highway within the Whitney planning area. JG/md/ja (For possible action)

VII. General Business

1. Board to review FY 2017/2018 budget request(s) and take public input regarding suggestions for FY 2019/2020 budget request(s) (For possible action)
2. Board to review, make any changes and approve 2019-2021 TAB meeting calendars. (For possible action)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

IX. Next Meeting Date: November 15, 2018

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

NAME OF LOCATION

This meeting was legally noticed and posted at the following locations:

Whitney Library, Whitney Senior Center, Jack-in-the-box @Boulder Highway/Russell, CVS @ Tropicana/Boulder Highway

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

11/20/18 BCC AGENDA SHEET

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

WARM SPRINGS RD/BOULDER HWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-18-0764-NEVADA ENVIRONMENTAL RESPONSE TR & LE PETOMANE XXVII  
INC TRS:**

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**DESIGN REVIEW** for a proposed public utility structure (utility pole and transmission lines) on a portion of 4.2 acres in an M-1 (Light Manufacturing) Zone and M-2 (Industrial) Zone.

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RELATED INFORMATION:

**APN:**

178-12-601-014 ptn

**LAND USE PLAN:**

WHITNEY - HEAVY INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.2 (portion)
- Project Type: Public utility structure (utility pole with transmission lines)
- Utility Pole Height (feet): 126

**Site Plan**

This is a project of regional significance as defined by Title 30 as the development proposal is located within 500 feet of a local government's jurisdiction (City of Henderson). Regional Infrastructure and Services Evaluation (RISE) Reports have been submitted with the application. Based on the RISE Reports, the proposed project will not impact the existing infrastructure within the surrounding jurisdictions.

The plans depict a single public utility structure (utility pole with 230 kilovolt high voltage lines) located along the south property line within the M-1 zoned portion of the project site. The proposed utility pole is centrally located within a 60 foot wide NV Energy easement that is

oriented in a north/south direction. The overhead transmission line will proceed north and cross Warm Springs Road. The line will then turn west, along the north side of Warm Springs Road approximately 800 feet, then head northwest to terminate in the proposed NV Energy switchyard that is concurrently filed with the City of Henderson under applications CUP-2018001441 and CUP-2018001431.

Landscaping

Landscaping is not required or provided with this application.

Elevations

The plans depict a proposed utility pole with an overall height of 126 feet as measured to the top of the structure.

Applicant's Justification

The height of the proposed pole is designed in accordance with the requirements for a 230 kilovolt high voltage line. The proposed pole height is designed specifically for the clearances of private property. No NV Energy employees will be permanently stationed at this location; however, employees will visit periodically for maintenance. The pole and overhead lines will be in operation 24 hours a day, 365 days a year.

The proposed project is compatible with adjacent uses in terms of scale, site design, and operating characteristics. The proposed pole and overhead lines will not generate traffic, noise, or odor impacts, aside from short-term temporary impacts during construction. Additionally, no impacts to existing public safety or utility services are perceived as a result of this project. No significant adverse impacts to the existing natural environment are anticipated and the proposed pole and overhead lines will not generate a need for city/public services. In all respects, the project will add to the capacity of public services.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0548-97	Overhead power transmission line	Approved by PC	May 1997
UC-0650-96	Overhead power transmission lines	Approved by PC	May 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Henderson	IG and MC	Outside storage of vehicles
South	Heavy Industrial	M-1 and M-2	Existing manufacturing & industrial complex
East & West	Heavy Industrial	M-1 and M-2	Undeveloped

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Use Permit

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 Comprehensive 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 pole 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. The proposed utility pole and transmission lines will connect to a proposed NV Energy switchyard located within the City of Henderson. Therefore, staff recommends approval.

##### Design Review

The height, design, and color of the proposed utility pole is 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

- Applicant is advised that 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.

##### **Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** RANDLE CAGLE

**CONTACT:** JOANNA OPENA, WSP USA, 3753 HOWARD HUGHES PKWY, SUITE 135,  
LAS VEGAS, NV 89169

**DRAFT**