



Searchlight Town Advisory Board
SEARCHLIGHT COMMUNITY CENTER
200 MICHAEL WENDELL WAY
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MINUTES

SEARCHLIGHT TOWN ADVISORY BOARD
WEDNESDAY, August 29, 2012
6:00 P.M.
SEARCHLIGHT COMMUNITY CENTER
200 MICHAEL WENDELL WAY, SEARCHLIGHT, NV 89046

MEMBERS PRESENT:

Sandra Walters, Vice-Chair
Bill Bodkin
Verlie Doing
Ellie Shook

ABSENT: **Jill Canepa (Unexcused)**

OTHERS PRESENT: 22 persons signed in.

1. **CALL TO ORDER:**

- A. Conformance with Nevada Open Meeting Law.
- B. Invocation and Pledge of Allegiance led by **Bill Bodkin**.
- C. Items on the agenda may be taken out of order.
- D. The Searchlight Town Advisory Board may combine two or more agenda items for consideration.
- E. The Searchlight Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

2. **ORGANIZATIONAL ITEMS:**

- A. **Approval of the August 29, 2012 Agenda.** **For Possible Action**

Bill Bodkin moved, **Verlie Doing** seconded to approve as presented the August 29, 2012 Agenda of the Searchlight Town Advisory Board.

Upon a voice vote, motion carried 4-0-1. (Jill Canepa absent)

3. **COMMENTS BY THE GENERAL PUBLIC**

This is a period devoted to comments by the general public about items on *this* agenda. If you wish to speak to the Board 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 the speaker’s podium, clearly state your name and address and *spell* you last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.

6. **ZONING:**

For Possible Action

A. **DR-0738-09 (ET-0095-12) – BUREAU OF LAND MANAGEMENT:**

USE PERMITS FIRST EXTENSION OF TIME to commence the following: **1)** an electric generating station (windmill farm) with all ancillary structures and uses; and **2)** public utility structures (electric switching and substations) with all ancillary utility structures, power poles, and overhead transmission lines.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced roof pitch; **2)** alternative building materials; **3)** reduced setbacks; **4)** increased height (wind turbines and power poles); and **5)** increased noise levels.

DESIGN REVIEWS for the following: **1)** an electric generating station (windmill farm); **2)** operations and maintenance building; and **3)** preliminary grading plan within a Hillside and Foothills Transition Boundary area on a portion of 9,396.0 acres in an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the east side of US Highway 95 and the north and south sides of Cottonwood Cove Road within Searchlight. To the BCC on 09/19/12

Duke Energy represented by **Bob Charlebois**, with **Linda Bullen** of Lionel, Sawyer & Collins Law Firm.

Bob Charlebois commented that there is no change to the wind farm project. The process has taken a very long time and what Duke Energy is seeking now is a 2(two) year extension on the existing Permits. Duke Energy continues to seek a power purchase agreement with the utility company that will allow this project to move forward.

Judy Bundorf, Grandpas Rd. commented that in Michigan the sound decibel limit was set at 45 and the sound decibel was set at 53 for Searchlight and asked why the sound decibel was set higher here since it was so close to residential neighborhoods.

Bill Bodkin commented that Duke Energy was approved against the will of the people. And wants to express their opinion on this.

Arthur Fraigal stated he welcomes Duke Energy, but only to put in Solar Panels since the windmills are obsolete.

Ellen Ross is against the Wind Farm and commented that by looking at the studies, a placement of a wind farm would decrease property values by 50%.

Ellen Ross also expressed concern that the quiet and peace of the area will be forever taken away by the Wind Farm project. University studies have shown how attractive to tourists the Mohave Desert is and the Mohave Desert is one of the top ten most pristine deserts in the world and that will change with the turbines.

Russ Coon pointed out some pictures of a wind farm and commented the Wind farm would decrease his property value. He also commented about the concrete slabs that would be 3 ft. thick x 30 ft in diameter and once the turbines are removed the concrete slabs would remain. He also expressed concern with the wildlife and vegetation in the area.

Wayne Bundorf, Grandpas Rd advised that the wind turbine construction trucks would cross over old gas lines that are in the area and the possible hazards of the lines exploding due to the heavy equipment. The gas lines are possibly only 3(three) feet deep.

Phillip Smith Needles, AZ representing the local Native Americans, expressed his concern for the cultural sites in this area. He also commented that Duke Energy has not consulted with the local Tribes.

Bob Charlebois Duke Energy commented on the questions raised. He stated that most of the questions have already been addressed in the past and in the draft of the Environmental Impact Statement.

Ellie Shook asked why Duke Energy needs the two year extension.

Bob Charlebois stated Duke Energy can not move forward with all that is required regarding studies and construction approvals without an extension of time.

He also addressed the question of the placement of the Wind Farm too close to private property and stated the BLM would not approve this project if Duke Energy was in violation of placement or sound. The project was down sized and the design changed from 300 wind turbines to 80 due to the concerns the public has.

Bob Charlebois also addressed the concern with public notice regarding the Wind Farm; he commented that Duke Energy adhered to the County policies of posting public notices.

Bill Combs asked if there were any other wind farms that were adjacent to national parks. **Bob Charlebois** stated there are many wind farms around the country and did not have an answer for that specific question. He did comment

that the Park service is very involved in the process; Duke Energy has done their best to address any concerns.

Phillip Smith asked about the approvals of the NEPA Laws and if Duke Energy has met with the Tribal leaders.

According to **Bob Charlebois** Duke Energy as the applicant is not allowed to be part of that process and participate but the BLM and the biologist have met with the tribal leaders to discuss a number of issues. There are a number of cultural sites that have been identified and Duke Energy will be required to avoid those areas.

Ellie Shook asked if this was the reason for the extension because Duke Energy is waiting for an OK from the BLM.

Bob Charlebois stated Duke Energy cannot commence construction until they have met all the Federal requirements including the cultural studies. A lot of those are still ongoing and they take a long time, so they need to extend the permits.

Bill Bodkin motioned to deny the 2(two) year extension and Verlie Doing seconded the motion. The motion to deny was approved upon a voice vote 4-0-1. (Jill Canepa absent)

7. **ZONING – NOTICES OF FINAL ACTION:**

A. None.

12. **COMMENTS BY THE GENERAL PUBLIC:** This is a period for the Public to comment on items within the jurisdiction of the Searchlight Town Advisory Board, but not appearing on this agenda. If any member of the Board wishes to extend the length of their comments, this will be done by the Chairman, or the Board by majority vote. When speaking during a specific item or during the Public Comments sessions, please step up to the speaker's podium, clearly state your name and address – please spell you name for the record – and limit your comments to no more than three (3) minutes. No vote may be taken on any matter not listed on the posted agenda.

Jessie Stegmeier from the Bureau of land management to address translocation of desert tortoises. BLM is seeking public comment on an Environment Assessment of the translocation of tortoises.

The BLM of Southern Nevada and Ely Districts are collaboratively preparing an Environmental Assessment (EA) to address translocation of desert tortoise from the Desert Tortoise Conservation Center to 17 wilderness areas and five wilderness study areas. The proposal also considers translocation of the species to other non-wilderness lands within the district. If you have questions about this project, please call 702-515-5102 or email to SNDOtortoise@blm.gov. Comments must be received by September 14, 2012. A final decision on the EA is expected

by October 2012

Jane Overy Searchlight NV would like to thank the Laughlin Town Managers office for the quick response to getting the cemetery road grated. She stated she called on Friday and the road was grated on Friday. That was the fastest response she ever had.

13. **NEXT POSSIBLE MEETING DATE:** The next regular scheduled meeting is Wednesday, September 12, 2012, at 6:00 P.M., Searchlight Community Center, 200 Michael Wendell Way, Searchlight, NV. 89046. Agenda items due no later than August 30, 2012

14. **ADJOURNMENT:** **For Possible Action**

Bill Bodkin moved, **Sandra Walters** seconded to adjourn the meeting at 7:05 PM. Upon a voice vote, motion carried 4-0-1. (Jill Canepa absent)

These minutes are in draft form and will be formally approved at the September 12, 2012 meeting. Any corrections to these minutes will be reflected in the meeting minutes of the October 10, 2012 meeting.