



**PLANNING COMMISSION REGULAR MEETING
MINUTES – DRAFT EXCERPT**

**COUNCIL CHAMBER, 401 CALIFORNIA AVENUE,
BOULDER CITY NV 89005**

APRIL 17, 2024 - 5:00 PM

CALL TO ORDER

CONFIRMATION OF POSTING AND ROLL CALL

Members present: Chairman Fritz McDonald, Member Ernest Biacsi, Member Beth Bonnar, Member Matt Di Teresa, Member Lorene Krumm, Member Steve Rudd, Member Tony Scott (7)

Absent: None (0)

Also present: Community Development Director Michael Mays, City Planner Nakeisha Lyon, City Clerk Assistant Bridgette Rodriguez

Member Biacsi and Member Rudd participated via teleconference.

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5. For possible action: Matters pertaining to the 2024 Land Management Process:

Public hearing regarding the proposed addition of approximately .02 acre located at Whalen Field for utility uses (LMP#24-02) and .02 acre located in Veteran's Memorial Park for utility uses (LMP#24-03)

A. Application LMP#24-02 that the approximately .02 acre located at Whalen Field should be added to the Land Management Process for utility uses.

B. Application LMP#24-03 that the approximately .02 acre located in Veteran's Memorial Park should be added to the Land Management Process for utility uses.

C. Consideration of Resolution No. 1253 of the Planning Commission of Boulder City to provide a recommendation to the City Council on two sites for the Land Management Process list for 2024

A staff report was submitted by City Planner Nakeisha Lyon and included in the April 17, 2024 Planning Commission agenda packet.

Community Development Director Mays provided a brief overview of the staff report.

Member Krumm said the proposed site was a communication site lease. She said communication site leases had never been a part of the Land Management Plan process. She explained what the LMP was and said a communication site lease was not a part of development. She said the utility uses would be going in an already developed park. She said .02 acres of the park was not reserved for future development. She said an RFP went out for the parcels and the RFP closed a year ago. She said the applicant had completed the strenuous RFP process that provided a lot of information and the LMP. She said if communication site leases were going to go through the LMP, the utility uses for the proposed sites were not done correctly. She said the code stated any individual developer or group who had an interest in acquiring or leasing City-owned property shall file the request. She said the request came forward as a City request. She said the City was not leasing its own land. She said the request was from Vertical Bridge. She said the Charter gave the City an exemption to lease land if they determined it was good for the community. She said the request was not appropriate for a LMP and, if it was, she did not believe the process was followed correctly.

Chairman McDonald asked if the locations were determined due to lack of cell service.

Contracts and Real Estate Manager Armantrout said the City communicated with various cell tower operators to determine where the city needed additional coverage. He said previously Interstate 11 was identified as another area that needed additional coverage. He said the developed area in the southwest portion of town had a lower signal strength from all carriers. He said the City issued an RFP to improve the cellular signal availability in that area and Vertical Bridge and one other company submitted responses.

In response to Chairman McDonald, Contracts and Real Estate Manager Armantrout said cellular companies were used to identify the City's problem areas and prioritized cell tower locations based on carrier's expertise and equipment.

Chairman McDonald asked if the cellular companies provided data regarding other areas of potential interest.

Contracts and Real Estate Manager Armantrout said Hemenway Valley had been initially identified as an area with severe lack of cellular service. He said more recently coverage improvement could be at the top of Red Mountain to help the long

distance areas. He said 95 southbound between Boulder City and Searchlight also lacked coverage. He said the area southbound was outside of Boulder City's control because it was BLM land or tortoise habitat. He said the City was working with a cell tower adjacent to the Eldorado substation and Copper Mountain Solar One to see if they could work with other carriers to collocate to improve coverage. He said in the urban areas AT&T was struggling but the other carriers' coverage was good.

In response to Chairman McDonald, Contracts and Real Estate Manager Armantrout said currently in the other residential areas there was good coverage.

Chairman McDonald noted this was the time and place scheduled to conduct a public hearing and asked for public input.

No comments were offered in person or by phone and the hearing was declared closed.

Member Di Teresa said the last cell tower vote was on the hospital property grounds. He said it was voted down based on resident complaints and objections. He said considering there was no one objecting this project, there was no reason not to move forward.

Member Bonnar asked for a clarification on Member Krumm's concerns. She asked if the item passed, could there be potential legal repercussions because it did not follow the processes that were set in place regarding the appropriate applicant applying.

Community Development Director Mays said the City or an individual applicant could apply for an LMP. He said the recommendation was for adding the areas as utility uses. He said before proceeding, each location required a conditional use application. He said the item was reviewed by the City Attorney and the recommendation did not raise any concerns regarding the process.

Member Krumm said the purpose of the LMP was to make citizens aware of future development if there was a desert behind a purposed area. She said there was no value in having the LMP when the applicant had already gone through the RFP. She stated she was not opposed to the project or the location but did not agree with how the City brought the item forward.

Chairman McDonald said it was challenging to identify the appropriate use of .02 acres land because there was nothing to compare. He said the City had not evaluated other areas and was relying on cellular companies to advise the City on the best locations.

Member Biacsi said he had no issue with the project.

Motion: Approve

Moved by: Member Ernest Biacsi **Seconded by:** Member Tony Scott

Vote:

Aye: Member Ernest Biacsi, Member Beth Bonnar, Member Matt Di Teresa, Member Tony Scott (4)

Nay: Chairman Fritz McDonald, Member Lorene Krumm, Member Steve Rudd (3)

Abstain: (0)

Absent: (0)

Motion Passed