



PLANNING COMMISSION REGULAR MEETING MINUTES

COUNCIL CHAMBER, 401 CALIFORNIA AVENUE,
BOULDER CITY NV 89005

AUGUST 21, 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 Lorene Krumm, Member Matt Di Teresa, 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 participated via teleconference.

PLEDGE OF ALLEGIANCE

Chairman Fritz McDonald opened the public comment period and indicated the number to call was 702-589-9629.

No comments were offered in person or by phone and the public comment period was closed.

PUBLIC COMMENT

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. EACH PERSON HAS UP TO FIVE MINUTES TO SPEAK ON A SPECIFIC AGENDA ITEM. IF AN AGENDA ITEM IS ALSO LISTED AS A PUBLIC HEARING, PERSONS MAY WAIT TO SPEAK UNTIL THAT PARTICULAR ITEM.

MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING WITHOUT BEING PHYSICALLY PRESENT BY ONE OF THE FOLLOWING METHODS:

- **Written comments may be submitted prior to the meeting via the Public Comment Form www.bcnv.org/CommentForm. All comments will be distributed to Council, Committee and/or Commission members.**
- **To comment during the meeting, members of the public may call (702) 589-9629 when the public comment period is opened.**

Chairman Fritz McDonald opened the initial public comment period and indicated the number to call was 702-589-9629.

No comments were offered in person or by phone and the public comment period was closed.

AGENDA

1. For possible action: Approval of the Minutes of the July 17, 2024 regular meeting

A staff report was submitted by City Planner Nakeisha Lyon and included in the August 21, 2024 Planning Commission agenda packet.

Motion: Approve

Moved by: Member Lorene Krumm **Seconded by:** Member Beth Bonnar

Vote:

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

Nay: (0)

Abstain: (0)

Absent: (0)

Motion Passed

2. For possible action: Matters pertaining to approximately 0.26 acres located at 608 Hermosa Lane:
 - a) A public hearing on an application for a variance
 - b) V-24-672: An application for a variance to permit an accessory structure within the street side yard of a corner lot with a setback of 1'-10", whereas Section 11-20-2.B.7 of City Code requires a 20' setback.

A staff report was submitted by City Planner Nakeisha Lyon and included in the August 21, 2024 Planning Commission agenda packet.

City Planner Lyon provided an overview of the staff report.

In response to Member Scott, Joseph Mogar, applicant said the building would consist of stucco material to match the house and the block wall would be finished with a gate around it. He said there were no concerns of a safety hazard.

In response to Member Scott, City Planner Lyon confirmed there was no utility easement in the area and the other departments had reviewed the application and did not have any comments.

Member Krumm asked if the building could be redesigned to fit the code requirements.

Mr. Mogar said the shape of the property prevented any alternative designs.

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.

Motion: Approve

Moved by: Chairman Fritz McDonald **Seconded by:** Member Tony Scott

Vote:

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

Nay: (0)

Abstain: (0)

Absent: (0)

Motion Passed

3. Presentation from Community Development Director Michael Mays regarding Boulder City's Renewable Lease Revenue and the Benefits To the Community

A staff report was submitted by City Planner Nakeisha Lyon and included in the August 21, 2024 Planning Commission agenda packet.

Community Development Director Mays provided a PowerPoint presentation regarding the solar leases benefiting Boulder City residents.

Member Rudd asked how much of the 12.5% of the zoned energy resources land was being used.

Community Development Director Mays said Black Hills North which was approximately 1,000 acres had been through the Land Management Process but the City had not gone out for a RFP. He noted there was an additional approximately 300 acres in the Eldorado Valley that could be considered for future leases.

In response to Member Rudd, Community Development Director Mays stated voters had already approved leasing Eldorado Valley for renewable energy used. He noted that hydro and wind energy had been added as permissible renewable energy resources for leasing. He said the public could provide input through the Land Management Process (LMP). He said the LMP stipulated if three years passed without the land being leased, it would be brought back before the City Council, which would then reevaluate whether to keep the land on the list.

Community Development Director Mays continued his presentation.

In response to Chairman McDonald, Community Development Director Mays said the City Charter specified that 80% of solar lease revenue went to the General Fund and 20% to the Capital Improvement Funds.

Member Di Teresa asked where the itemized numbers could be found.

Community Development Director Mays said the information was on the City web page.

Community Development Director Mays continued his presentation.

Chairman McDonald asked whether battery storage for solar energy was a recent innovation the City was considering as part of its negotiations or plans and if the City was evaluating battery backup systems as a viable option.

Community Development Director Mays explained the 2023 Boulder City Renewable Energy slide in his presentation detailed the sources of the City's renewable energy. He noted the recent townsite solar project lease provided the City up to 5 megawatts of power. He added the City's renewable energy portfolio now included both hydro and solar power thanks to battery storage.

In response to Member Rudd, Contracts & Real Estate Manager Brok Armantrout explained rent growth from leases and Power Purchase Agreements (PPAs) varied with increases typically ranging from 0% to 3%. He said the City had considered tying

increases to the Consumer Price Index (CPI) but decided against it to maintain predictable lease payments, as the PPAs were usually fixed for 20 years.

Chairman McDonald asked if that was something now included as we negotiate those fixed increases.

Real Estate Manager Brok Armantrout said 2-3% were included in the lease negotiations as the City's standard offer.

Community Development Director Mays continued his presentation.

Member Krumm asked if Boulder City became a power distributor, would it likely require notifying the Public Utilities Commission (PUC), and would the City then need to be part of the PUC rather than operate its own utilities.

Utilities Director Joe Stubitz said there were different regulatory requirements that opened up if you were a generator owner. He said it was based on certain megawatt amounts and based on Boulder City's population we were able to stay outside of the PUC.

In response to Chairman McDonald, Utilities Director Stubitz explained the Western Area Power Administration, a part of the Department of Energy, served as the balancing authority in the region. He noted the Mead Substation, located within Boulder City limits, was where the city received all its energy. He said there were two connections: one at the 69 kV portion and another at the 230 kV portion of the substation. He said it was federally regulated.

In response to Chairman McDonald, Community Development Director Mays said subsidizing the utility fund would go against the principles of an enterprise fund which should support itself.

Chairman McDonald thanked the City Staff for their hard work.

Member Di Teresa recommended looking into itemization of what was being spent to public safety.

Real Estate Manager Brok Armantrout said bcnv.org/fy25budget would provided the residents with the budget book.

4. Monthly Progress Report on Development Allotments (July)

A staff report was submitted by City Planner Nakeisha Lyon and included in the August 21, 2024 Planning Commission agenda packet.

City Planner Lyon said two owner builder exempt allotments were issued in July.

PUBLIC COMMENT

Chairman Fritz McDonald opened the final public comment period and indicated the number to call was 702-589-9629.

No comments were offered in person or by phone and the public comment period was closed.

Chariman Fritz McDonald adjourned the meeting at 5:46 p.m.

Fritz McDonald, Chairman

ATTEST:

Bridgette Rodriguez, City Clerk Assistant