



Planning Commission Meeting

July 17, 2024

Item No. 4

Staff Report

TO: Planning Commission

FROM: Nakeisha Lyon, City Planner

DATE: July 17, 2024

SUBJECT: For possible action: Matters pertaining to the 2024 Land Management Process List (LMP):

- A. A **public hearing** on an application for the addition of approximately 300 acres located east of Interstate 11 and southeast of the Boulder City Rifle and Pistol Club for renewable energy and utility uses to be added to the LMP List.
- B. LMP#24.04 – Resolution No. 1261: A recommendation to the City Council on a proposed amendment to the Land Management Process List for 2024 for the addition of approximately 300 acres located east of Interstate 11 and southeast of the Boulder City Rifle and Pistol Club for renewable energy and utility uses.

Action Requested:

That the Planning Commission hold a public hearing and make a recommendation regarding the possible addition of a portion of this parcel to the Land Management Process list.

Overview:

- The Land Management Process (LMP) provides a transparent, structured process for the review of requests to utilize or dispose of City land as denoted in Chapter 2 of Title 9 of the City Code.
- The Community Development Department maintains a list of active parcels included in the LMP.
- The City Council advanced this request for an addition of 300 acres be added to the list for renewable energy and utility uses for Planning Commission consideration.

Background Information:

In 2001, the City Council adopted Ordinance No. 1158, adding a new chapter to the City Code, Land Management for City-owned property. The purpose of the ordinance was to establish a more formal procedure for the possible disposition of City lands and to allow property owners in the vicinity of such sales or leases to have input into the process prior to disposition being taken by the City Council. The process does not negate the need for voter approval where required but provides for public input during early stages of consideration.

In summary, the ordinance requires that by September of each year, the City Council shall issue a public notice that it is preparing the annual Land Management Process (LMP) for the following year. Applicants may submit their proposals, and the City Council forwards requests to the Planning Commission for a public hearing in November. The City Council holds another public hearing and adopts any changes prior to February 15 of the following year. Please see the current LMP list for reference (Attachment 2).

In addition to the annual process, an applicant can submit a request for City Council consideration at any time per Section 9-2-2.D of the City Code. On May 6, 2024, Hydrostor, Inc. submitted an application (LMP#24-04) for City Council consideration to add city owned property to the LMP list and has revised their request based on Staff's review as of June 5, 2024.

Hydrostor, Inc. is requesting to add approximately 300 acres southeast of the Boulder City Rifle and Pistol Club and to the east of the Interstate 11 to the LMP list for renewable energy and utility uses. A portion of the subject property indicated in red on the Location Map (Attachment 4). The applicant plans to utilize approximately 100 – 150 acres for the development of their facility with the potential to expand the facility in the future on the remaining acreage.

The purpose of the request is to discuss with the City the possibility of leasing this area to Hydrostor, Inc. for advanced compressed air energy storage (A-CAES) which allows grid operators to draw clean energy by converting compressed air to electricity on demand. The application explaining Hydrostor's request is provided as Attachment 3.

Below is background information regarding the parcel:

Plan	Designation
Master Plan	OL – Open Lands
Zoning	GP – Government Park, S – Interim Study Area

Staff has reviewed the application. The Utilities Department will need to access their station power and domestic needs as the parcel is within the City's service territory. Electric, water, wastewater, and solid waste demands and sources will need to be evaluated to ensure capacity. The Community Development Department will require a Zoning Map Amendment and Master Plan Future Land Use Amendment to allow for renewable energy and utility uses.

On June 25, 2024, The City Council reviewed and considered the proposed addition to the LMP list and made a motion to advance the LMP application to the Planning Commission for review and a recommendation. During the City Council meeting, the following questions were asked:

- **Are there any OHV trails located within this area?** There are existing dirt roads and trails that run through portions of the 300 acres being requested for addition to the LMP as denoted in Attachment 5. Per Sec. 7-5-7-C. the City allows OHV usage of existing roads, trails, and dry washes on undeveloped City owned land at least 1000 feet away from existing residences. Canyon Point Road is a dirt road that runs across the proposed area for development. Other unnamed dirt roads and trails are within the proposed area. Hydrostor will be conducting a site visit to verify the location of these dirt roads and trails. Ultimately, they plan to develop the facility in a way that does not restrict access to Canyon Point Road and other roads and trails within this area.
- **What percentage of the City is open space and energy resource uses?** The City is 135,880 acres in size. 75.7% (102,863 acres) is zoned Open Space and 12.5% (17,107 acres) is zoned Energy Resources. Based on the 2024 Land Management Process List, approximately 1,595 acres of additional City owned land is available for future renewable energy and utility uses. This would add another 1.2% to the total land dedicated to Energy Resources uses.

Public Notice Requirements:

This addition to the LMP has been noticed in accordance with Sec. 9-2-2.C.2. Notice of the public hearing and application request were mailed to all property owners within 300' of the subject property on July 3, 2024.

Department Recommendation:

Requested Action: That the Planning Commission hold the **public hearing**, deliberate and then make a motion to **either** recommend approval or denial of the request, using alternate draft motion language as follows:

RECOMMEND APPROVAL: "I move to approve Resolution No. 1261 which includes findings."

or

RECOMMEND AMENDED APPROVAL: "I move to approve Resolution No. 1261 which includes findings, with the following changes"

or

RECOMMEND DENIAL: "I move to recommend denial of the proposed amendment to the Land Management Process list, based on the finding that" (Planning Commission must state findings for the denial)

Attachments:

1. Resolution No. 1261
2. Active LMP List
3. Application for LMP#24-04
4. Map for LMP#24-04
5. Map of OHV Trails