



BOULDER CITY
CITY COUNCIL

MAYOR
JOE HARDY

COUNCIL MEMBERS:
COKIE BOOTH
MATT FOX
SHERRI JORGENSEN
STEVE WALTON



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

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401 CALIFORNIA AVENUE
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ACTING CITY MANAGER:
MICHAEL MAYS, AICP

CITY ATTORNEY:
BRITTANY LEE WALKER, ESQ

CITY CLERK:
TAMI MCKAY, MMC, CPO

COMMUNITY DEVELOPMENT DIRECTOR:
MICHAEL MAYS, AICP

PUBLIC WORKS DIRECTOR:
GARY POINDEXTER

UTILITIES DIRECTOR:
JOSEPH STUBITZ, PE

POLICE CHIEF:
TIM SHEA

ACTING FIRE CHIEF:
GREG CHESSER, CFO

FINANCE DIRECTOR:
CYNTHIA SNEED, CPA, CGFM

PARKS & RECREATION DIRECTOR:
JULIE CALLOWAY, CPRP

City Council Meeting

August 27, 2024

Item No. 10

Staff Report

TO: Michael Mays, Acting City Manager

FROM: Nakeisha Lyon, City Planner

DATE: August 27, 2024

SUBJECT:

For possible action: Matters pertaining to a proposed Master Plan Amendment and Zoning Map Amendment for 0.65 acres located west of Buchanan Boulevard, south of El Camino Circle, east of Bristlecone Drive, and north of Sunrise Circle (APN 186-17-501-002):

A. Public hearing on a proposed Master Plan Amendment and Zoning Map Amendment

B. Resolution No. 7844, a resolution of the City Council of Boulder City, Nevada, amending the Master Plan Future Land Use Map to change the land use designation for approximately 0.65 acres located west of Buchanan Boulevard, south of El Camino Circle, east of Bristlecone Drive, and north of Sunrise Circle (APN 186-17-501-002) from LDR, Low Density Residential, to PUB, Public/Quasi-Public (MPA-24-055)

C. Consideration of Bill No. 2066, an ordinance of the City of Boulder City, Nevada, to amend the Zoning for approximately 0.65 acres located west of Buchanan Boulevard, south of El Camino Circle, east of Bristlecone Drive, and north of Sunrise Circle from R1-10, Low Density Residential, to GM, Government Municipal (AM-24-377)

Business Impact Statement:

As per NRS 237.060.2(c), the requirements for a business impact statement do not apply to master plan and zoning matters (NRS Chapter 278).

Action Requested:

That the City Council conduct the required public hearing and consider adoption of the following, for the subject property as described above:

- **For Master Plan Future Land Use Map Amendment**
 - Resolution (Attachment 1)
 - Exhibit Map (Attachment 2)
- **For Zoning Map Amendment**
 - Bill (Attachment 4)
 - Exhibit Map (Attachment 5)

Overview:

- The City is proposing changes to the Master Plan and Zoning in order to convey this property to DRI to the east.
- On June 12, 2024, the Planning Commission recommended approval.

Background Information:

Applicant(s): The City of Boulder City

Property Owner(s): The City of Boulder City

Assessor's Parcel No(s): 186-17-501-002

Overlay Districts: The subject properties are not within any overlay districts.

Master Plan Future Land Use Map Designation	Current:	LDR, Low Density Residential
	Proposed:	PUB, Public/Quasi-Public
Zoning Map Districts	Current:	R1-10, Single Family Residential
	Proposed:	GM, Government Municipal

Description of Request: The City has submitted these applications requesting to amend the master plan and zoning designations to allow for government and education uses to occur on the parcel. The City is currently processing a land ownership transfer request for the adjacent parcel. Since the 1970s, The Desert Research Institute (DRI) has operated a scientific research facility and laboratory for educational purposes on the adjacent parcel. If the ownership of the adjacent land parcel is transferred, the DRI will utilize this parcel for continued basic and applied research in hydrology, energy, atmospheric physics, plant science and related fields of study.

Concurrently, the DRI has submitted a Master Plan Future Land Use Map Amendment from LDR, Low Density Residential, to PUB, Public/Quasi-Public, and a Zoning Map Amendment from R-3, Multiple Family Residential to GM, Government Municipal. Their request is to correct the non-conformity of these designations with the historic and existing use. With the processing of this land ownership transfer, the applicant and City Staff find it appropriate to change the master plan and zoning designations to ensure conformance with the goals and objectives of the 2003 Boulder City Master Plan and Title 11, Boulder City Zoning Ordinance.

Master Plan Amendment:

Chapter 278 of the Nevada Revised Statutes (NRS) provides the applicable standards and procedures for amendments to a master plan. Per NRS 278.210.2, a neighborhood meeting is required to be held by the applicant prior to a public hearing to amend the master plan. The intent of the neighborhood meeting is to provide an explanation of the proposed amendment to the public. In this case, the City is the applicant. To meet the requirements of State law, the neighborhood meeting was held on June 12, 2024 prior to the public hearing on the Master Plan Amendment and Zoning Map Amendment. No public comments were provided on this item during the neighborhood meeting.

As the uses of “general governmental functions” and “schools” are not permitted in the current zoning designation applicable to the subject property, the City is requesting to change this designation to support the expansion of the DRI educational and research facility.

Planning Commission adoption: Per NRS 278.210.3, the Planning Commission and City Council must adopt the amendment to the Master Plan. On June 12, 2024, the Planning Commission adopted and recommended approval of the Master Plan Amendment to the City Council, with the 7 members present voting unanimously in favor. In accordance with NRS 278.220.2, the Planning Commission found that the amendment to the master plan conserves and promote public health, safety and general welfare. Once the Planning Commission adopts the Master Plan Amendment, the City Council cannot adopt any further changes unless it first resubmits the changes to the Planning Commission for a report per NRS 278.220.4.

Master Plan Amendment Findings: In accordance with NRS 278.220.2, the City Council must find the amendment to the master plan to conserve and promote public health, safety and general welfare.

Zoning Map Amendment:

Chapter 33 of the Boulder City Zoning Ordinance, Title 11 Requirements provides the applicable standards and procedures for zoning map and text amendments.

Pursuant to BC Code Section 11-33-9, in order to amend Title 11, the following findings must be made by the City Council:

A. That the proposed amendment is in general conformance with the adopted Comprehensive Plan for the City.

As a component of this application, a Master Plan Future Land Use Map Amendment has been submitted as denoted above and required to address general conformance with the adopted Comprehensive Plan.

B. That the proposed amendment promotes the health, safety, morals or the general welfare of the City.

In determining the above stated, the deliberating body shall, but is not limited to, considering the following factors:

Present land use: The subject property is currently vacant and will be occupied by the existing educational and research facility on the adjacent property to the east, the DRI. The intended use of this parcel is for an underground research activities.

Present zoning in adjacent areas: The subject property is surrounded by and located within city limits. The adjacent area to the west is zoned R1-10, Single-Family Residential. The adjacent area to the east is currently zoned R-3, Multiple-Family Residential. The adjacent property to the east is owned by the NSHE and is under consideration for a Zoning Map Amendment to GM, Government Municipal. The subject property will be transferred to the NSHE for utilization by the DRI. The adjacent areas to the north and south are ME, Mobile Home Park, and R1-7, Single-Family Residential, respectively.

Impact on utilities: No impacts are anticipated.

Noise: No impacts are anticipated.

Drainage: Please see the required drainage report from the City Engineer (Attachment 7).

Character of existing neighborhoods: No impact on the existing neighborhood character. The uses to occur are consistent with the existing educational and research facility located to the east that will be utilizing this parcel. These uses have occurred on the adjacent parcel since the late 1970s. The proposed zoning is consistent with the surrounding area.

Planning Commission Action: On June 12, 2024, the Planning Commission recommended approval of the request, with the 7 members present voting unanimously in favor. Please see minutes (Attachment 7).

Public Notice Requirements

- Notice was mailed to all property owners within 750' of the subject property, with a minimum of 30 owners to be notified on May 30, 2024. This is applicable to the zoning map amendment, and the neighborhood meeting for the master plan amendment.
- Notice was posted on the subject property on May 30, 2024. This is applicable to the zoning map amendment.

- Notice was published in the Las Vegas Review Journal (LVRJ) on June 1, 2024 for the Planning Commission meeting, and August 15, 2024 for the City Council meeting. This is applicable to both amendments.
- Signs and notices referenced dates for both public hearings unless otherwise stated (Planning Commission and City Commission).

Financial:

No fiscal impact on the City.

Boulder City Strategic Plan Goal:

Goal C, Manage Growth and Development

Department Recommendation: The Community Development Department staff respectfully requests that the City Council **conduct the required public hearing and consider adoption of Resolution No. 7844 and Bill No. 2066** regarding the proposed Master Plan and Zoning Map Amendments, based on the findings as noted within the resolution and bill.

Attachment:

For Master Plan Future Land Use Map Amendment

1. Resolution
2. Exhibit Map
3. Clerk Attest Form

For Zoning Map Amendment

4. Bill
5. Exhibit Map
6. Drainage report

For Both

7. Planning Commission minutes excerpt, 06.12.2024