



PLANNING COMMISSION AGENDA
REGULAR MEETING

COUNCIL CHAMBER, 401 CALIFORNIA AVENUE,
BOULDER CITY NV 89005

Wednesday
October 19, 2016 – 7:00 PM

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF ORDER; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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. IF AN AGENDA ITEM IS ALSO LISTED AS A PUBLIC HEARING, PERSONS MAY WAIT TO SPEAK UNTIL THAT PARTICULAR ITEM.

AGENDA

For possible action: APPROVAL OF AGENDA

1. For possible action: Approval of the Minutes of the September 21, 2016 regular meeting
2. For possible action: City of Boulder City – 17441 S US Highway 95 – Additional Energy Resource Zone area, Eldorado Valley: Matters pertaining to modifying the Master Plan and Zoning Map boundaries to increase area for solar development:
 - A. Neighborhood meeting to explain a proposed Master Plan Amendment as per NRS 278.210.2, and a summary of a proposed rezoning
 - B. **Public hearing** on a proposed Master Plan Amendment and a proposed rezoning
 - C. MPA-16-034 – Resolution No. 1142: Adoption and recommendation to the City Council on a proposed amendment to the Master Plan Future Land Use Map to change the land use designation for approximately 441 acres in the Eldorado Valley Transfer Area from Open Lands to Manufacturing-Energy
 - D. AM-16-330 – Resolution No. 1143: A recommendation to the City Council on a proposed amendment to the Zoning Map to rezone approximately 441 acres in the Eldorado Valley Transfer Area from GP, Government Park to ER, Energy Resource

3. For possible action: AM-16-331 – Resolution No. 1144 – RPS Properties, LLC – 701 Park Place: A **public hearing** and recommendation to the City Council on a proposed amendment to the Zoning Map to rezone approximately 2 acres from R1-7, Single-Family Residential to R1-5, Single-Family Residential
4. Monthly Progress Report on Development Allotments
5. For possible action: Committee/Commission Absences
6. Public Comment

Each person has up to five minutes to speak. Comments made during the Public Comment period of the agenda may be on any subject. There shall be no personal attacks against the Chair, members of the Planning Commission, the City staff, or any other individual. No person, other than members of the Planning Commission and the person who has the floor, shall be permitted to enter into any discussion, either directly or through a member of the Commission without the permission of the Chair or Presiding Officer. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.

All decisions for action items on this agenda are final by the Planning Commission, unless they are recommendations to the City Council, or appealed to the City Council. As per Section 11-34-4 of the Boulder City Code, appeals must be filed within seven (7) calendar days of the decision.

Supporting material is on file and is available for public inspection at the City Clerk's Office, 401 California Avenue, Boulder City, Nevada 89005 and the Boulder City website at www.bcnv.org, as per NRS 241. To request supporting material, please contact the City Clerk at (702) 293-9208 or lkrumm@bcnv.org.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the City Clerk by telephoning (702) 293-9208 at least seventy-two hours in advance of the meeting.

This notice and agenda has been posted on or before 9 a.m. on the third working day before the meeting at the following locations:

Boulder City Hall, 401 California Avenue
United States Post Office, 1101 Colorado Street
Boulder City Senior Center, 813 Arizona Street
Boulder City Parks & Recreation, 900 Arizona Street
www.bcnv.org

Item 1 - Minutes

SUBJECT:

For possible action: Approval of the Minutes of the September 21, 2016 regular meeting

ADDITIONAL INFORMATION:

ATTACHMENTS:

	Description	Type
☐	Minutes	Backup Material
☐	blank page	Backup Material

DRAFT

PLANNING COMMISSION REGULAR MEETING
September 21, 2016
(Agenda previously posted in accordance with NRS 241.020.3(a))

CALL TO ORDER

The regular meeting of the Boulder City Planning Commission was called to order by Chairman Giannosa at 7:00 p.m. Wednesday, September 21, 2016, in the Council Chamber, City Hall, 401 California Avenue, Boulder City, Nevada, in accordance with the Commission's Rules of Procedure, with the following members present:

Present: Chairman Jim Giannosa
Commissioner Cokie Booth
Commissioner Glen Leavitt
Commissioner Paul Matuska
Commissioner Fritz McDonald
Commissioner Steve Walton

Absent: Commissioner John Redlinger

Also present: City Planner Susan Danielewicz
Deputy City Clerk Tami McKay
City Attorney Dave Olsen

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Chairman Giannosa noted this was the public comment period for matters pertaining to items on the agenda. No comments were offered.

AGENDA

For possible action: APPROVAL OF AGENDA

Motion: Approve the Agenda.

Moved by: Member Booth. **Seconded by:** Member Matuska.

Vote:

AYE: Chairman Jim Giannosa, Member Cokie Booth, Member Glen Leavitt, Member Paul Matuska, Member Fritz McDonald, Member Steve Walton (6)

NAY: None (0)

Absent: Member John Redlinger (1)

The motion was approved.

1. For possible action: Approval of the Minutes of the August 17, 2016 regular meeting

Motion: Approve the Minutes.

Moved by: Member McDonald. **Seconded by:** Member Walton.

Vote:

AYE: Chairman Jim Giannosa, Member Cokie Booth, Member Glen Leavitt, Member Paul Matuska, Member Fritz McDonald, Member Steve Walton (6)

NAY: None (0)

Absent: John Redlinger (1)

The motion was approved.

2. For possible action: CU-16-257 – Resolution No. 1139 – Layla & Travis Sabin for Captain Snowbeard’s Shaved ice LLC – 443 Nevada Way: A public hearing on an application for a conditional use permit in the C2, General Commercial Zone for outdoor display (food vendor trailer) pursuant to Section 11-11-4.J of the City Code

A staff report had been submitted by City Planner Danielewicz and included in the Agenda packet.

City Planner Danielewicz provided a brief overview noting the applicant would like to operate a food vendor trailer on a business site. She said they had already received approval from the Southern Nevada Health District and have applied for a business license. She said the subject property is currently vacant and located between two buildings, so it’s not overtly visible from the street. She said the applicant intended to operate the business seasonally, but they had received requests to be open year round. She noted this conditional use permit could be affected if future regulations were adopted regarding food vendor trailers.

In response to Member Booth, City Planner Danielewicz noted a condition could be added to temporarily approve the request for a period of one year or any other time period.

Member Booth suggested the code be amended to address the issue of mobile food trucks.

City Planner Danielewicz said staff resources were limited, but they would make an attempt to address this issue. She noted there were other amendments the Commission had requested that would take precedence.

In response to a question by Member Leavitt, City Planner Danielewicz noted City staff had informed the applicant they could operate their business prior to approval of the conditional use permit as long as the application had been properly submitted.

In response to Member Walton, City Planner Danielewicz stated a business license could not be issued until the conditional use permit is approved. She also explained that several sections of the code were not current and food vendor trailers were not an anticipated or common use when the C2 chapter was originally adopted.

Member Walton said Shavee's had been denied a similar request and it was denied because of its location within the historic district. He questioned how this request was different.

City Planner Danielewicz noted each request is considered on a case-by-case basis and other requests downtown had been approved. She said for the denied request there was a neighbor who spoke in opposition.

Member Walton asked if any of the surrounding businesses had expressed concern about the request and questioned the applicable code provision.

City Planner Danielewicz noted 78 property owners had been notified and no responses had been received. She said the current code doesn't have a specific regulation that applies to food vendor trailers, so it's treated as a conditional use based on outdoor sales display as that is the closest similar use.

Member McDonald asked if the notices were mailed to property owners or business owners since they could be different.

City Planner Danielewicz stated the law requires notices be sent to property owners.

Member McDonald asked if a condition could be added requiring the conditional use permit be reviewed by the Planning Commission if the applicants did not maintain their health permit and/or business license. He said he was in favor of adding the requirement since the business was mobile and did not have a fixed physical location.

City Planner Danielewicz stated that requirement was already included in the resolution for compliance with all required codes and requirements of all applicable agencies.

Member Leavitt expressed concern about the Commission requiring greater standards for mobile food vendors vs. businesses in buildings and said he was not in favor of it. He said for Shavee's he preferred the downtown location over the highway location for traffic safety reasons. He said he talked to a business owner across the street from the applicant's location, and he had not expressed any concerns with the shaved ice business.

In response to Member Booth, City Planner Danielewicz noted sign regulations could not be applied to a food vendor trailer as it is a vehicle, and Member Booth said this was a reason these uses should be treated differently than businesses in a building.

Travis Sabin, applicant, said the business has been in operation for 2 weeks and had received positive feedback from the community. He said 75% of his business had been return customers. He said, so far, it had been an enjoyable experience for him and his wife.

Chairman Giannosa noted this was the time and place scheduled for a public hearing and asked for public input. No comments were offered and the hearing was declared closed.

Motion: Approve Resolution No. 1139 for CU-16-257 with an added condition for a one-year time limit, with a request for staff to develop regulations for mobile food vendor trailers.

Moved by: Member Booth. **Seconded by:** Member Leavitt.

Vote:

AYE: Chairman Jim Giannosa, Member Cokie Booth, Member Glen Leavitt, Member Paul Matuska, Member Fritz McDonald (5)

NAY: Member Steve Walton (1)

Absent: Member John Redlinger (1)

The motion was approved.

3. For possible action: BCMHP, LLC – 1501 Nevada Highway: Matters pertaining to a proposed change of use for an existing mobile home park:

Chairman Giannosa stated City Attorney Olsen informed him NRS 281.A420 required he disclose a conflict of interest. He said the matter before this body affects his commitment in a private capacity to the interests of Randolph Schams, his employer. Because this is a clear conflict of interest, he said he was going to be abstaining from discussion and voting on this matter.

Chairman Giannosa left the dais and Vice-Chairman Leavitt chaired this portion of the meeting.

A. **Public hearing** on a proposed Master Plan Amendment and a proposed rezoning

B. MPA-16-033 – Resolution No. 1140: Adoption and recommendation to the City Council on a proposed amendment to the Master Plan Future Land Use Map to

change the land use designation for 7.33 acres from Community Commercial to Medium Density Residential

- C. AM-16-329 – Resolution No. 1141: A recommendation to the City Council on a proposed amendment to the Zoning Map to rezone 7.33 acres from MP, Mobile Home Park to R3, Multi-Family Residential

A staff report had been submitted by City Planner Danielewicz and included in the Agenda packet.

City Planner Danielewicz provided a brief overview noting the owner had been cleaning the property and had removed several mobile homes and trailers from the site. She said the applicant was requesting a zone change to allow multi-family development. She explained that if the request were approved, the owner could proceed with closing the park and moving forward with multi-family development. She said if the request was denied, the owner could continue use of the property as a mobile home park. She said the owner would like to build townhomes on the property in the future. She said City staff recommended the property be used for commercial purposes, but the owner did not believe commercial development was a viable option at this time.

In response to questions by Member McDonald, City Planner Danielewicz noted 28 trailers remained on the site according to the applicant. She also noted staff's preference that the property be used for commercial rather than residential use was due to the property frontage on Nevada Highway which is a commercial corridor.

In response to Member Matuska, City Planner Danielewicz said there are two small strips of land immediately to the east of the subject mobile home park that are privately owned. She said the strips of land are essentially not buildable and their existence means the property does not border the City's Madrone Street right-of-way further to the east.

Vice-Chairman Leavitt said he understood City staff's position that Nevada Highway is a commercial corridor, however, he believes the traffic will be reduced once the I-11 bypass around Boulder City is completed.

Jackie Schams, applicant, stated her father owned the property and she managed the property. She said commercial development was not an option at this location now. She said if the rezoning is denied they will keep the property a mobile home park.

In response to Member Booth as to why they were requesting R3 zoning, Ms. Schams said managing the mobile home park had been difficult and townhome development was the preferred use of the property.

In response to Member Walton, Ms. Schams said the future townhome development would accommodate medium-income families and seniors. She said the plans included 19 one-story buildings containing four units per building. She said each unit would have its own yard and be sold as deeded property.

Member McDonald said if the yards would have walls then he had a concern about the appearance of tall block walls along the business corridor. He also asked if there would be landscaping along the street.

City Planner Danielewicz responded that the maximum wall height would be 6' and landscaping would be addressed with the tentative map site plan.

In response to questions by Member Matuska about the location of the property line, City Planner Danielewicz checked the aerial photo and said it appeared the property line was some distance behind the sidewalk on Nevada Highway, but she would have to check with the Public Works Department to confirm. She also noted the City Code addressed height limitations for walls at intersections for sight visibility purposes.

In response to Member Leavitt, Ms. Schams said there were about 28 rental trailers located on the property that are currently occupied but many more are unoccupied. She said there were currently about 8 tenants who were owners of their trailers who would be given 180 day eviction notices and/or trailer relocation options as required by NRS.

Vice-Chairman Leavitt asked how many tenants currently had leases and Ms. Schams responded that none of them had leases, but all were currently holdovers (month-to-month rent payments).

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

Jan Rowe said she had been a resident on Cedar Drive for 10 years and lives across the street from the property. She said she had family members who lived in the trailer park at one time and she's glad to see the property cleaned up. She said she was in favor of residential use because it would be beneficial to her property in Valley View Estates. She said the only concern she has about the area is the current school bus stop location and Parsons wall are unsafe in her opinion. She suggested a small park within the property be developed to help keep kids safe and away from the highway. She said there had been numerous issues with the mobile home park, so she was in favor of the proposed changes. She said she was also speaking on behalf of other family members that live on two other lots in her subdivision who felt the same.

There being no further comments offered, the hearing was declared closed.

Vice-Chairman Leavitt said with I-11 coming he was concerned about more boarded-up commercial buildings. He said although he supports the use of residential, he had concerns about current tenants being forced from the property, but no one here expressed a concern.

Member Booth commented that the State will require the property owner to help the tenants who own their trailers to move their trailers.

Member Matuska said he supports the concept, but also had concerns about displacement of the tenants. He said he was also concerned about the safety of kids near a highway and hoped the applicant would take that into consideration.

Member Walton said he knew kids who had lived in the mobile home park, so either way the property was zoned (mobile home or multi-family), the same safety issue regarding kids would remain.

Member Booth said she had been told that Taco Bell plans to close its doors once the I-11 opens, so she was in favor of a multi-family development here. She said she was in favor of the rezone because she believed it would benefit the community and make housing available for young families.

Vice-Chairman Leavitt said if the rezone were not approved it would remain a mobile home park and the City wouldn't have any input on walls or safety matters, so the City would have more control if it approved townhome development. He said he keeps hearing the message about affordable housing and this would help.

Member McDonald said he believed a small park was vital at this location.

Motion: Approve Resolution Nos. 1140 and 1141 recommending approval of MPA-16-033 and AM-16-329.

Moved by: Member McDonald. **Seconded by:** Member Walton.

Vote:

AYE: Member Cokie Booth, Member Glen Leavitt, Member Paul Matuska, Member Fritz McDonald, Member Steve Walton (5)

NAY: None (0)

Absent: Member John Redlinger (1)

Abstain: Chairman Jim Giannosa (1)

The motion was approved.

4. Monthly Progress Report on Allotments

A staff report had been submitted by City Planner Danielewicz and included in the Agenda packet.

No comments offered.

5. For possible action: Committee/Commission Absences

City Planner Danielewicz noted Member Redlinger had advised her he would be out of the country for personal reasons.

Chairman Giannosa moved to unexcuse the absence of Member Redlinger; seconded by Member Booth; unanimously APPROVED.

6. Public Comment

None.

There being no further business to come before the Planning Commission, Chairman Giannosa adjourned the meeting at 8:14 p.m.

Jim Giannosa, Chairman

ATTEST:

Tami McKay, Deputy City Clerk

Minutes Approved: _____

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Item 2 - Solar area in EVTA

SUBJECT:

For possible action: City of Boulder City – 17441 S US Highway 95 – Additional Energy Resource Zone area, Eldorado Valley: Matters pertaining to modifying the Master Plan and Zoning Map boundaries to increase area for solar development:

- A. Neighborhood meeting to explain a proposed Master Plan Amendment as per NRS 278.210.2, and a summary of a proposed rezoning
- B. **Public hearing** on a proposed Master Plan Amendment and a proposed rezoning
- C. MPA-16-034 – Resolution No. 1142: Adoption and recommendation to the City Council on a proposed amendment to the Master Plan Future Land Use Map to change the land use designation for approximately 441 acres in the Eldorado Valley Transfer Area from Open Lands to Manufacturing-Energy
- D. AM-16-330 – Resolution No. 1143: A recommendation to the City Council on a proposed amendment to the Zoning Map to rezone approximately 441 acres in the Eldorado Valley Transfer Area from GP, Government Park to ER, Energy Resource

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Item 2 report	Cover Memo
<input type="checkbox"/> PC Reso 1142	Resolution Letter
<input type="checkbox"/> PC Reso 1143	Resolution Letter
<input type="checkbox"/> Exhibit to Resos 1142, 1143	Exhibit
<input type="checkbox"/> Item 2 backup	Backup Material
<input type="checkbox"/> blank page	Backup Material



Agenda Item No. 2 Planning Commission Meeting October 19, 2016

Staff Report

**BOULDER CITY
PLANNING COMMISSION**

TO: Planning Commission

**CHAIRMAN
JIM GIANNOSA**

FROM: Susan Danielewicz, City Planner
Community Development Department

MEMBERS:
COKIE BOOTH
GLEN LEAVITT
PAUL MATUSKA
FRITZ McDONALD
JOHN REDLINGER
STEVE WALTON

DATE: October 10, 2016

SUBJECT: City of Boulder City – 17441 S US Highway 95 – Additional Energy Resource Zone area, Eldorado Valley: Matters pertaining to modifying the Master Plan and Zoning Map boundaries to increase area for solar development:



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

A. Neighborhood meeting to explain a proposed Master Plan Amendment as per NRS 278.210.2, and a summary of a proposed rezoning

B. **Public hearing** on a proposed Master Plan Amendment and a proposed rezoning

**WEBPAGE:
WWW.BCNV.ORG**



C. MPA-16-034 – Resolution No. 1142: Adoption and recommendation to the City Council on a proposed amendment to the Master Plan Future Land Use Map to change the land use designation for approximately 441 acres in the Eldorado Valley Transfer Area from Open Lands to Manufacturing-Energy

**CITY MANAGER:
DAVID FRASER**

D. AM-16-330 – Resolution No. 1143: A recommendation to the City Council on a proposed amendment to the Zoning Map to rezone approximately 441 acres in the Eldorado Valley Transfer Area from GP, Government Park to ER, Energy Resource

**DEPUTY CITY CLERK:
TAMI MCKAY**

**COMMUNITY DEVELOPMENT
DIRECTOR:
BROK ARMANTROUT**

**CITY PLANNER:
SUSAN DANIELEWICZ**

.....
Action Requested: That the Planning Commission conduct the required public hearing and consider adoption of Resolution Nos. 1142 and 1143 for a proposed Master Plan Future Land Use Map amendment (MPA-16-034) and Zoning Map amendment (AM-16-330) as noted above.

Overview:

- Relative to options for Boulder Solar/SunPower in the Eldorado Valley Transfer Area (EVTA), additional land area needs to be master planned and zoned for energy use.

Applicant/Property Owner: City of Boulder City

Address: 17441 S US Highway 95 (address for Boulder Solar/SunPower existing lease; other addresses may be assigned at a later date if necessary)

Location: Approximately 441 acres (0.7 square miles) to the east of the existing Boulder Solar/SunPower lease areas in the Eldorado Valley Transfer Area (EVTA), consisting of two areas on either side of an overhead utility corridor (refer to the areas in red on the attached exhibit map):

- 248.52 acres north parcel
- 192.32 acres south parcel

Assessor's Parcel Nos.: Part of 207-00-001-013, 207-00-002-004 and 207-00-002-035; all of 207-00-002-012.

Master Plan Future Land Use Map designations:	
Current: Open Lands	Proposed: Manufacturing – Energy
Zoning Map districts:	
Current: GP, Government Park	Proposed: ER. Energy Resource

Description of Request: On January 26, 2016 the City Council approved Resolution No. 6430 for an amended option agreement with Boulder Solar III, LLC / SunPower Corporation for additional acreage relative to the existing Boulder Solar Power leases in the EVTA. Although the development of the option areas is not imminent (the options extend through 2020), their legal counsel has requested that the correct zoning be in place for the option areas. The City has no objection to this request.

The intent of the map designations is to cover (but may go beyond) existing lease and option areas for solar development in the EVTA. If the final acreage and/or boundaries are slightly different than as per the attached exhibit map, this will be adjusted administratively by Staff.

MASTER PLAN:

Background Information regarding a “neighborhood meeting” for Master Plan amendments: State law (the NRS – Nevada Revised Statutes) was amended during the 2005 legislative session to require greater noticing to the public for master plan amendments. Previously, NRS only required that the governing body publish a notice of the Planning Commission (and City Council) public hearing in the local newspaper at least 10 days in advance of the meeting, and did *not* require any noticing of surrounding property owners. With the last NRS change for master plan amendments (NRS 278.210.2), the noticing requirements are now *very similar* to that for a rezoning request. For a rezoning, the City publishes a notice in the newspaper of the public hearings, posts the property with a sign, and also provides notices to all property owners within 750’ of the property in question as per the requirements of State law. What NRS now requires for a master plan amendment is similar: it requires “the person who requested the proposed amendment” to “hold a neighborhood meeting to provide

an explanation of the proposed amendment,” and the applicant is to provide notice of the neighborhood meeting to all property owners within 750’ of the property in question, with a minimum of 30 owners to be notified.

In this case, the City is the applicant. To meet the requirements of State law, the agenda now states that the first item of business is for the applicant (Staff) to “hold a neighborhood meeting to provide an explanation of the proposed amendment”, *which is staff simply presenting the same background information as for the regular Planning Commission public hearing. This is the same process the City has always followed; it is now just listed separately on the agenda to satisfy State law.* Over many years, whenever there has been a joint request for a master plan amendment and rezoning, Staff has always noticed both requests on the public hearing notices, even though (until 2005) State law only required such noticing for the rezoning.

As far as the process before the Planning Commission:

- 1) Staff provides the background information on the request to meet the requirement for holding the neighborhood meeting.
- 2) After any questions of Staff from the Planning Commission, the Chairman shall open the required public hearing on the request.
- 3) After closing the public hearing, the Planning Commission may discuss the matter further, and determine whether to adopt the resolution.

A further provision of State law for master plan amendments (NRS 278.210.3) is that the Planning Commission does not merely recommend an amendment, but that BOTH the Planning Commission and City Council ADOPT an amendment to the Master Plan, and that the Planning Commission’s resolution of adoption is to be by a two-thirds majority (5 of 7 members). Thus the Planning Commission both adopts and effectively recommends a master plan amendment to the City Council. Once the 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 finding requirements: The only finding NRS references with regard to the adoption or amendment of a master plan is Section 278.220.2, “The parts shall thereupon be endorsed and certified as master plans thus adopted for the territory covered, and are hereby declared to be established to conserve and promote the public health, safety and general welfare.”

SNRPC action: Another requirement of State law (NRS.278.02556) is that master plan text amendments be approved by the Southern Nevada Regional Planning Coalition. Because this amendment is only to the Future Land Use Map, SNRPC approval is not required.

REZONING:

Zoning Ordinance (Title 11) Standards: (Statements in bold type are copied from Title 11)

11-33-9: FINDINGS BY COUNCIL: In order to amend this Title, the Council shall find the following:

- A. That the proposed amendment is in general conformance with the adopted Comprehensive Plan for the City.**
- B. That the proposed amendment promotes the health, safety, morals or the general welfare of the City.**

This rezoning does require amendment of the Master Plan Future Land Use Map, which is proposed as part of this application.

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

Present land use: The lands in question are vacant and unencumbered by utility easements. These lands are also outside the existing multi-species habitat conservation easement that overlays much of the EVTA.

Present zoning in adjacent areas: The abutting City lands are zoned ER, Energy Resource, GO, Government Open Space and GP, Government Park-Recreation (the GP zone is the dry lake bed area).

Impact on utilities: Little impact is anticipated relative to the zone change. Lessees are required to extend water as needed as per lease agreements with the City; septic systems will require approval through the Southern Nevada Health District. Electrical service in this area is delivered by Nevada Energy.

Noise: Little impact is anticipated relative to the zone change.

Drainage: The required drainage report from the City Engineer is attached.

Character of existing neighborhoods: There are no neighborhoods, or any development other than solar generation facilities, in the immediate area.

Recommendation: The Community Development Department Staff respectfully requests that the Planning Commission conduct the required public hearing and consider adoption of Resolution Nos. 1142 and 1143, recommendations for a master plan amendment and rezoning of land to increase area for solar development in the Eldorado Valley Transfer Area.

Notes: For the master plan, the attached Resolution No. 1142 is for adoption by the two-thirds majority required by NRS 278.210.3. However, as per NV Attorney General Opinion No. 79-14, an alternate resolution will be provided by Staff should there be a recommendation in favor that is only by a simple majority vote. For consistency, should

the Planning Commission choose to recommend denial of the master plan request, Staff has an alternate resolution for that option as well. However, for the rezoning, if the Planning Commission chooses to recommend denial, only a motion with findings will be required; Resolution No. 1143 would not be approved. (A resolution is typically used in Boulder City only for approvals or recommendations of approval. The exception will only be for master plan actions relative to NRS requirements.)

The Planning Commission's recommendations (for or against) will be forwarded to the City Council for consideration.

Attachments:

Resolution No. 1142 (MPA-16-034)

Resolution No. 1143 (AM-16-330)

Master Plan/Rezoning Exhibit Dry Lake Bed East area

Drainage report

Location Map

Public noticing summary: Public hearing notice published in the Review-Journal on October 6, 2016; 6 City or leased properties within 750', 24 additional City and other properties for minimum 30 needed, 4 notices mailed; signs posted on the properties in accordance with State law. Signs and notices referenced dates for both public hearings (PC and CC).

PLANNING COMMISSION RESOLUTION NO. 1142 – ADOPTION & RECOMMENDATION

RESOLUTION OF THE PLANNING COMMISSION OF BOULDER CITY, NEVADA, TO ADOPT AND RECOMMEND TO THE CITY COUNCIL A PROPOSED AMENDMENT TO THE MASTER PLAN FUTURE LAND USE MAP TO CHANGE THE LAND USE DESIGNATION FOR APPROXIMATELY 441 ACRES IN THE ELDORADO VALLEY TRANSFER AREA FROM OPEN LANDS TO MANUFACTURING-ENERGY (MPA-16-034)

WHEREAS, On December 9, 2003 the City Council of Boulder City adopted Resolution No. 4234 adopting the 2003 Master Plan for the community pursuant to NRS 278.220; and

WHEREAS, The City of Boulder City has initiated an application (MPA-16-034) to amend the Master Plan Future Land Use Map to change the land use designation for approximately 441 acres of City-owned land in the Eldorado Valley Transfer Area from Open Lands to Manufacturing-Energy; and

WHEREAS, On October 19, 2016, the City of Boulder City, as the applicant for the request, conducted the required neighborhood meeting on the proposed amendment as per NRS 278.210.2; and

WHEREAS, On October 19, 2016, the Boulder City Planning Commission conducted the required public hearing in accordance with the provisions of NRS 278.210;

NOW, THEREFORE, BE IT RESOLVED that the Boulder City Planning Commission does hereby forward this report and adopt and recommend the following amendment to the Master Plan Future Land Use Map, by the statutorily required two-thirds majority of the Commission, based on the finding that it will conserve and promote the public health, safety and general welfare:

1. That the land use designation for approximately 441 acres of City-owned land in the Eldorado Valley Transfer Area shall be changed from Open Lands to Manufacturing-Energy as per attached **Master Plan/Rezoning Exhibit Dry Lake Bed East area**. For map consistency land use designations extend to centerlines of abutting rights-of-way as applicable.
2. This report includes the information contained in the staff report and attachments to that report, and shall include the Planning Commission minutes.

BE IT FURTHER RESOLVED that the appropriate officers of the City are hereby authorized and directed to certify an attested copy of the amendment to the City Council in accordance with NRS 278.210.6.

DATED and APPROVED this 19th day of October, 2016.

Jim Giannosa, Chairman

ATTEST: Tami J. McKay, Deputy City Clerk

PLANNING COMMISSION RESOLUTION NO. 1143

RESOLUTION OF THE PLANNING COMMISSION OF BOULDER CITY, NEVADA, TO RECOMMEND TO THE CITY COUNCIL A PROPOSED AMENDMENT TO THE ZONING MAP TO REZONE APPROXIMATELY 441 ACRES IN THE ELDORADO VALLEY TRANSFER AREA FROM GP, GOVERNMENT PARK TO ER, ENERGY RESOURCE (AM-16-330)

WHEREAS, The City of Boulder City has initiated an application (AM-16-330) to amend the Zoning Map to rezone approximately 441 acres of City-owned land in the Eldorado Valley Transfer Area from GP, Government Park to ER, Energy Resource; and

WHEREAS, Said property is proposed for a Master Plan Future Land Use Map designation of Manufacturing-Energy (MPA-16-034) and the proposed zoning of "ER" is in conformance with the proposed Master Plan designation; and

WHEREAS, On October 19, 2016 the Boulder City Planning Commission conducted the required public hearing in accordance with the hearing and noticing provisions of Chapters 11-33 and 11-35 of the City Code and NRS 278.260;

NOW, THEREFORE, BE IT RESOLVED that the Boulder City Planning Commission does hereby recommend the following amendment to the Zoning Map, based on the findings that it will be in substantial conformance with the proposed amendment to the adopted Master Plan and promote the public health, safety, morals or general welfare:

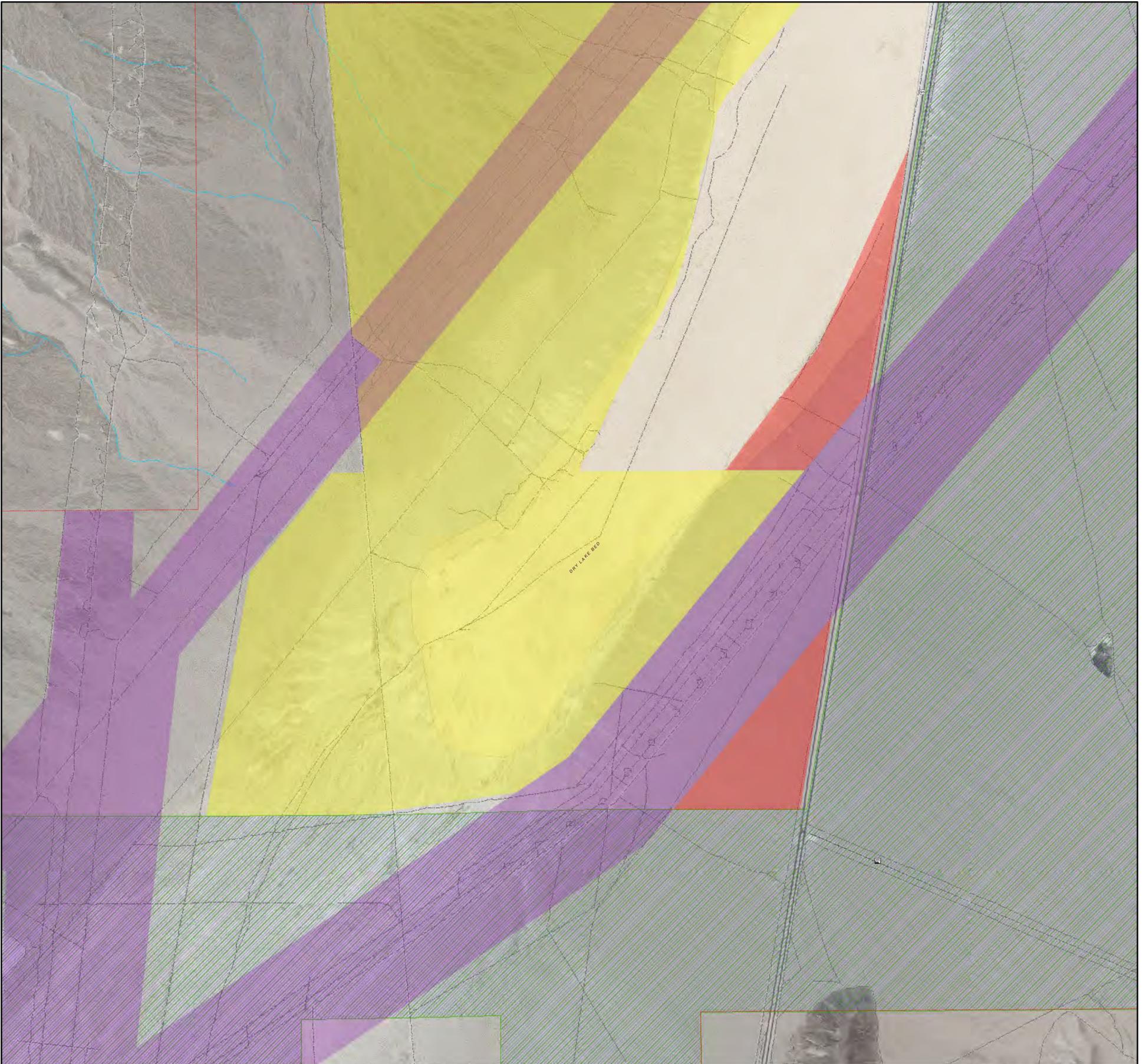
1. That the zoning designation for approximately 441 acres of City-owned land in the Eldorado Valley Transfer Area shall be changed from GP, Government Park to ER, Energy Resource as per attached **Master Plan/Rezoning Exhibit Dry Lake Bed East area**. For map consistency zoning designations extend to centerlines of abutting rights-of-way as applicable.

DATED and APPROVED this 19th day of October, 2016.

Jim Giannosa, Chairman

ATTEST: Tami J. McKay, Deputy City Clerk

Master Plan/Rezoning Exhibit Dry Lake Bed East area



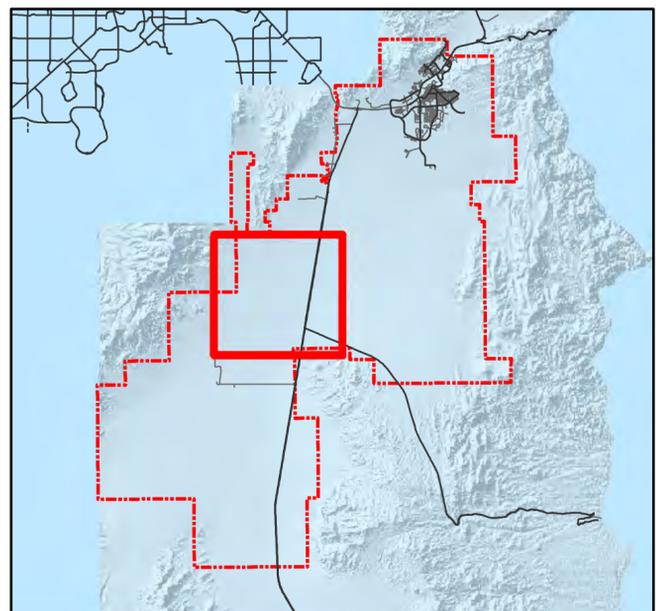
Legend

- City Limits
- Transmission Corridors
- Area to have MP/Zoning Changed
- Existing Energy MP/Zoning
- Eldorado Valley Trails (limited data - BC Environs only)
- Multi-Species Habitat Easement
- Intermittent Streams
- Dry Lake Bed



Map prepared by:
 Brok Armantrout, Director
 Community Development Department
 City of Boulder City, Nevada

Version: 1.0
 Print Date: 10/4/2016



Rezoning
Case No. AM-16-330
October 6, 2016

Drainage

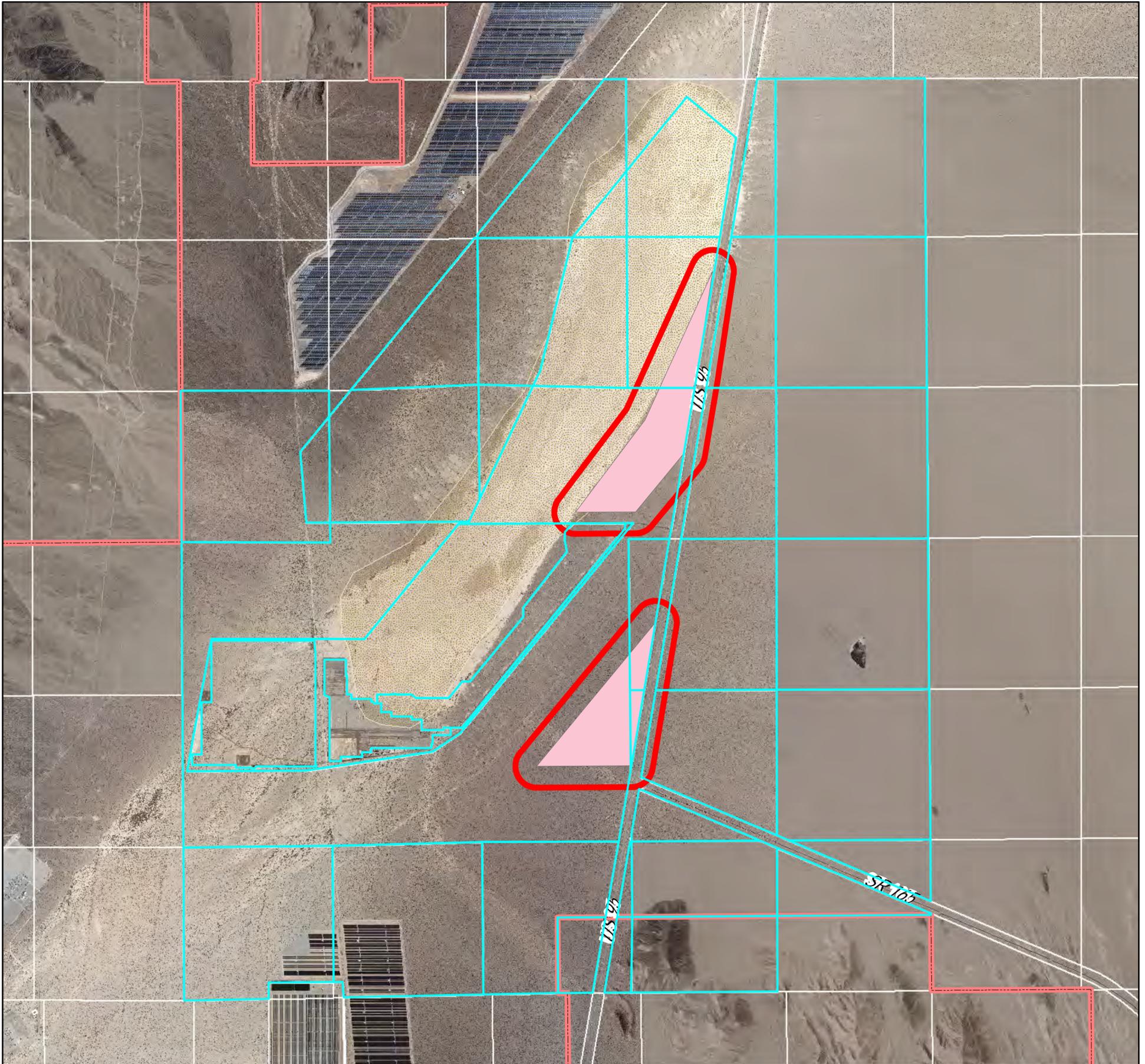
The following report is based on the site area and limited information received on October 6, 2016.

DRAINAGE

The FEMA FIRM Panels for this site, Maps No. 32003C2975 E and 32003C3200 E list the site as Zones A and X. Zone A is the designation for land determined to be within the 100-year flood plain. Zone X is the designation for land determined to be outside the 100-year flood plain. The existing drainage of the area is generally to the southeast, east and northeast into the dry lake bed area. This property is not located in a watershed identified in the 2013 Boulder City Flood Control Master Plan Update.

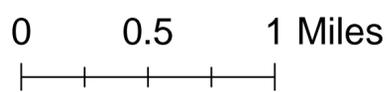
There are existing developments in the area that have installed drainage improvements for their lease areas. The developer's engineer for development of additional lease areas will be responsible for preparing a technical drainage study and designing the drainage system to serve their development according to Clark County Regional Flood Control District and City of Boulder City standards. The developer's engineer will be responsible for designing this development's drainage system to tie in to the surrounding drainage and insure that the development does not cause adverse impacts by increasing erosion or creating flooding problems downstream or to other adjacent properties.

Location Map for Dry Lake Bed Master Plan/Zone Changes

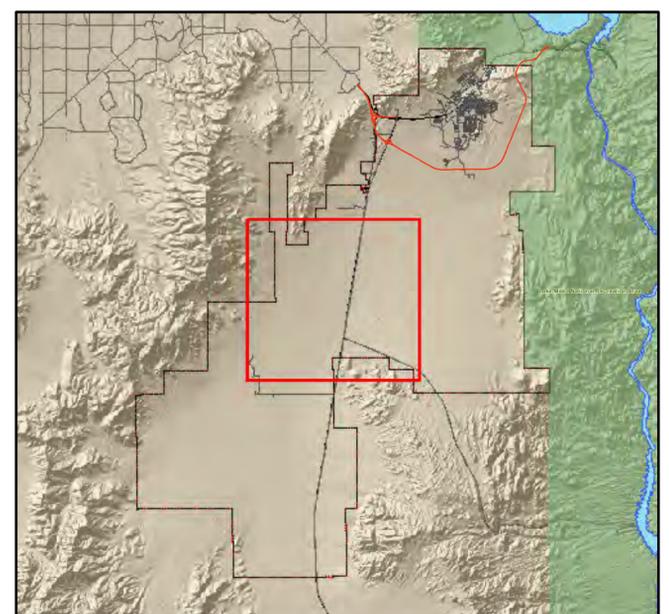


Legend

- 750 Foot Notification Area (NRS Requirement)
- Area to have Master Plan/Zoning Changes
- City Limits
- Municipal Airport
- City Parks
- Golf Courses
- Cemeteries
- Lake Mead
- Lake Mead National Recreation Area



Map created by:
Brok Armantrout, Director
Community Development Department
City of Boulder City, Nevada
October 6, 2016



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Item 3 - 701 Park Place

SUBJECT:

For possible action: AM-16-331 – Resolution No. 1144 – RPS Properties, LLC – 701 Park Place: A **public hearing** and recommendation to the City Council on a proposed amendment to the Zoning Map to rezone approximately 2 acres from R1-7, Single-Family Residential to R1-5, Single-Family Residential

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
☐ Item 3 report	Cover Memo
☐ PC Reso 1144	Resolution Letter
☐ Item 4 backup	Backup Material
☐ blank page	Backup Material



Agenda Item No. 3 Planning Commission Meeting October 19, 2016

Staff Report

**BOULDER CITY
PLANNING COMMISSION**

TO: Planning Commission

**CHAIRMAN
JIM GIANNOSA**

FROM: Susan Danielewicz, City Planner
Community Development Department

MEMBERS:
COKIE BOOTH
GLEN LEAVITT
PAUL MATUSKA
FRITZ McDONALD
JOHN REDLINGER
STEVE WALTON

DATE: October 11, 2016

SUBJECT: AM-16-331 – Resolution No. 1144 – RPS Properties, LLC – 701 Park Place: A **public hearing** and recommendation to the City Council on a proposed amendment to the Zoning Map to rezone approximately 2 acres from R1-7, Single-Family Residential to R1-5, Single-Family Residential



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

Action Requested: That the Planning Commission conduct the required public hearing and consider adoption of Resolution No. 1144 for a proposed Zoning Map amendment (AM-16-331) as noted above.

**WEBPAGE:
WWW.BCNV.ORG**

Overview:

- The owner of the subject property (formerly occupied by the old hospital) is requesting a zone change to allow single -family development with smaller lots than permitted under the current single-family zoning (5,000 s.f. minimum vs. 7,000 s.f. minimum).

**CITY MANAGER:
DAVID FRASER**

Applicant/Property Owner: RPS Properties, LLC (contacts: Randy Schams, Jackie Schams)

**DEPUTY CITY CLERK:
TAMI MCKAY**

Location: 701 Park Place

**COMMUNITY DEVELOPMENT
DIRECTOR:
BROK ARMANTROUT**

**CITY PLANNER:
SUSAN DANIELEWICZ**

Zoning Map districts:

Current: R1-7, Single-Family Residential (minimum 7,000 s.f. lots)	Proposed: R1-5, Single-Family Residential (minimum 5,000 s.f. lots)
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Master Plan Future Land Use Map designation: Low Density Residential

Assessor's Parcel Nos.: 186-04-810-007 (1.99 +/- acres total)

Information: The owner of the former old hospital property is requesting a rezoning from R1-7 to R1-5, Single-Family Residential. (There is no R1-6 zone at this time.) Please refer to the attached information from the applicant's engineer. The information notes that the smaller lot sizes will offer a more affordable median home price for the future homes that will be developed on the property, and also notes that half of the future lots are proposed at over 6,000 s.f. in size, with the average lot size being nearly 6,000 s.f. Note: a draft subdivision map has not been submitted at this time; however, the applicant's engineer has provided a chart showing the sizes of 12 proposed lots for the property. A second chart has been provided which also shows the approximate sizes of the lots immediately surrounding the subject property, which range from a low of ~4,792 s.f. to a high of ~17,860 s.f. and have an average area of ~7,868 s.f. However, within the overall historic Townsite area most of the lots are in the 5,000 s.f. range (primarily on the avenues). Staff did a similar calculation for the nearest lots to the subject property and found an average lot size of 6,780 s.f. for the 104 closest properties (see attached graphic).

While a rezoning cannot be conditioned on a future development having lot sizes larger than the minimum required by code, the odd shape of the property dictates that at least some of the lots would need to be larger than 5,000 s.f. (Only on a perfectly rectangular property with just the right dimensions and no internal streets could there be nothing but exactly 5,000 s.f. lots.) As can be seen from the attached graphics, the site is oddly shaped, and also surrounds the home at 705 Park Place on 3 sides. Besides that home, there are 4 other homes on this block, all facing Utah Street. An alley separates the subject property from the 4 homes on Utah Street, except for a small portion occupied by the garage at 413 Utah Street which directly abuts the subject property.

An obvious thought that comes to mind when looking at the subject property is that it would be easier to develop if the owner could also acquire the property at 705 Park Place, as the subject parcel surround this property. The owner did meet with the owner of 705 Park Place (Jan Miller) but they could not come to an agreement regarding a price for her property.

It is difficult to estimate the maximum number of possible lots that could be developed on the subject property under either zoning due to its odd shape and the possibility that there will be an internal cul-de-sac road or an alley to provide access to the lots. Although the owner had worked up one prior draft scenario that would provide 8 lots under the R1-7 zoning, that became financially unrealistic as a different home design was necessary for each house using R1-7 required setbacks. Given the high land development costs for the property he now estimates that under R1-7 zoning only 4 lots would likely be developed, likely for large nearly-custom homes. For the proposed R1-5 zoning, the applicant's engineer has provided information for up to 12 lots, although the owner has said it could also be less (possibly 10 lots).

Property values: A typical assumption of neighbors is that smaller lots nearby will automatically result in a property value lower than that for existing surrounding properties. Lot size is only one factor in determining property values, of course; the size, age and condition of homes also play a large factor, among others.

Although not an appraisal, Zillow (www.zillow.com) provides “Zestimates” for properties, which the company describes as an “...estimated market value, computed using a proprietary formula. It is not an appraisal. It is a starting point in determining a home’s value. The Zestimate is calculated from public and user-submitted data, taking into account special features, location, and market conditions.” Staff has modified the applicant’s lot size table for the immediate surrounding properties to show the size of the existing homes and their estimated values as per Zillow. For the immediate surrounding properties the average house size is 1,508 s.f. and the average Zestimate is \$175,154.

At this early stage the owner is estimating that the new homes under the R1-5 zoning would be at least 1,600 s.f. in size, and will definitely sell for well over the average house value of the immediately surrounding properties. Mr. Schams has also indicated to Staff his intent to build only one story homes, and that his concept is to provide a neighborhood similar in feel to both Denver and Arizona Streets, with compatible homes facing the streets and internal alley access to the rear of the homes. Therefore, even with the smaller lots and homes under R1-5 zoning vs. R1-7, it is unlikely that the new homes there would have a negative impact on surrounding properties.

REZONING:

Zoning Ordinance (Title 11) Standards: (Statements in bold type are copied from Title 11)

11-33-9: FINDINGS BY COUNCIL: In order to amend this Title, the Council shall find the following:

- A. That the proposed amendment is in general conformance with the adopted Comprehensive Plan for the City.**
- B. That the proposed amendment promotes the health, safety, morals or the general welfare of the City.**

This rezoning does not require amendment of the Master Plan Future Land Use Map.

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

Present land use: The property is currently vacant.

Present zoning in adjacent areas: All surrounding properties are also zoned R1-7, except for the vacant City-owned land to the NE which is zoned S, Study.

Impact on utilities: Little impact is anticipated relative to the zone change from R1-7 to R1-5. According to the City Engineer, under either zoning, water and sewer will be available and the developer will need to extend additional electrical service to the property from Nevada Way and Avenue I.

Noise: Little impact is anticipated relative to the zone change, as the use in the area is still single-family residential. One argument is that with R1-5 smaller lots that there could be increased vehicle traffic and noise due to the additional homes, but another argument is that with larger homes on R1-7 lots that there could be more traffic and noise under that scenario due to the additional residents (larger families, more vehicles per household).

Drainage: The required drainage report from the City Engineer is attached.

Character of existing neighborhoods: Except for the vacant City land, the character of the immediate surrounding area is single-family residential, with most homes built during the 1930's. There is one property in the vicinity that is solely a garage structure (also built during the Federal era).

Recommendation: The Community Development Department Staff respectfully requests that the Planning Commission conduct the required public hearing and consider adoption of Resolution No. 1144, a recommendation on a proposed rezoning of land at 701 Park Place.

NOTE: If the Commission wishes to recommend denial of the request, a motion to recommend denial of AM-16-331 would be required. (The resolution would simply not be approved.)

The Planning Commission's recommendation (for or against) will be forwarded to the City Council for consideration.

Attachments:

Resolution No. 1144
Application, description
Applicant's chart, lot sizes for 12 future lots
Applicant's chart, adjacent lot sizes
Applicant's zone change map, with addresses
Map, average lot areas near subject property
Chart, adjacent home sizes and Zillow Zestimates
Drainage report
Letter (Coll)
Location Map

Additional copies for Planning Commissioners:

Applicant's zone change map, 11" x 17"

PLANNING COMMISSION RESOLUTION NO. 1144

RESOLUTION OF THE PLANNING COMMISSION OF BOULDER CITY, NEVADA, TO RECOMMEND TO THE CITY COUNCIL A PROPOSED AMENDMENT TO THE ZONING MAP TO REZONE 701 PARK PLACE FROM R1-7, SINGLE-FAMILY RESIDENTIAL TO R1-5, SINGLE-FAMILY RESIDENTIAL (AM-16-331)

WHEREAS, RPS Properties, LLC has initiated an application (AM-16-331) to amend the Zoning Map to rezone property it owns at 701 Park Place (APN 186-04-810-007, ~1.99 +/- acres total) from R1-7, Single-Family Residential to R1-5, Single-Family Residential; and

WHEREAS, The proposed zoning of "R1-5" is in conformance with the Master Plan Future Land Use Map designation of Low Density Residential for this property; and

WHEREAS, On October 19, 2016 the Boulder City Planning Commission conducted the required public hearing in accordance with the hearing and noticing provisions of Chapters 11-33 and 11-35 of the City Code and NRS 278.260;

NOW, THEREFORE, BE IT RESOLVED that the Boulder City Planning Commission does hereby recommend the following amendment to the Zoning Map, based on the findings that it will be in substantial conformance with the adopted Master Plan and promote the public health, safety, morals or general welfare:

1. That the zoning designation for 701 Park Place (1.99 acres) shall be changed from R1-7, Single-Family Residential to R1-5, Single-Family Residential. For map consistency zoning designations shall extend to centerlines of abutting rights-of-way as applicable.

DATED and APPROVED this 19th day of October, 2016.

Jim Giannosa, Chairman

ATTEST: Tami J. McKay, Deputy City Clerk



Boulder City, Nevada
Community Development Department
ZONING APPLICATION FORM

Mailing Address:
401 California Avenue
Boulder City, Nevada 89005

CHECK ONE:

- MASTER PLAN AMENDMENT
- ZONING AMENDMENT: REZONE AMEND ORDINANCE TEXT
- CONDITIONAL USE PERMIT
- SPECIAL USE PERMIT
- VARIANCE
- DEVELOPMENT ALLOTMENT: Single-Family Multi-Family Hotel-Motel
- OTHER (as per STAFF ONLY): _____

Staff Use Only	
File No.	AM-16-331
Acceptor	SD
Filing Date	09/28/2016
Hearing Date	RE: 10/19/2016
Fee Paid	\$ 150.00

APPLICANT		PROPERTY OWNER	
NAME	R P S Properties, llc	NAME	R P S Properties, llc.
MAILING ADDRESS	1578 Foothill Drive	MAILING ADDRESS	1578 Foothill Drive
	Boulder City, NV 89005		Boulder City, NV 89005
CONTACT PHONE	702-293-7343	CONTACT PHONE	702-293-7343
	Check: Work <input checked="" type="checkbox"/> Cell <input type="checkbox"/> Home <input type="checkbox"/>		Check: Work <input checked="" type="checkbox"/> Cell <input type="checkbox"/> Home <input type="checkbox"/>
EMAIL	randy@rpshomes.com	EMAIL	randy@rpshomes.com

STREET ADDRESS or LEGAL DESCRIPTION: 701 Park Place APN: 186-04-810-007

APPLICATION: Application must specify the nature of the request pursuant to the provisions of City Code, Title 11. Application is to permit the following (BRIEFLY describe here):

Rezone the subject property from R1-7 to R1-5 for the purpose of a future single family residential development

JUSTIFICATION: Applicant must submit a written statement along with this application describing the nature of the request (in detail) and justification using the criteria in the City Code (copy attached).

AFFIDAVIT: I do hereby solemnly swear or affirm that all statements contained in this application are true and correct to the best of my knowledge and that this statement is executed with the knowledge that misrepresentation or failure to reveal information requested may be deemed sufficient cause for refusal to approve this application.

Randolph Schams

PRINT Applicant Name

SIGNATURE of Applicant

State of Nevada, County of Clark
9-28-16 by [name(s) of person(s) making statement]

Subscribed and sworn to (or affirmed) before me on (date)

Randolph P. Schams

[Signature]
(Signature of notarial officer) (Notary stamp)→

Original: Community Development / APP-ZONE / Revised 2013-01-03



FOR CITY USE ONLY

File No.: AM-16-331

(Application, Page 2)

Date Fees Paid: 09/28/2016

PLANNING COMMISSION

Date Notices Mailed: 10/06/2016	Date Property Posted: 10/06/2016	Date of Newspaper Notice: 10/06/2016
Distance Requirement: 750'	Properties within distance: 136	No. of notices sent: 113
No. of mobile home parks (rental) included in mailing:		0
DATE / PLANNING COMMISSION ACTION (if applicable): 10/19/2016:		

ALLOTMENT COMMITTEE

DATE / ALLOTMENT COMMITTEE ACTION (if applicable):
--

CITY COUNCIL

Date Notices Mailed: 10/06/2016	Date Property Posted: 10/06/2016	Date of Newspaper Notice:
Distance Requirement: 750'	Properties within distance: 136	No. of notices sent: 113
No. of mobile home parks (rental) included in mailing:		0
DATE / CITY COUNCIL ACTION (if applicable): 11/22/2016:		

Additional comments:

Notices were published and mailed, and signs posted, in accordance with NRS 278.260. The signs (2' x 2' in size) and public hearing notices, posted/mailed on 10/06/2016, indicated the dates of both the Planning Commission and City Council public hearings.



September 27, 2016

City of Boulder City
Community Development Department
401 California Avenue
Boulder City, NV 89005

**Re: Park Place Zone Change Request
(APN(s): 186-04-810-007)**

Dear Mr. Armantrout,

Per4mance Engineering, LLC. on behalf of the applicant, RPS Properties, LLC, respectfully submits this justification letter in support of the Zone Change application for the subject development. We are currently requesting a zone change to rezone the subject property from R1-7 to R1-5 (5,000 sq.ft. lots). The subject property is currently 1.99 acres and zoned R1-7. The subject property is generally located at the northwest corner of Arizona Street and Avenue I.

The adjacent properties are currently zoned as follows:

South – R1-7 – Developed, Single Family Residential Homes

East – R1-7/S – Developed, Single Family Residential Homes/Study – Undeveloped, (City of Boulder City Property)

West - R1-7 - Developed, Single Family Residential Homes

North – R1-7 - Developed, Single Family Residential Homes

The request to rezone the subject property meets the intent of the Comprehensive Plan for the City of Boulder City of low density residential. The proposed R1-5 property will be located in an area of Boulder City that is the central business district of the City of Boulder City. The smaller lot size will result in a more affordable median home price for future residents which will in turn frequent the retail business within 0.30-miles of the proposed development. Therefore, the proposed zoning amendment should be in general conformance with the adopted comprehensive Plan.

While the zoning request is for a minimum lot size of 5,000 square feet (sq.ft.) only 6 lots of the proposed 12 lot residential subdivision are below 6,000-sq. ft. The smallest lot is proposed at 5,165-sq.ft. with the largest at 7,072-sq.ft. The average lot size in the proposed development is 5,968 sq.ft. A comparison of the adjacent neighborhood shows that lots located immediately west of the proposed subdivision vary from 5,662 sq.ft. to 6,970 sq.ft. with an average lot size of 6,207 sq.ft. The neighbors to the north are slightly large but these numbers are inflated by two larger lots if you take the average of the three standard lots they are 6,389 sq.ft. The lots to the east are larger lots at 10,000 sq.ft. and larger. The lots immediately to the south of the proposed development range from 4,792 sq.ft. to 6,970 sq.ft. with an average lot size of 5,924-sq.ft. Worksheets for the adjacent lot sizes and the proposed development lot sizes have been included with this letter. In summary, it may be stated that the proposed development is in conformance with the adjacent communities especially the properties to the west, south and north. The proposed development while requesting a down zoning to R1-5 will be consistent lot sizes with the adjacent communities on three (3) sides of the development.

The proposed zoning amendment promotes the health, safety, morals, or the general welfare of the City. The proposed zone change is in conformance with the comprehensive plan and Land Use plan for low density residential development. The proposed rezoning will be followed by a tentative map application for a development that provides standard public streets and development that promotes the health, safety, morals, or the general welfare of the City.

If you have any questions, please contact our office.

Thank You,

A handwritten signature in black ink, appearing to read "Ray Fredericksen". The signature is fluid and cursive, with a long horizontal flourish at the end.

Ray Fredericksen, P.E.
President

Lot	Lot Size	Lot Size	Notes
	(Ac.)	(Sq.ft.)	
1	0.13	5,773.00	
2	0.12	5,165.00	Smallest Lot
3	0.12	5,242.00	
4	0.16	6,869.00	
5	0.12	5,216.00	
6	0.12	5,192.00	
7	0.14	6,072.00	
8	0.16	6,925.00	
9	0.16	7,072.00	Largest Lot
10	0.16	6,767.00	
11	0.14	6,026.00	
12	0.12	5,303.00	
Avg Lot Size		5,968.50	

Note: Site plan is preliminary and has not been submitted to the City of Boulder City for review to date

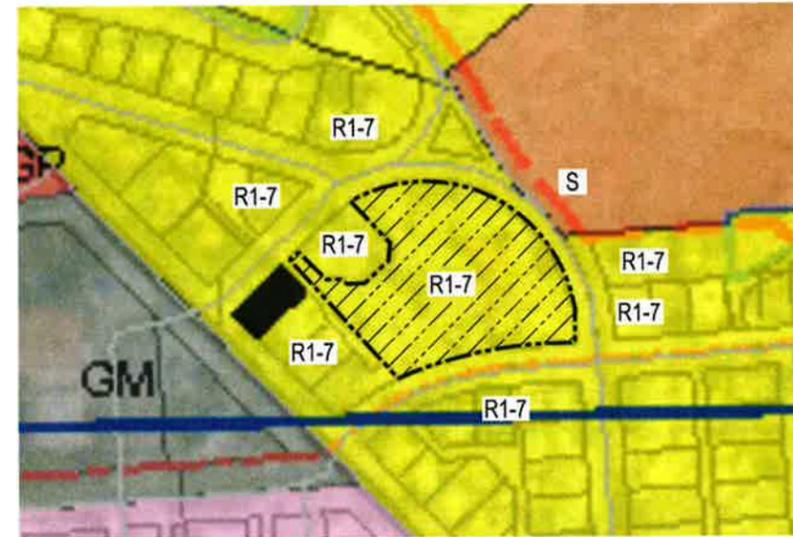
From applicant - lot sizes for 12 new lots using R1-5 zoning

Adjacent Lot Sizes

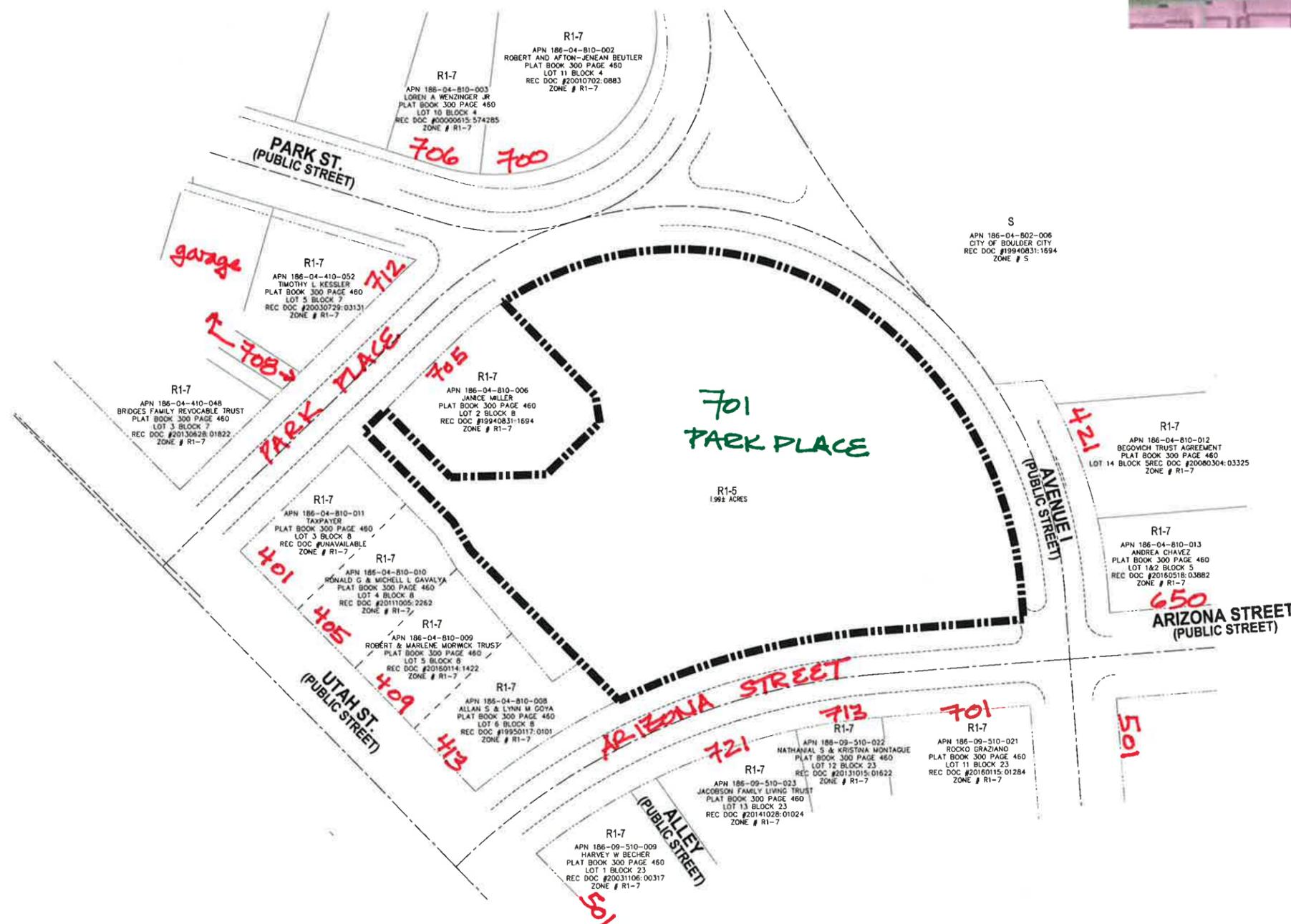
	APN	Lot Size	Lot Size	Notes
		(Ac.)	(Sq.ft.)	
Lots to West				
	186-04-810-008	0.16	6,969.60	
	186-04-810-009	0.13	5,662.80	
	186-04-810-010	0.14	6,098.40	
	186-04-810-011	0.14	6,098.40	
				Avg size 6,207.30
Lots to the North				
	186-04-410-051	0.13	5,662.80	
	186-04-410-052	0.14	6,098.40	
	186-04-810-006	0.26	11,325.60	
	186-04-810-003	0.17	7,405.20	
	186-04-810-002	0.29	12,632.40	Corner Lot
				Avg size 8,624.88
Lots to the East				
	186-04-802-006	44.79		Undeveloped
	186-04-810-012	0.41	17,859.60	
	186-04-810-013	0.24	10,454.40	
				Avg size 14,157.00
Lots to the South				
	186-09-810-024	0.16	6,969.60	
	186-09-510-021	0.15	6,534.00	
	186-09-510-022	0.12	5,227.20	
	186-09-510-023	0.14	6,098.40	
	186-09-510-009	0.11	4,791.60	
				Avg size 5,924.16

ZONE CHANGE FOR PARK PLACE A SINGLE FAMILY DEVELOPMENT

APN(S): 186-04-810-007

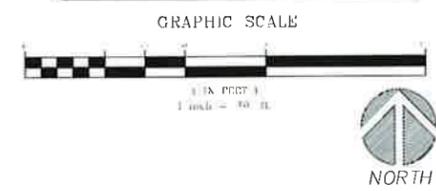


EXISTING ZONING
NOT TO SCALE



OWNER/DEVELOPER
RPS PROPERTIES, LLC
C/O RANDOLPH SCAM
1578 FOOTHILL DRIVE
BOULDER CITY, NV 89006
PH (702) 293-7343

ENGINEER
PERFORMANCE ENGINEERING
197 CARLSBAD CAVERNS S1
HENDERSON, NV 89012
PH (702) 569-9770



SETBACKS

FRONT (GARAGE)	20'
FRONT (LIVING AREA)	14'
FRONT (SIDE LOADED GARAGE)	14'
SIDE (INTERIOR)	5'
SIDE (CORNER)	14'
REAR (LIVING AREA)	15'

UTILITY SERVICES BY

WATER	BOULDER CITY
SEWER	BOULDER CITY
GARBAGE	BOULDER CITY WASTE FREE (BOULDER DISPOSAL)
POWER	BOULDER CITY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

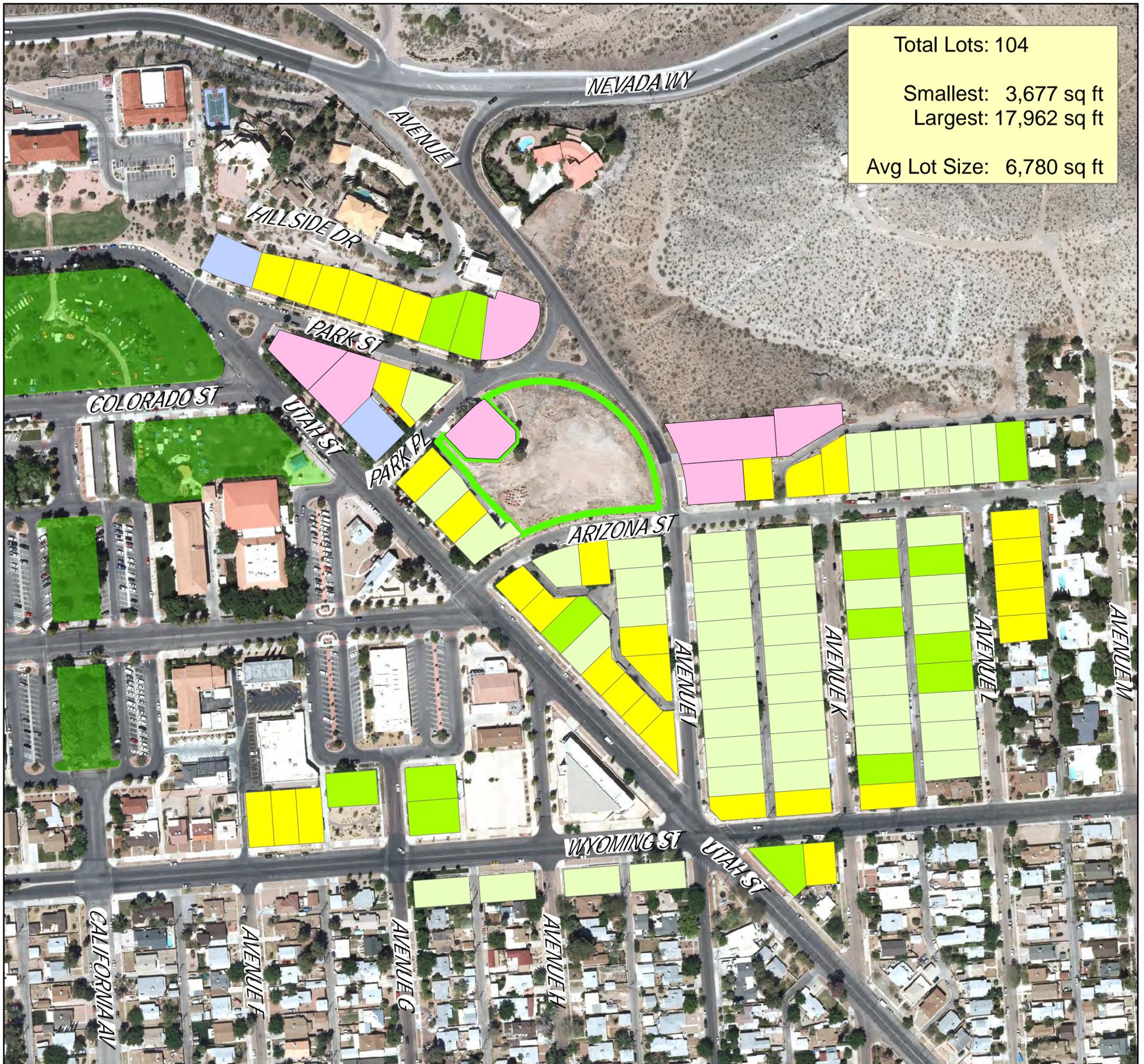
NOTE
SITE PLAN BASED ON AVAILABLE GIS DATA AND SUBJECT TO CHANGE UPON FURTHER VERIFICATION OF ACTUAL SITE CONDITIONS

SITE DATA

ACREAGE (GROSS)	1.99 AC±
EXIST. ZONING	R1-7 (7,000 SQ.FT.)
EXIST. LAND USE	LDR (LOW DENSITY RESIDENTIAL)
PROPOSED ZONING	R1-5 (5,000 SQ.FT. MIN.)

NO.	REVISION	BY	DATE	APP. DATE
PARK PLACE CITY OF BOULDER CITY				
ZONE CHANGE MAP				
 9945 W. SUNSET RD. STE 101 LAS VEGAS, NEVADA 89148 TEL: (702) 569-9770 EMAIL: RAY@PERFORMANCEV.COM				
DEVELOPER:				
DESIGNED BY: RFF				
DRAWN BY: RFF				
CHECKED BY: RFF				
SCALE: 1" = 40'				
PROJECT DATE: SEPTEMBER 2016				
SHEET ZC 1 OF 1				
AGENCY DWG. NO.				

Average Lot Square Footage near 701 Park Place (homes constructed prior to 1963)



Total Lots: 104
 Smallest: 3,677 sq ft
 Largest: 17,962 sq ft
 Avg Lot Size: 6,780 sq ft

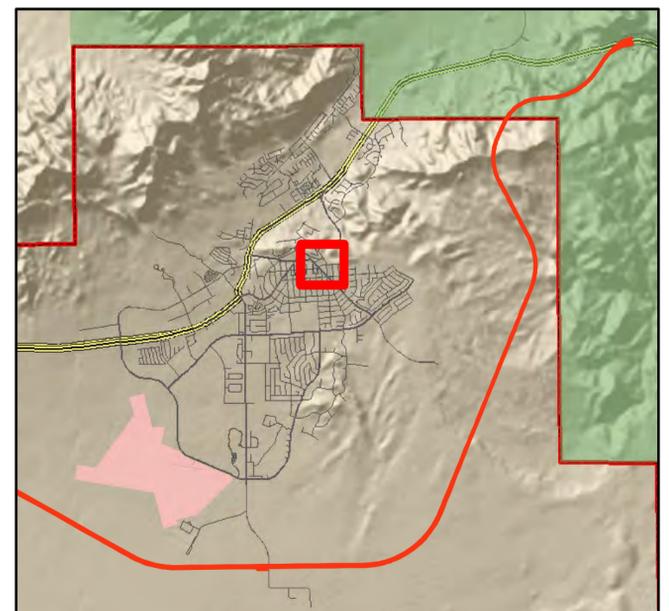
Legend

- 701 Park Place
- Average Lot Sizes**
- Sq_Ft**
- 3,677 - 5,999 sq ft
- 6,000 - 6,999 sq ft
- 7,000 - 7,999 sq ft
- 8,000 - 9,999 sq ft
- 10,000+ sq ft
- City Limits
- Municipal Airport
- Lake Mead National Recreation Area

N

0 150 300 Feet

Map created by:
 Brok Armantrout, Director
 Community Development Department
 City of Boulder City, Nevada
 October 10, 2016



Adjacent Lot Information

APN	County Lot Size	Approx. Lot Size	Address	House Size, County Assessor (Sq. ft.)	"Zestimates" (Zillow) 10/10/2016
	(Ac.)	(Sq.ft.)			
186-04-810-008	0.16	6,969.60	413 Utah	2,366	\$217,188
186-04-810-009	0.13	5,662.80	409 Utah	1,294	\$148,787
186-04-810-010	0.14	6,098.40	405 Utah	1,196	\$141,761
186-04-810-011	0.14	6,098.40	401 Utah	1,399	
186-04-410-051	0.13	5,662.80	708 Park Pl (garage site)		
186-04-410-052	0.14	6,098.40	712 Park Pl	836	\$137,979
186-04-810-006	0.26	11,325.60	705 Park Pl	1,816	\$190,400
186-04-810-003	0.17	7,405.20	706 Park St	1,091	\$145,810
186-04-810-002	0.29	12,632.40	700 Park St	2,040	\$253,498
186-04-810-012	0.41	17,859.60	421 Ave I	1,996	\$232,972
186-04-810-013	0.24	10,454.40	650 Arizona	1,988	\$222,634
186-09-810-024	0.16	6,969.60	501 Ave I	1,101	\$125,457
186-09-510-021	0.15	6,534.00	701 Arizona	1,378	\$158,518
186-09-510-022	0.12	5,227.20	713 Arizona	1,317	\$174,378
186-09-510-023	0.14	6,098.40	721 Arizona	1,536	\$157,992
186-09-510-009	0.11	4,791.60	501 Utah	1,262	\$144,786
<i>Averages:</i>	<i>0.18</i>	<i>7,868.03</i>		<i>1,508</i>	<i>\$175,154</i>

Staff Notes:

- 1. City Staff modified the applicant's chart to add addresses, house size and Zillow property value estimates.*
- 2. The lot sizes in the applicant's chart are derived by calculating from the County Assessor acreage figures and may not reflect the exact sq. ft. areas for each lot.*
- 3. The Zillow figures exclude 401 Utah (info not available) and the garage at 708 Park Place.*

Rezoning
Case No. AM-16-331
October 6, 2016

DRAINAGE

The following report is based on the existing conditions for the following site as of October 6, 2016:

- 701 Park Place
 - APN 186-04-810-007

The FEMA FIRM Panel for this area, Map No. 32003C2980 E, lists the site as Zone X. Zone X is the designation for land determined to be areas of minimal flood hazard, outside the 100-year flood plain. This site is basically the top of the hill in the area. The existing drainage of this site is in all directions to the surrounding street system. The developer's engineer will be responsible for preparing a technical drainage study and designing the drainage system to serve this development according to Clark County Regional Flood Control District and City of Boulder City standards. The developer's engineer will be responsible for designing this development's drainage system to insure that the development does not cause adverse impacts by increasing erosion or creating flooding problems downstream or to other adjacent properties and City right-of-ways.



Charles Coll
 548 6th St
 Boulder City NV 89005

PROPOSAL ZONING MAP AMENDMENT R P S PROPERTIES

I OPPOSE THE REZONING FROM
 7,000 SQ FT LOTS TO 5,000 SQ FT LOTS.

I HOPE EVERYONE ON COUNCIL READS THE FOLLOWING

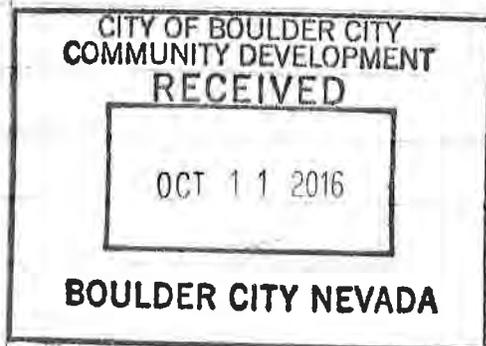
We used to have a nice sleepy little town years ago the proposal for a bridge bypass was suggested several miles before the dam at a site much more economical to build a simpler bridge over the river and across the open valley meeting the 95 and by passing Boulder City. But the businesses on Nevada Highway (not within Old Boulder) clamored and Council agreed and our town was impacted changing it forever. Now a second roadway is needed. Residents suffer.

Next we claim to be "Historic" Boulder City. The Old Boulder City Hospital was a historic building and was in excellent condition. I had been in the building. It should have been saved historically and turned into an affordable assisted living for

older Boulder City residents. Instead it was leveled for more growth. Now you are considering lowering the size lots. Who benefits? The Boulder. Good. Think about the families and children who will occupy those homes. The children have smaller yards, the developer is long gone but the families remain.

Unfortunately I work evenings and cannot attend but I strongly believe to DENY change.

I invite council to take a drive down Cottonwood St where a small church was leveled for development. Look at the size of the yards where those homes were squeezed in. That doesn't match what Boulder City homes are known for. It's a family community we're not and don't want to be Henderson or Las Vegas!



Charles A. Cole

I, SD
certify that this is a true, exact,
complete and unaltered copy
of the original document.

Location Map for 701 Park Place

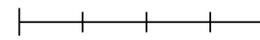


Legend

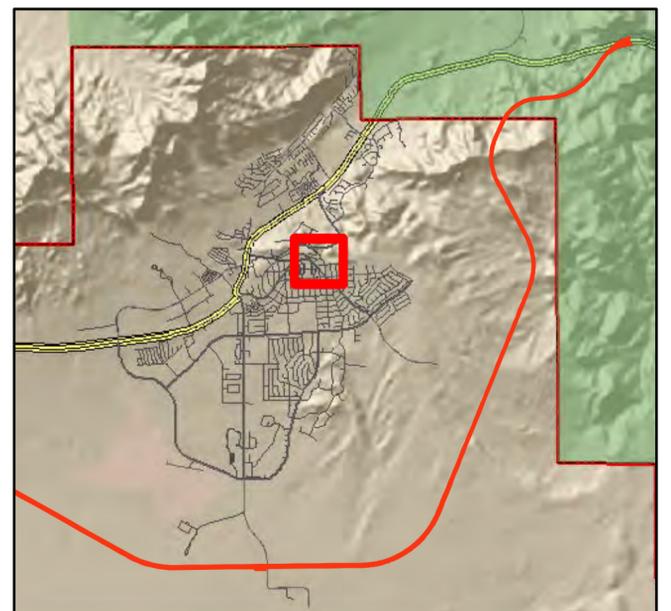
-  750 Foot Notification Area (NRS Requirement)
-  701 Park Place
-  City Limits
-  Municipal Airport
-  City Parks
-  Golf Courses
-  Cemeteries
-  Lake Mead
-  Lake Mead National Recreation Area



0 175 350 Feet



Map created by:
Brok Armantrout, Director
Community Development Department
City of Boulder City, Nevada
October 6, 2016



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Item 4 - Monthly Allotment Report

SUBJECT:

Monthly Progress Report on Development Allotments

ADDITIONAL INFORMATION:

ATTACHMENTS:

Description	Type
📎 Item 4 report	Cover Memo



Agenda Item No. 4 Planning Commission Meeting October 19, 2016

Staff Report

TO: Planning Commission

FROM: Susan Danielewicz, City Planner, Community Development Department

DATE: October 11, 2016

SUBJECT: Monthly Progress Report on Development Allotments

As per the current Controlled Growth Management Plan, Section 11-41-13: "The Planning Commission shall review, on a monthly basis, a report...on each proposed development having an allotment award... Allotments awarded will be automatically rescinded if the building permit for the proposed development expires, or if no building permit is applied for and issued within one (1) year of the award of the allotments. All allotments awarded prior to the effective date of this Chapter shall likewise be rescinded if no building permit has been issued within one year of the effective date hereof." (11-5-1996 election)

As per a determination by previous City Attorney Andrews, projects for which no building permit for a property has been obtained within one year of the award are subject to expiration. If there are multiple buildings on the same property, and at least one permit has been obtained, then the remaining allotments will not automatically expire. (Condominiums are multiple units on a single property; townhomes are individual units on individual properties.)

CY = Construction Year (July 1 through June 30) CO = Certificate of Occupancy

ALLOTMENTS FOR DEVELOPERS (for residential units unless noted *otherwise*):

AFDA-90-63, BOULDER LANDING - BC NO. 65, LAKE MOUNTAIN DRIVE

(30 allotments: CY 90-91; 29 CO's previously issued)

No progress to report on remaining 1 allotment.

Expiration date for issuance of permits: None (condominiums).

ALLOTMENTS FOR OWNER-BUILDERS: The effective date for the most recent adoption of Chapter 11-41, Controlled Growth Management Plan, is 11/05/1996. As per the new Sections 11-41-14 and 11-41-15 of the City Code, building permits for owner-builders who are building on lots created after the effective date of this code (11/05/1996) are counted towards the total number of available allotments that Construction Year. Such owner-builders are exempt from the allotment process, so

long as each owner-builder does not request more than one owner-builder permit on applicable lots during a three-year period.

To date there have been only three residential subdivisions recorded after 11/05/1996 where there could be permits obtained by owner-builders: BC No. 86 - Lake Mead View Estates No. 3, BC No. 88 - Arctic Desert View Estates (built out), and BC No. 96 - Alpine Estates. Otherwise, the only other applicable sites are parcels created after 11/05/1996 which are not within subdivisions.

New Owner-Builder Allotments, permits issued during CY 2016-17:

None this past month.

SD09169F.docx