



**PLANNING COMMISSION AGENDA
REGULAR MEETING**

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

**Wednesday
November 16, 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 Minutes:
 - A. Minutes of the October 19, 2016 regular Planning Commission meeting
 - B. Minutes of the October 19, 2016 Planning Commission and Historic Preservation Committee Special Joint Workshop
2. For possible action: V-16-617 – Tim Guffey – 621 Kendrick Place: A **public hearing** on an application for a variance in the R1-7, Single-Family Residential Zone to permit a new addition to the house with a rear setback of 10' and to legalize existing rear setbacks of 7', 10' and 12' for the house (per the applicant's site plan), whereas Section 11-21-2.A.1.b of the City Code requires a minimum rear setback of 15' for this house
3. For possible action: MISC-16-004 – Resolution No. 1145 – Boulder Rifle & Pistol Club, Inc. – 2700 Utah Street: An application for new aboveground electrical distribution lines, including conversion of an existing temporary aboveground electrical distribution line to a permanent aboveground line, whereas Section 9-6-2.B of the City Code requires all new permanent electrical distribution line extensions to be made underground

4. For possible action: 2017 Land Management Plan – Resolution No. 1146 – City of Boulder City: A **public hearing** and recommendation to the City Council on three of the proposals for the Land Management Plan for 2017:
 - A. Zelaya proposal (~91 acres north of US 93 & Veterans Memorial Drive, for recreational use)
 - B. City proposal #1 (~586 acres SE of the US 93/US 95 interchange, for highway commercial / light industrial / manufacturing / related uses)
 - C. City proposal #2 (~1,171 acres south of the landfill and the BC Rifle & Pistol Club, for light industrial / manufacturing / related uses)

(Additional proposals forwarded by the City Council will be considered by the Planning Commission at a future workshop in early 2017)

5. Monthly Progress Report on Development Allotments
6. For possible action: Committee/Commission Absences
7. 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