



**PLANNING COMMISSION AGENDA
REGULAR MEETING**

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

**Wednesday
September 18, 2019 – 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

1. For possible action: Approval of the Minutes of the August 21, 2019 regular meeting
2. For possible action: Sheldon Colen & Nathalia De Vera for David McMillan – 1300 Gingerwood Street: Matters relating to a proposed expansion of the Gingerwood Mobile Home Park, for 7 additional mobile home sites:
 - A. AM-19-342 – Resolution No. 1177: A **public hearing** and recommendation to the City Council on a proposed amendment to the Zoning Map to rezone approximately 0.48 acres within the park from S, Study to MP, Mobile Home Park to match the remainder of the park
 - B. V-19-641: A **public hearing** on an application for a variance from various standards in Title 11, Chapters 6 and 25 of the City Code for the MP, Mobile Home Park Zone (lot area, lot width, wall and landscape width along park boundary) to be similar to the remainder of the sites in the park
 - C. MISC-19-005 – Resolution No. 1178: Approval of a site plan for expansion of the park pursuant to Section 11-6-5 of the City Code
 - D. AFDA-19-192: Zoning review of an application for 7 residential allotments for Construction Year 2019-20 pursuant to Title 11, Chapter 41 of the City Code

3. For possible action: City of Boulder City – Additional conservation area, Eldorado Valley: Matters pertaining to modifying the Master Plan and Map to increase conservation area and update the plan for related and other categories:
 - A. Neighborhood meeting to explain proposed Master Plan Amendments as per NRS 278.210.2
 - B. **Public hearing** on proposed Master Plan Amendments
 - C. MPA-19-037 – Resolution No. 1179: Adoption and recommendation to the City Council on a proposed amendment to the Boulder City Master Plan to amend Chapter 4 to add references to the Open Lands-Conservation and Manufacturing-Energy categories, along with minor updates to the chapter for consistency
 - D. MPA-19-038 – Resolution No. 1180: 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 1,986 acres in the Eldorado Valley Transfer Area from Open Lands to Open Lands-Conservation

4. For possible action: City of Boulder City – Additional Energy Resource Zone area, Townsite: Matters pertaining to modifying the Master Plan and Zoning Maps 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-19-039 – Resolution No. 1181: 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 143.4 acres west of U.S. 95 within the Boulder City Townsite from Open Lands to Manufacturing-Energy
 - D. AM-19-343 – Resolution No. 1182: A recommendation to the City Council on a proposed amendment to the Zoning Map to rezone approximately 143.4 acres west of U.S. 95 within the Boulder City Townsite from GO, Government Open Space and S, Study to ER, Energy Resource

5. Monthly Progress Report on Development Allotments

6. For possible action: Excusal of Member Walton from meetings during tenure as Interim Fire Chief pursuant to Section 3-1-6 of the City Code

7. Public Comment

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. Each person has up to five minutes to speak at the discretion of the Chair. Comments made during the Public Comment period of the agenda may be on any subject. All remarks shall be addressed to the Planning Commission as a whole, not to any individual member of the Planning Commission, of the audience, or of the City staff. 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 Planning Commission without the permission of the Chair or Presiding Officer.

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. Appeals must be filed within seven (7) calendar days of the decision in accordance with Chapter 11-34 of the Boulder City Code.

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 Lorene Krumm 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
<https://notice.nv.gov/>