



**PLANNING COMMISSION AGENDA
REGULAR MEETING**

**COUNCIL CHAMBER, CITY HALL, 401 CALIFORNIA AVENUE
BOULDER CITY, NEVADA 89005**

Wednesday, August 17, 2022 – 5:00 PM

The public may view the meeting live at the following link:

<https://www.bcnv.org/191/City-Council-Meeting-Live-Stream-Video>

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

CONFIRMATION OF POSTING AND ROLL CALL

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

MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING WITHOUT BEING PHYSICALLY PRESENT BY ONE OF THE FOLLOWING METHODS:

- Written comments may be submitted via the Public Comment Form (<https://www.bcnv.org/FormCenter/Contact-Forms-3/City-Council-Comment-Form-111>)
- To comment during the meeting, members of the public may call (702) 589-9629 when the public comment period is opened.

AGENDA

1. For possible action: Approval of the Minutes of the July 6, 2022 regular meeting
2. For possible action: CU-22-275 – Resolution No. 1216 – George Patrick Rodgers – 1400 Wyoming Street, Suite 3: A **public hearing** on an application for a conditional use permit in the C2, General Commercial Zone for a veterinary clinic, pursuant to Section 11-11-4.B of the City Code

3. For possible action: AM-22-358 – Resolution No. 1217 – John Gustafson – 920 Villa Grande Way: A **public hearing** and recommendation to the City Council on a proposed amendment to the Zoning Map to rezone the subject property from C1, Neighborhood Commercial to R1-10, Single-Family Residential
4. For possible action: MPA-22-045 – City of Boulder City for Mark and Annelle Wells – 383 Claremont Street: Matters pertaining to modifying the Master Plan Future Land Use Map relative to prior purchases of adjacent land (Tracts 314 and 355, approx. 5,824 s.f. total):
 - A. Neighborhood meeting to explain a proposed Master Plan Amendment as per NRS 278.210.2
 - B. **Public hearing** on a proposed Master Plan Amendment
 - C. Resolution No. 1218: 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 Tracts 314 and 355 from Open Lands to Low Density Residential
5. For possible action: MPA-22-043 – City of Boulder City: Matters pertaining to modifying the Master Plan Future Land Use Map for a proposed RV park and cabin rental use:
 - A. Neighborhood meeting to explain a proposed Master Plan Amendment as per NRS 278.210.2
 - B. **Public hearing** on a proposed Master Plan Amendment
 - C. Resolution No. 1219: 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 74 acres located west of the intersection of Adams Blvd. and Veterans Memorial Drive from Open Lands and Parks and Recreation to Community Commercial
6. For possible action: MPA-22-044 – City of Boulder City: Matters pertaining to modifying the Master Plan Future Land Use Map for a proposed grocery store and related retail use:
 - A. Neighborhood meeting to explain a proposed Master Plan Amendment as per NRS 278.210.2
 - B. **Public hearing** on a proposed Master Plan Amendment
 - C. Resolution No. 1220: 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 16.3 acres located southeast of Boulder City Parkway and Veterans Memorial Drive from Open Lands to Community Commercial
7. Monthly Progress Report on Development Allotments
8. Public Comment

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. 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. No action may be taken on a matter raised under this item.

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 after the date of the decision in accordance with Chapter 11-34 of the Boulder City Code.

Supporting material is on file and 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 Tami McKay at (702) 293-9208 or cityclerk@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
www.bcnv.org
<https://notice.nv.gov/>