



**PLANNING COMMISSION AGENDA  
REGULAR MEETING**

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

**Wednesday, September 15, 2021 – 6:00 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 May 19, 2021 regular meeting

2. For possible action: CU-21-270 – Resolution No. 1203 – T-Mobile West, LLC – 901 Adams Boulevard: A **public hearing** on an application for a Conditional Use Permit in the H, Hospital Zone to allow a new wireless communications tower at a height of 75', pursuant to Section 11-20-7.A of the City Code
3. For possible action: AM-21-355 – Resolution No. 1204 – Fred Nassiri – Tract 112, 11.65 acres east of Villa Grande Way & Stone Canyon Road: A **public hearing** and recommendation to the City Council on a proposed amendment to the Zoning Map to rezone the subject property from R1-80, Single-Family Residential to R1-20, Single-Family Residential
4. For possible action: City of Boulder City – Additional Energy Resource Zone area, Townsite: Matters pertaining to modifying the Master Plan and Zoning Map 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-21-041 – Resolution No. 1205: 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 115 acres west of U.S. 95 within the Boulder City Townsite from Open Lands to Manufacturing-Energy
  - D. AM-21-354 – Resolution No. 1206: A recommendation to the City Council on a proposed amendment to the Zoning Map to rezone approximately 115 acres west of U.S. 95 within the Boulder City Townsite from S, Study to ER, Energy Resource
5. Monthly Progress Report on Development Allotments
6. 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. 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. 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 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](http://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](mailto: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](http://www.bcnv.org)

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