

AMENDED



**PLANNING COMMISSION AGENDA
REGULAR MEETING**

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

**Wednesday
April 21, 2021 – 6:00 PM**

NOTICE

Pursuant to Section 7 and Section 10 of the Declaration of Emergency Directive 021, there will be ***limited in-person attendance*** at this meeting. Preference will be given to applicants who have an item on the agenda. Others may reserve a spot by contacting the City Clerk's office at (702) 293-9208. Attendees are required to wear face coverings. The public may view the meeting live at the following link:

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

For information regarding Directive 006, see the following:

[http://gov.nv.gov/News/Emergency_Orders/2020/2020-03-22 - COVID-19 Declaration of Emergency Directive 006/](http://gov.nv.gov/News/Emergency_Orders/2020/2020-03-22_-_COVID-19_Declaration_of_Emergency_Directive_006/)

Extensions of Directive 006 have been included in Section 6 of Directive 16, Section 23 of Directive 18, Section 37 of Directive 21, Section 3 of Directive 26, and Section 4 of Directive 29 found at the following link:

<https://nvhealthresponse.nv.gov/wp-content/uploads/2020/08/Emergency-Directive-029.pdf>

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.

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Public comment, whether on an agenda item or general public comment, is limited to up to five minutes per person. 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>)
- Written comments may be submitted by emailing cityclerk@bcnv.org. Written comments will be added to the record.
- Public commenters may leave a voicemail at (702) 293-9210. Messages received will be broadcast into the Council Chamber.
- 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 March 17, 2021 regular meeting
2. For possible action: V-21-651 – Aaron Medo – 376 Laurel Drive: A **public hearing** on an application for a variance in the R1-15, Single-Family Residential Zone for an addition which results in a combined side setback of 9.35', whereas Section 11-3-5.B of the City Code requires a minimum combined side setback of 15'
3. For possible action: V-21-652 – Jeffrey Bellows – 971 Fairway Drive: A **public hearing** on an application for a variance for structures (already built) in the R1-7, Single-Family Residential Zone:
 - A. A request to permit an accessory structure 1,485 s.f. in size that is a similar color but not material to the house, whereas Section 11-20-2.B.3 of the City Code limits accessory buildings to a maximum area of 1,000 s.f. only if of similar material and color to the house
 - B. A request to permit a wall 6' in height within a portion of the required front yard, whereas Section 11-20-4.B.1 limits wall height to a maximum of 4' within a required front yard
4. For possible action: AFDA-17-188 – StoryBook Homes – Boulder Hills Estates, BC No. 113 (southeast corner Adams Boulevard and Bristlecone Drive): Zoning review of an amendment to a previously approved allotment application for a new model home

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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: Pursuant to Section 5 of Directive 006, the requirement contained in NRS 241.020(3)(c) that physical locations be available for the public to receive supporting material for public meetings has been suspended. Staff reports and supporting material for the meeting are available on the City's website at <https://www.bcnv.org/AgendaCenter>. Pursuant to NRS 241.020(6), supporting material is made available to the public at the same time it is provided to the public body.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations for 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 electronically in compliance with NRS 241.020(3) at <https://www.bcnv.org/AgendaCenter>, and NRS 232.2175 at <https://notice.nv.gov/>. For further information, please contact Tami McKay, Acting City Clerk, 401 California Avenue, Boulder City, NV 89005, (702) 293-9208; cityclerk@bcnv.org.