



**PLANNING COMMISSION AGENDA  
REGULAR MEETING**

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

**Wednesday  
June 17, 2020 – 6:00 PM**

**NOTICE**

Pursuant to Section 3 of the Declaration of Emergency Directive 006, there will be **no in-person attendance** at this meeting. 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 in Section 6 of Directive 16, Section 23 of Directive 18, and currently Section 37 of Directive 21 found at the following link:

<https://nvhealthresponse.nv.gov/wp-content/uploads/2020/05/Directive-021-Phase-Two-Reopening-Plan.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. IF AN AGENDA ITEM IS ALSO LISTED AS A PUBLIC HEARING, PERSONS MAY WAIT TO SPEAK UNTIL THAT PARTICULAR ITEM.**

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](mailto: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 February 19, 2020 regular meeting
2. For possible action: MPA-19-037 – Resolution No. 1192: A **public hearing**, 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
3. For possible action: City of Boulder City – Additional Energy Resource Zone area, Eldorado Valley: Matters pertaining to modifying the Master Plan and Zoning Maps to increase area for solar development (Black Hills South/Boulder Flats site):
  - 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-20-040 – Resolution No. 1193: 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 1,345 acres west of U.S. 95 within the Eldorado Valley Transfer Area from Open Lands to Manufacturing-Energy
  - D. AM-20-349 – Resolution No. 1194: A recommendation to the City Council on a proposed amendment to the Zoning Map to rezone approximately 1,345 acres west of U.S. 95 within the Eldorado Valley Transfer Area from GO, Government Open Space to ER, Energy Resource
4. Monthly Progress Report on Development Allotments
  - A. March 2020 (from canceled meeting)
  - B. April / May / June 2020
5. 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:** 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 City Council.

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 Lorene Krumm, City Clerk, 401 California Avenue, Boulder City, NV 89005, (702) 293-9208; [lkrumm@bcnv.org](mailto:lkrumm@bcnv.org).