

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak?	No
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Meeting Date and/or Function	June 12, 2024, Re-Zoning and construction of HUD Low-income housing
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Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter . If you do not want to speak to a specific agenda item, please type "General Public Comment" below.	General Public Comment
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Opinion	Oppose
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Your Comment	Property is zoned for Church and NOT for low-income housing. WE DO NOT SUPPORT a 50-unit low-income apartment complex building by our housing area and cemetery. In addition, we have heard that they are considering adding an additional bus stop because of this re-zoning request which we do not support either. Please oppose this re-zoning request!! We really do not need another church either as there are already 10+ different denomination churches in this town.Thanks.
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Affirm	Yes
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Do you wish to sign up to receive future agendas and news items from the City of Boulder City?	No
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From: [Bridgette Rodriguez](#)
Cc: [Tami McKay](#); [Michael Mays](#); [Stacey Brownfield](#); [Nakeisha Lyon](#)
Subject: FW: Concerns Rezoning at 1400 Utah Street
Date: Tuesday, May 21, 2024 1:51:02 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon Mayor and Council and Planning Commission,

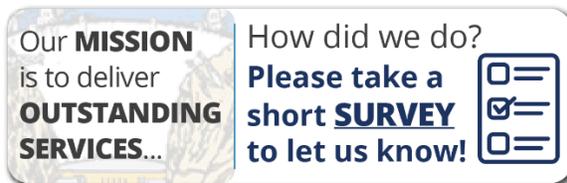
Please see the email below from Julie Boyster.

Thank you,
Bridgette



Bridgette Rodriguez

City Clerk Assistant
City Clerk's Office
401 California Ave.
Boulder City, NV 89005
O: 702.293.9208
www.bcnv.org



Our **MISSION** is to deliver **OUTSTANDING SERVICES...**

How did we do?
Please take a short SURVEY to let us know!



From: Julie Boyster <jboyster@ymail.com>
Sent: Tuesday, May 21, 2024 10:37 AM
To: City Clerk <CityClerk@bcnv.org>
Subject: Concerns Rezoning at 1400 Utah Street

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Dear Planning Commission and City Council Members,

I DO NOT support the request of rezoning at 1400 Utah Street in Boulder City. The City sold this land parcel with the purpose of building a church. I am a resident in the area and do not

wish to have an oversized apartment building in a residential track. The apartment design is not within the City's code regulations. This project will need approval of numerous variances to comply with established regulations. Fascinating at the very start the owner seeks changes and variances to proceed. What's their next request?

The property owner Boulder City United Methodist Church said federal funds will be used to build low-income (55 years old or older) senior housing. These funds are Housing Urban Development (HUD), and they plan to meet HUD requirements. However, when asked how the project will be managed, how will tenant be vetted, and how many tenants will reside within a unit? Their response was we haven't gotten that far yet.

Honestly, 55 years old is not that old. I know many 55 years and older still raising their children and/or grandchildren in their home. What will happen to a 3 story 50-unit apartment complex after the 15-year HUD contract commitment has been met? If I understand correctly, HUD uses an 80/20 low-income formula. 80% seniors and 20% non-age restricted.

This rezoning request needs to be truthful and call it what it is. Low-income project housing development. Will Regional Transportation Commission (RTC) be adding a bus stop at Utah and Adams to accommodate development?

Too many unanswered questions remain. **I ask that you please deny the rezoning request.**

Thanking you in advance for your time and attention to this matter.

Respectfully,

Julie Boyster
1312 Appaloosa Road, Boulder City, NV 89005
702-354-1812

From: [Samantha Cunningham](#)
To: [City Clerk](#)
Subject: Opposition to housing developments
Date: Tuesday, June 4, 2024 12:42:32 AM

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I just became aware of two housing developments being proposed to the city & I would like to voice my opposition to both of the projects requesting approval from the city.

MPA-24-055 - Resolution No. 1255
AM-24-377 - Resolution No. 1256
50 unit HUD financed building on Utah St.

While I am unable to attend the 6/12 planning commission meeting and can not comment in person, I will be logging on to virtually attend the meeting.
I am a Boulder City resident & property owner and I vote in primary and general elections.

Samantha Cunningham
1408 Yosemite St, Boulder City, NV 89005

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Monday, June 3, 2024 3:36:26 PM

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Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

The Mayor and Boulder City Council request that all comments are expressed in a courteous manner. If you choose to comment, messages are limited to five minutes each.

PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Ronald
Last Name	Jayne
Email Address	plankton360@gmail.com
Phone Number	7023552883
Address	541 Hopi Place
City	Boulder City
State	NV
Zip	89005

If you are representing someone other than yourself, *Field not completed.*

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak?	No
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Meeting Date and/or Function	Planning
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Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter . If you do not want to speak to a specific agenda item, please type "General Public Comment" below.	Zoning change and construction for 1400 Utah Street
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Opinion	Oppose
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Your Comment	<p>I believe the subject proposal would be detrimental for the area and hypocritical to our city's mission statement as well as our city's vision statement. The area needs to be maintained as zoned to protect the current serenity around our community cemetery.</p> <p>The proposed project to house low income and or elderly would not be well suited in this corner of town as there's no nearby services available. Aside from the hotel itself, I cannot visualize any other 3 story buildings here in town and I am very concerned that this is even being considered.</p>
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Affirm	Yes
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Do you wish to sign up to receive future agendas and news items from the City of Boulder City?	No
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This letter was received May 28, 2024 and addressed to each Planning Commissioner. Each letter is the same and therefore one copy has been included in the agenda packet the Planning Commission to review.

27 May 2024

Beth Bonnar
Boulder City Planning Commission
401 California Avenue
Boulder City, NV 89005

Dear Ms. Bonnar,

I am writing in regards to the requested master plan use change in zoning to R3 (Multiple Residential) from R80 from the Boulder City United Methodist Church for 1400 Utah Street, Boulder City, NV 89005 (APN 186-10-301-003). The Boulder City United Methodist Church (UMCBC) has requested a change in Zoning to Multiple Residential and a change in the Master Plan to Medium Density Residential.

I submit for your consideration concerns regarding the project as proposed by the UMCBC.

The UMCBC purchased the property in question (3.68 acres at 1400 Utah Street) from the City of Boulder City, in a process that resulted in the church obtaining the property in early 2007. The City of Boulder City (meeting minutes on October 26, 2004 and August 9, 2005) approved the sale of the property as the UMCBC indicated they wanted to build a church at this location and received zoning (R80) based on the restrictive use of the property for religious or non-profit purposes only. The sale agreement, in fact, required prior council approval for any non-profit use other than by the fellowship for their specific church purposes. During the seventeen (17) years between now and then they were unable to achieve this goal. Whether this is due to an overambitious goal and an underestimation of financial ability or other difficulties encountered, they demonstrated an inability to fulfill the plans they represented when purchasing the property.

The inability to fulfill the plans presented, due to any reason, is magnified when an investment group becomes financially involved in a project in our city. The KG Development Group works in developing low-income housing projects and will have a vested interest in the project moving forward and not in our community as a whole. If the UMCBC fails to follow through due to unforeseen abilities to absorb inflation or handle a natural disaster, KG Development Group will be left with a project, but without the vested interest in our community.

The United Methodist Church published an article June 11, 2021 on UM News (<https://www.umcnews.org/en/news/church-must-tackle-its-real-estate-crisis>) discussing the real estate crisis the church faces and tactics including building "mixed-use" properties and explains, "opportunities for repurposing and redevelopment must be pursued more aggressively now than ever, given the precarious financial situations of many churches." The churches financial problems may explain why the building of a church never came to fruition and may end up being the reason they are financially unable to remain in control of this project. If this was to occur, would the vested interest in the project remain with the spirit of our community or be taken over by a Development Group or the Federal Department of Housing and Urban Development?

Earlier this year, UMCBC and KG Development Group applied for financial assistance with Clark County, Nevada Community Housing Office for the 2024-2025 HOME/AAHTF program. HOME is a federal housing program and an abbreviation for Title II of the Cranston-Gonzalez National Affordable Housing

Act of 1990 and AAHTF is the Account for Affordable Housing Trust Fund (formerly the Low-Income Housing Trust Fund) and is money to be used for welfare and for affordable housing opportunities in Nevada. Although they were not given money at the time, they did agree to the conditions of the program in their application. At this time, I do not know what other Federal Aide they have applied for, but reason the terms of other programs would be similar.

The Program Guide & Application Instructions include the following conditions of note.

4. Use of HOME/AAHTF Monies by Religious Organizations says, "funds must only be used for housing owned or developed by such an organization that may not pay for space (including "common space") used exclusively for religious purposes. The completed housing project must be used exclusively by the owner entity for secular purposes, available to all persons regardless of religion." This contradicts the clear statement made by UMCBC during the community meeting that this project would include church space.

25. Bid Solicitation and Contracting states, "Developers are not specifically required to use formal competitive bidding procedures." As KG Development is also working on another project in Las Vegas (A Place to Call Home at Rancho Dr. & Jay Ave.) that did receive financial assistance, it is doubtful that the UMCBC project would increase jobs in our community during the construction phase.

During the presentation to Clark County UMCBC and KG Development showed a 51-unit project with a rendering of two buildings (not the single building presented at the community meeting). This differed from the 50-unit single building rendering presented at the community meeting.

The project as proposed by the UMCBC would include funding from the Federal Government and be subject to the HUD rules and regulations for low-income housing and to audit for 55+ year old low-income housing. As outlined by HUD (HUD.gov), these regulations require that 80% of the units must have one occupant who is age 55+. The other 20% do not have an age requirement (totaling ten (10) of the fifty (50) units in the proposal by the UMCBC).

The housing would be targeted to 55+ years of age. In Boulder City, the demographic of 55-64 years of age is approximately 16% of Boulder City population, and 65+ years of age population is approximately 29% of Boulder City population, totaling 45% of the population. During the community meeting, Mrs. Barbara Paulson gave a heart-wrenching example of an elderly friend in town who had housing instability due to increasing rent and a being on fixed income. Once these numbers are examined, the goal of helping the aging and vulnerable members of our community does not seem to be directly addressed, when nearly half of the age population is included in the targeted age group. UMCBC is proposing building low-income housing that accommodates the low-income with in over 45% of our community (age 55+), but does not directly address the expressed concern of the 65+ year old woman in the UMCBC's heart-wrenching example, who cannot find affordable housing. There are other options within the HUD guidelines where 62+ communities can be developed.

I would ask that you evaluate the infrastructure of our city and the negative impacts this facility may present. The Fire Department and Emergency Medical Services (EMS) of Boulder City had half of the residents outside the 4-minute response time in the 2021 Community Risk Assessment. The Fire Department has asked for additional resources, including a Fire Station in the area of the library that

would put Fire/EMS resources closer to proposed site and increase protection, but have been denied the finances. In response to this Councilwoman Jorgensen was in the November 24, 2021 *Boulder City Review* saying that she felt having more than 3,000 homes outside the four-minute travel time was “way too many.”

Before a 55+ medium density multiple residential community is purposefully added to the community, consideration of the abilities of an underfunded Fire Department that cannot meet the needs of the community it already serves with the level of excellence it would like to offer should be considered. Currently, the Fire Department is behind the curve in regards to the national standards for response times.

With the proposed low-income 55+ project we will not only be serving existing residents of Boulder City, but bringing in more residents who either seek a new community outside the Valley or to backfill dwellings which people vacate to the housing project. This may only lead to a small percentage of increase, but an increase nonetheless to the existing infrastructure. These concerns were also addressed in the City of Boulder City Strategic Plan 2020-2025 where the Fire Department (p. 54) presented service delivery challenges due to continued residential and commercial development, insufficient resources, budget constants and local emergency room limitations. Additionally, Public Works and Utilities (p. 55) presented service delivery challenges including staffing levels, equipment needs, drought/water storage, material purchase costs increasing and increasing costs for services from contractors and consultants.

The traffic control devices in the present neighborhood (notably at the intersection of Utah Street and Bronco Road) are not suitable for the daily traffic of the building, and moreover, not when there are events at the facility. A right hand turn from southbound Utah Street onto Bronco Road already takes driver awareness, as presented by a community member in attendance at the meeting on May 6, 2024, as it is unknown if the northbound traffic will be aware that the southbound traffic turning on to Bronco Road does not yield to northbound traffic at the stop sign. This roadway is travelled by citizens and workers of the Landfill and those travelling to and from the Boulder Rifle and Pistol Club and desert area recreation. When asked at the meeting about any plans for traffic control in this area, the only response was that the entrance to the community would be placed south of Bronco Road on Utah Street. The community plans presented at the meeting May 6, 2024 appeared to have one route of ingress/egress for resources such as Fire/EMS and Police in addition to the residents, event participants at the community space and church-goers. When asked about parking and if the parking at the facility would be sufficient in number as to not impact the surrounding residential area, Mrs. Pearson ultimately responded that the parking should not impact the residential area because the cemetery had about 70 parking spaces that could be used for overflow.

UMCBC has seemingly not considered the limited transportation in the area of their proposed development. When asked about transportation resources for the residents, they stated there were two bus stops in the area and Lend-A-Hand is available to the community. The two bus stops referenced are approximately 2,200 feet/0.4 miles and 3,700 feet/0.7 miles away from the proposed site (at an incline/decline) and would be difficult for a resident with mobility or medical issues related to aging to reach, especially in the extreme environmental conditions in the area. Additionally, Lend-A-Hand of Boulder City is a non-profit organization of volunteers and this would increase the taxation to their generosity. Thus, the two proposed means of transportation do not sufficiently address the needs of the proposed project on the outskirts of the developed city area.

The City of Boulder City Code of Ordinances 11-37-5, (SH Senior Housing Zone/Development Standards), B. states "*Density*. The density of the development shall not exceed eleven (11) dwelling units per net acre, excluding areas within overhead utility easements." The proposal for the facility as presented at the meeting is for fifty (50) units on 3.68 acres, which per this code, exceeds the forty (40) units for the acreage. G.2 States that the max height is 25 feet and 2 stories. The proposed building is two stories on the side that faces Utah Street, but then three stories on the side facing the cemetery. UMCBC did not discuss the possible inclusion of an elevator which, depending on construction could also affect the height of the structure.

I have additional concerns about the environmental impacts of the proposed project. Recently, there has been a lot of conversation about being a "Dark Skies" community, obtaining Dark Skies Community Certification, and I find this to be an exciting prospect. The parking lot of this facility would have to be lighted at night, in accordance with code, and this would greatly impact the non-lighted area of the cemetery and intrude upon the surrounding desert area, which presently suffers little light pollution. Additionally, I have concerns regarding the impact on our diminishing water levels and the impact of a medium density multiple residential building on water consumption. Another concern is electrical car charging stations for the residents and if this is within the proposed plan.

If the proposed zoning change and subsequent building plans are not denied, the financial burden of the facility, impact of the facility on the community and the environment would become the burden of Boulder City and the preexisting residents.

I appreciate that, according to the UMCBC's presentation, the architect for this site considered the architecture of Boulder City and feel that this is an important consideration. However, this structure is not appropriate for the proposed placement and their thoughtfulness did not result in a structure that will maintain the harmony in the neighborhood. The surrounding dwellings, within the sightline, are houses built in the 1970s with many single-story residences with a limited number of two-story residences dispersed throughout. The proposed structure would not be a compliment to the surrounding aesthetic and such a large structure would be intrusive.

The City of Boulder City Code of Ordinances 11-26-7, E&F. (Planned Unit Developments/ Public Hearing for Tentative Approval) includes the following reasons for approval/denial: "E. The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment," and "F. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established." I submit for your consideration that this project does not make adequate provision for public services, provide adequate control over vehicular traffic, further the amenities including visual enjoyment and that the relationship is averse to the development of the neighborhood in which it is proposed to be established. For these reasons, in addition to the reasons explained above, this land should not be permitted to be rezoned, nor permitted to have the medium density multiple residential facility built.

There are many uses for the UMCBC's property that would be more appropriate and still fulfill the Church's mission to help others. Most, if not all, in attendance at the meeting on May 6, 2024 concurred that they would be accepting of a church built at this location. Additionally, with more planning and infrastructure in place a 62+ low income assisted living facility on a smaller scale may be more palatable,

if the church is primarily concerned with the welfare of the elderly population as they lose the ability to care for themselves.

In summary, I ask you to deny the rezoning request proposed by the Boulder City United Methodist Church. The community members in attendance at the May 6, 2024 meeting hosted by the UMCBC, unanimously expressed a lack of approval for the proposal, citing aesthetic reasons, concerns about the future of the structure if UMCBC continues to not follow through with their plans (as demonstrated by their lack of follow through by not building a church they proposed to build twenty years ago), and the available infrastructure for the proposal. While the church seems to have their hearts in the right place for supporting a vulnerable part of our community, their plan is not in the best interest of Boulder City, the neighborhood it wishes to intrude upon, or the population it wishes to serve.

Thank you for your time and consideration,

Shayla Joseph
1404 Bronco Rd.,
Boulder City, NV 89005
shaylajoseph@msn.com

A handwritten signature in black ink, appearing to be 'SJ' or similar initials, written in a cursive style.

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Tuesday, June 4, 2024 5:21:20 AM

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Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

The Mayor and Boulder City Council request that all comments are expressed in a courteous manner. If you choose to comment, messages are limited to five minutes each.

PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Richard
Last Name	Phegley
Email Address	pintotravel@aol.com
Phone Number	7022784824
Address	1315 Pinto Rd
City	Boulder City
State	NV
Zip	89005

If you are representing someone other than yourself, *Field not completed.*

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function 6/12/2024

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below.

Opinion Oppose

Your Comment We are vehemently opposed to the change in zoning to apartments would drastically change the environment of our neighborhood

Affirm Yes

Do you wish to sign up to receive future agendas and news items from the City of Boulder City? Yes

Email not displaying correctly? [View it in your browser.](#)

From: [Gayle Sanford](#)
To: [City Clerk](#)
Subject: Low income senior housing
Date: Monday, June 3, 2024 2:25:00 PM

This is my email to opinion that the low income center should not be built by the cemetery. Seems to me there isn't enough room there to meet the need and will be a waste of funding.

Gayle Sanford.

From: [Terry Stevens](#)
To: [City Clerk](#)
Subject: HUD housing project Re-zoning
Date: Monday, June 3, 2024 1:56:06 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Hello Planning Commission, Counsel and staff,

My family and I live on Chestnut In. Just up the road from the proposed senior living low-income housing project. My wife and I attended the Methodist church Boulder City Library meeting for the local neighborhood briefing on this proposal.

Our first thought was this could be good for our local seniors, a few single-story homes with meandering walking paths around a green garden scape mimicking the beautiful lush green grass and trees like the cemetery landscaping next door. Something non intrusive to the area.

After some discussion the Church specifically said several times, this is low-income. We soon realized this was a HUD funded housing project. The Methodist Church told us they were going to ask the planning commission for a variance, one for height and one for R3 high-density construction. Enabling the Church to erect their government funded low-income (semi) senior housing complex. I say (semi) because after 15 years it will be open to every person under 55 years of age to rent. The first 15 years of occupants are 80% senior and 20% of any age. Only every two years is a list of 80% of occupants registered to keep on file, the other 20% is not required to be on file, According to HUD.gov.

After looking into it there are many relaxed or loose rules from the government in a housing complex like this.

Only the head of household is run through a basic background check. The rest of the tenants, kids, grandkids, teens, young adults who knows it's a free for all could be drug addicts, drug dealers, child molesters, unsavory characters. These new tenants who never lived in this area before will now roam the streets or go to school with our kids.

The three-story building, long and tall. Blocking the mountain views and green landscape. I'm Imagining 50 to 100 extra cars parked around the area. Police and fire will be responding often.

No thanks... good intentions... but It's a NO.

Terry Stevens
1342 Chestnut In. Boulder City NV. 89005 (702)-498-8144

From: [Tom & Jean Asbury](#)
To: [City Clerk](#)
Subject: Federal low income senior housing
Date: Monday, June 3, 2024 8:43:18 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

We are against the proposed federal low-income senior housing in Boulder City.

Jean & Tom Asbury

Sent from my iPhone

From: [Marisue Barnes](#)
To: [City Clerk](#)
Subject: High density refining
Date: Monday, June 3, 2024 8:35:59 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

I wish to state now that I am firmly against the city rezoning the property currently owned by the Methodist church to allow for HUD housing. Leave the zoning as it presently stands.
Sent from my iPhone

From: [James Beddome](#)
To: [City Clerk](#)
Subject: ReZoning and Construction of HUD 1400 Utah St.
Date: Monday, June 3, 2024 6:45:19 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Hello,

My name is James Beddome and I am Boulder City resident. My wife and I are both opposed to the construction of any new HUD developments in Boulder City.

From: [Cindy Bryan](#)
To: [City Clerk](#)
Subject: Re-zoning and construction of Federal Housing Urban development (HUD) Low income/Senior Housing 1400 Utah Street BC NV Owner-Boulder City United Methodist Church
Date: Monday, June 3, 2024 8:38:44 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

We below are (against) the re-zoning and building of Federal. Low income/Senior Housing Development.

LaVar and Betty Short
1315 Appaloosa Rd
BC NV
702-682-0638

Cindy Bryan
1300 Georgia Ave # C
BC NV
702-606-5699

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Tuesday, June 4, 2024 8:30:06 AM

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Meetings Comment Form

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First Name	Tammie
Last Name	Collier
Email Address	tammterry@aol.com
Phone Number	3216261834
Address	112 Harbor View Drive
City	Boulder City
State	NV
Zip	89005

If you are representing someone other than yourself, *Field not completed.*

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function *Field not completed.*

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below.

Planning commission meeting 6/12
Methodist church/HUD housing

Opinion Oppose

Your Comment

I am opposed to the re-designation/rezoning of land that increases the density and/or from Residential to "Public/Quazi-Public" and/or to "Government Municipal" as well as anything HUD financed.

I am voicing my opposition to proposals MPA-24-055, resolution 1255, AM-24-377 Resolution 1256 AS WELL AS Tthe 50 unit HUD financed building on Utah St.

It seems like everyone involved is absolving themselves of responsibility for what's going to happen AFTER the build. I need more information on WHO will be residing there, how it will affect our community, who is responsible for maintenance and upkeep. Also what about parking, noise complaints, health issues? Our beautiful small town is turning into a cash cow for people who only care about the money and don't give a crap about the quality of life or safety of people living here, paying taxes and supporting our small businesses.

Also, frankly speaking I expect better from my city council members whom I have entrusted the honor of protecting our commnuty and its citizens. And I'm voting accordingly.

Affirm Yes

Do you wish to sign up to receive future agendas and news items from the City of Boulder City? Yes

From: [Sophia Cruzan](#)
To: [City Clerk](#)
Subject: Rezoning for Methodist church
Date: Tuesday, June 4, 2024 11:06:58 AM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Good morning,

I currently have a house in escrow on Northridge Dr. The idea that Boulder City would consider allowing low income housing is making me reconsider purchasing a home there.

Thank you
Sophia Cruzan

From: [lauren davidson](#)
To: [City Clerk](#)
Subject: NEGATING HUD CONSTRUCTION
Date: Monday, June 3, 2024 7:17:13 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

To whom it may concern,

The state has total control on whom resides in HUD housing, the Methodist Church itself would have no word in the decision. I myself, had grown up in HUD housing in Beaumont, Texas. Growing up there, I had noticed there were good folks that needed this program but many bad apples. You put the peaceful city at risk for losing that security and good reputation by approving the rezoning. There are very few communities as safe and enjoyable as Boulder City, that will most definitely change if this project is constructed. I say this with utmost concern and respect for our community; I oppose the rezoning proposal. Thank you for your time and consideration.

Very Respectfully,
Lauren K. Davidson-Vanario

From: [Lois](#)
To: [City Clerk](#); [Lois Denaut](#)
Subject: From Lois Denaut
Date: Tuesday, June 4, 2024 2:03:20 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Regarding the United Methodist Church building low income housing at 1400 Utah Street, Boulder City, Nevada.

I personally am in support of the United Methodist Church building a Federal low income Senior Housing Development on the Three acres of land located at 1400 Utah Street, in Boulder City, Nevada.

Boulder City needs more low income housing built here.

This development will be a great addition to the supply of low income housing desperately needed in Boulder City, Nevada

Lois Denaut

From: [evelyn dodd](#)
To: [City Clerk](#)
Subject: Housing
Date: Monday, June 3, 2024 8:46:33 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Sent from my iPhone

Boulder City is a slow to no growth area which is one of the reasons I love living here. This new housing addition will go against our restrictions and add traffic and noise to an otherwise quiet single family area. Please do not allow this to happen.

Evelyn dodd

Evelyndodd54@gmail.com

From: [scott.dombrowski](#)
To: [City Clerk](#)
Subject: Federal Low Income Senior Housing Development
Date: Monday, June 3, 2024 6:53:07 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

100% against any type of low income facilities in our city. I've been a resident of Boulder City since 1978 never have I seen what is happening at the Nevada Inn and the type of people that it brings to our city in the last couple of years since I've been living here.

Scott Dombrowski
513 Avenue I

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Tuesday, June 4, 2024 1:02:30 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

The Mayor and Boulder City Council request that all comments are expressed in a courteous manner. If you choose to comment, messages are limited to five minutes each.

PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Carley
Last Name	Gallagher
Email Address	Carleyegallagher@gmail.com
Phone Number	<i>Field not completed.</i>
Address	1122 Grillo Way
City	Boulder City
State	nv
Zip	89005
If you are representing someone other than yourself,	<i>Field not completed.</i>

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function Methodist church and HUD

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below. Methodist church HUD housing

Opinion Oppose

Your Comment *Field not completed.*

Affirm Yes

Do you wish to sign up to receive future agendas and news items from the City of Boulder City? Yes

Email not displaying correctly? [View it in your browser.](#)

From: [Tami McKay](#)
Cc: [Michael Mays](#); [Nakeisha Lyon](#); [City Clerk](#)
Subject: Comment received from resident
Date: Monday, June 3, 2024 9:07:29 AM

Good morning Mayor and Council,

The City Clerk's office received the following comment:

I Frederick Gallegos Resident of Boulder City am against the rezoning and construction of federal housing and urban development on 1400 Utah street Boulder city nevada. Owner Boulder City united methodist church

Frederick Gallegos

Frederickgallegos@gmail.com

7022896537

Thank you,

Tami

c

From: [Denise Goode](#)
To: [City Clerk](#)
Subject: Hud Housing Project at 1400 Utah Street
Date: Monday, June 3, 2024 8:52:07 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Mayor Joe Harding and all Planning/Council Members:

My husband and I live on Appaloosa Road and we are very much AGAINST this Proposed development at 1400 Utah Street.

- 1) The assurances of "Senior Living" will not hold up to HUD Housing. By law they are not allowed to "discriminate" on any basis; ie, color, creed, age, sexual preference and ect. How many "Seniors" really need to be climbing three flights of stairs?
- 2) This neighborhood is mostly middle age, quiet and safe. Younger families have been moving into this neighborhood. As homeowners, they are fitting in well and it is nice to see children playing and growing up in a safe area where they can just be kids. This proposed project will change our quality of life drastically. We all have too much invested in our properties, emotionally and financially to have our lives impacted by "low income" housing.
- 3) If the Methodist Church owns the land and the builder owns the structures who will be responsible for vetting tenants, renting apartments and inevitably dealing with the associated issues that come with "Low Income" communities?
Crime, noise and drugs will follow.

All of Boulder City has watched what happened at the apartments and Condos across from the Middle School. Beautiful properties, owned by the occupants, minimal maintenance, friendly neighbors. Within a short period of time, owners moved out and began renting their units. Police and emergency services are there at least twice a week now. I have friends that purchased their properties in that area when they were first developed and hear horror stories constantly. If the church bought this land at a discount, why would they even consider this project.

Sincerely,
Thomas J. Lester and Denise Goode

From: [Ron & Laura Hubel](#)
To: [City Clerk](#)
Subject: Concern over federal low income housing
Date: Monday, June 3, 2024 8:24:54 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

We have great concern about building low income housing in the currently zoned area.

We disagree with the city rezoning church to residential.

Ron & Laura Hubel
Sent from my iPhone

From: [Marley Hutchens](#)
To: [City Clerk](#)
Subject: HUD Housing on Methodist Church Property
Date: Tuesday, June 4, 2024 1:17:56 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

To Whom it May Concern,

I was just notified that the very political Methodist Church purchased property in Boulder City with the intention of building a church. But in a ruse has decided to also build HUD housing on the property. It should not be zoned for that. I sold my house in Las Vegas and bought one in Boulder City to get away from HUD housing developments. The Methodist Church claims the housing would be for seniors, but the owners of a property do not have a say in who HUD chooses to place in HUD housing. It's a lie.

In Las Vegas I had to live near people in HUD housing who shot each other with guns in the street. People who sold drugs daily. People who had loud parties and who felt they were above the law because their housing was provided by the state. I loved my house. But I had to sell it and get away because I didn't want to live in that environment. It was an expensive move that also raised my property taxes since my property in Boulder City is worth more.

I, along with most reasonable tax payers in town, don't want to live in a toxic environment of HUD housing. It's not that kind of town. They can go build that in Henderson if it's so important. The Methodist Church doesn't pay taxes, but we do! So please listen to the tax payers, not the political agenda that is trying so hard to upend our beautiful, peaceful, and safe community.

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Monday, June 3, 2024 10:55:32 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

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PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Laura
Last Name	Leppke
Email Address	Laura@lauradamore.com
Phone Number	3490464
Address	1412 Denver
City	Boulder city
State	Nv
Zip	89005

If you are representing someone other than yourself, *Field not completed.*

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak?	No
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Meeting Date and/or Function	HUD housing
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Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter . If you do not want to speak to a specific agenda item, please type "General Public Comment" below.	HUD housing
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Opinion	Oppose
---------	--------

Your Comment	Regarding the church owned land with a proposed HUD housing... my family is opposed to this. We have low income housing areas... we are a small town and don't warrant hud housing establishments... senior centers are most certainly welcome and needed. Crime follows low income/hud housing. This is not discriminatory but fact. Oppose hud housing in small town BC.
--------------	--

Affirm	Yes
--------	-----

Do you wish to sign up to receive future agendas and news items from the City of Boulder City?	Yes
--	-----

Email not displaying correctly? [View it in your browser.](#)

From: [Summer Lilly](#)
To: [City Clerk](#)
Subject: HUD housing project
Date: Monday, June 3, 2024 7:13:51 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

I Paula Zambalis, Being a resident of Boulder City, NV want it to be known that I am against the building of a low-income senior housing development being built in Boulder City

From: [Wendy Malek](#)
To: [City Clerk](#)
Subject: Rezoning for HUD Purpose - Boulder City United Methodist Church
Date: Monday, June 3, 2024 8:26:31 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

To Whom It May Concern:

Let it be known that I oppose the rezoning efforts for federal low-income housing. I do not believe it is in Boulder City's best interest. While I believe that seniors should be offered housing, I do not believe that this will allow only seniors access to such housing. I also don't believe in bait & switch schemes. Keep it zoned as is.

Thank you for your consideration in this matter.

Very Respectfully,
Wendy Malek

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#); [Bridgette Rodriguez](#)
Subject: Online Form Submittal: City Clerk
Date: Monday, June 3, 2024 8:23:12 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

City Clerk

First Name	K
Last Name	Martin
Subject	HUD Housing Planning
Email Address	Karolmartin444@gmail.com

Message

As a BC resident, I am strongly opposed to the idea of turning this small town into HUD housing city. It is too small of a city to bring in more chaos. We already have parolees and a growing number of homeless citizens that roam around our schools and neighborhoods. We don't have sufficient number of officers to deal with the growing number of problems that would arise from having 3 story HUD housing. We need to be heard that it is enough. Just like we vote these candidates in they can be voted out. No to HUD housing in BC.

Email not displaying correctly? [View it in your browser.](#)

From: [Susan Nechai](#)
To: [City Clerk](#)
Subject: Re: rezoning of church property, Utah Street
Date: Monday, June 3, 2024 10:52:13 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

To Boulder City Council Members:

I am a home owner on “the horse streets” in Boulder City. We chose this location to purchase our home because of the views of the desert and mountains, the quiet streets, and the low turnover of home owners. My family and I are opposed to the proposed federal housing plan that entails rezoning the area on Utah Street currently owned by the United Methodist Church to construct a 3-story structure. Building a low-income multi family housing development at this site would potentially effectively block mountain views, damage wildlife habitat, increase pollution and noise, raise the crime rate, increase traffic, and promote overcrowding. We respectfully request the proposal for this use of land be denied.

Thank you for listening to the concerns of Boulder City residents.

Kind regards,

Susan Nechai (she/her)
M.Ed., CCC-SLP

“It took me quite a long time to develop a voice, and now that I have it, I am not going to be silent.” — Madeleine Albright

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Monday, June 3, 2024 6:24:23 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Meetings Comment Form

Meetings Public Comment Form

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First Name	Katie
Last Name	Parrish
Email Address	Katieparrish1@yahoo.com
Phone Number	7026302386
Address	1440 Sorrel Rd
City	Boulder City
State	Nevada
Zip	89005
If you are representing someone other than yourself,	Self

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function June 12 2024 / zoning

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below. General public comment

Opinion Oppose

Your Comment We moved here in 2019 and paid high dollar pricing for an older home as much home are out here. Shortly after moving here we realized you pay for the wonderful community and beauty of small town charm. To hear there is an option to be placing low income homes right across the street from my neighborhood has me terribly concerned. My children bike to and from school, the library, the gym, their jobs. I actively walk every morning at the cemetery. It's bad enough they pass the parks with homeless people, but this goes beyond a new level. We picked this neighborhood because it was on the side of the desert removed from downtown When you build low income, you are attracting more to this area. I cannot stress enough how much we do not want this within walking distance of our home around our children and we will do everything we can to fight this. I Cannot understand the city not moving forward with enriching things for our children, such as the pool or removing homeless from parks but let's keep building?! No!

Affirm Yes

Do you wish to sign up to receive future agendas and news items from the City of Boulder City? No

From: [J Perkins](#)
To: [City Clerk](#)
Subject: Re: Against residential rezoning
Date: Monday, June 3, 2024 7:29:04 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

On Mon, Jun 3, 2024 at 7:26 PM J Perkins <bbarbiedoll89005@gmail.com> wrote:
I am a 30 year home owner and resident of Boulder City and I am 100 percent against the rezoning and building of any low income residential housing in Boulder City. This Should NOT be allowed.

Regards,
Juliann Perkins

From: [Sandi](#)
To: [City Clerk](#)
Subject: 1400 Utah St. rezoning
Date: Monday, June 3, 2024 7:10:29 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

I am a homeowner and resident at 509 New Mexico St. I am opposed to the rezoning and construction of HUD housing at 1400 Utah St. We already have RPS Diamond development going in. We do not need HUD housing in our community. I oppose this due to the fact that our small town needs to stay small. I feel the low income housing should be a big city issue. We do not need the traffic and services for this type of housing. Let's keep our property values up and crime down.

Respectfully,
Sandra Piche
(702) 416-5626

Sent from my iPad

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Tuesday, June 4, 2024 12:55:11 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Meetings Comment Form

Meetings Public Comment Form

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First Name Scott & Carly

Last Name Poindexter

Email Address Dex1964@hotmail.com

Phone Number *Field not completed.*

Address 1410 Bronco Rd.

City Boulder City

State NV

Zip 89005

If you are representing someone other than yourself, *Field not completed.*

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function Planning Commission Meeting June 12, 2024

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below.

Master Plan & Zoning Map Amendments, 1400 Utah Street, United Methodist Church

Opinion Oppose

Your Comment

Our family lives a few houses up from the land in question. I ask the Planning Commission to deny re-zoning this parcel to R-3, Multiple Family Residential and deny amending the Master Plan Future Land Use Map for 1400 Utah Street. Our concerns are the amount of traffic it will bring. We have children and the neighborhood has multiple children that leave the neighborhood going right past this area. We already deal with big trucks and waste trucks going to and from the dump, along with shooting range traffic. Adding a large amount of additional traffic to this area seems dangerous and unnecessary for a single-family residential housing community. We are not against the church, or housing for seniors, or even low income housing—this just isn't the right area for that in Boulder City. It seems like there are other possible areas of town that could accommodate these buildings. Another concern is what if it becomes re-zoned and then the church sells—who knows who will build what there. We currently have a view directly to the cemetery trees that my wife's grandparents are buried under. While the church says that area will be a parking lot and will not obstruct views, this is not guaranteed, especially if someone else comes in to build. Please say NO to the proposed Master Plan Amendment and Zoning Map Amendment for 1400 Utah Street.

Affirm Yes

Do you wish to sign up to receive future agendas and No

news items from the City of
Boulder City?

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#); [Bridgette Rodriguez](#)
Subject: Online Form Submittal: City Clerk
Date: Tuesday, June 4, 2024 7:39:49 AM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

City Clerk

First Name	Barbara
Last Name	Poweleit
Subject	Methodist Church
Email Address	smith2693@outlook.com
Message	RE: Methodist Church seeking to rezone their property to allow the building of Senior HUD Housing. Property is located on dump road adjacent to the cemetery. I am against changing the zoning of this property.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Monday, June 3, 2024 9:14:11 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Meetings Comment Form

Meetings Public Comment Form

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First Name	Collette
Last Name	Province
Email Address	collettelafave@rocketmail.com
Phone Number	9284869011
Address	849 robinson ln
City	boulder city
State	nv
Zip	89005

If you are representing someone other than yourself, *Field not completed.*

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function *Field not completed.*

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below.

Opinion Oppose

Your Comment I am 100% opposing the church property to be used for Hud housing! No rezone should be allowed- church bought for a discounted price to be used for church not as a money making !

Affirm Yes

Do you wish to sign up to receive future agendas and news items from the City of Boulder City? No

Email not displaying correctly? [View it in your browser.](#)

From: [Nicolas Quijano](#)
To: [City Clerk](#)
Subject: Do not build HUD housing in Boulder City!
Date: Tuesday, June 4, 2024 11:43:39 AM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Hello,

My wife and I ran from Las Vegas and bought a \$400,000 house, doubled out house payment and tripled our interest rate to get away from HUD housing in our neighborhood. It was the worst. High crime and total chaos! Please don't make us run from Boulder City too! You have a wonderful city. One of the last nice places in the country. Please don't destroy our nice place with disrespectful section 8 people who don't care about their community because they do not have any skin in the game. I do not support this and neither does my clean crime free neighborhood!

Can I show up on the 12 to protest this? Please give me info on how I can voice my opinion asap. Thank you for your time!

Thanks,
Nick Quijano

Thanks,
Nick Quijano

From: [Todd Ream](#)
To: [City Clerk](#)
Subject: HUD housing next to cemetery
Date: Monday, June 3, 2024 7:25:45 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Please do not rezone the land to allow HUD housing. I moved here with my wife and two kids for the small town atmosphere and I would really think about relocating if the land is rezoned.

Thanks you,

Todd Ream
1120 Azul Way, Boulder City, NV 89005

From: [DeVon Rice](#)
To: [City Clerk](#)
Subject: Senior housing/Hud housing
Date: Monday, June 3, 2024 7:00:31 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Dear City, Clark,

I oppose three-story huff housing for senior living on Utah Street. I don't see the necessity to bring this kind of development into the Boulder City area. Please reconsider and not allow the rezoning of that project. Please understand I am supporting the need to accommodate city housing for the elderly, but not in the perspective of accommodating hudd housing in this area. There are a lot of concerns that have not been addressed in the last Townhall meeting. One of those concerns is traffic. This zoning was initially set aside for the building of a church in which I believe should remain as so. I do believe the methodist Church should seek out other ways to provide a service to the elderly. I do believe this is a Pandora's Box for an opportunity for higher crime rate and poor property value in the interim.

Thank you for hearing my concerns.

Sincerely,

Devon Rice.

1436 Rawhide Rd, Boulder City, NV 89005 Go.

702 -293-0241

From: [Sherry Sparing](#)
To: [City Clerk](#)
Subject: 3 Story Senior Housing
Date: Monday, June 3, 2024 7:06:22 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

I absolutely oppose the building of the 3 story senior housing. This will greatly affect the safety of the families in the area. The increased traffic alone is too much for this small area. The zoning will not stay as senior living and will fall under HUD housing which can cause increased crime rate of our peaceful and safe community. We need to keep our families safe as they walk their pets or the kids head off to school. Please listen to the concerned citizens of Boulder City. Thank you.

Sharon Rice
1436 Rawhide Rd
Boulder City

From: [Andrew Riddle](#)
To: [City Clerk](#)
Subject: HUD Housing
Date: Monday, June 3, 2024 7:13:55 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

I am against building HUD Housing on land that was sold for a church

[Sent from Yahoo Mail for iPhone](#)

From: [Adrienne Riley](#)
To: [City Clerk](#)
Subject: Rezoning and Construction of Low Income Senior Housing
Date: Tuesday, June 4, 2024 3:01:23 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Hello,

I would like to make it known that I am against this construction project.

The property was sold at a discounted rate for the purpose of building a church. It is not fair that they are now trying to build residential housing on that property. The church needs to find another way to raise money to build their church. How can a nonprofit run a for profit housing complex?

Building apartments there will cause issues with traffic and parking.. In their plans, each apartment is only allotted one parking space. Where are the other occupants going to park?

Also, according to HUD rules, only the person on the lease has to be 55+. This could lead to multiple people living in each unit that are not seniors. Who is responsible for controlling this?

Finally, are city resources like the fire department and hospital capable of taking on another possible 100 seniors?

Changing the zoning of this property will set a precedence and open up potential for this to occur all over the city. Once one is approved, they will all have to be approved. How does this affect the growth ordinance?

Thank you for taking the time to read this email. I hope you will consider the long term effects this project will have on our small community. We have worked very hard to be able to live in this town and we moved here specifically because it was a small town with a growth ordinance. I feel this project is better suited for a larger city with more resources like Henderson.

Thank you,
Adrienne Riley

From: [Natalie Ruter](#)
To: [City Clerk](#)
Subject: Opposition to Proposed HUD Housing and Potential Negative Effects
Date: Monday, June 3, 2024 7:32:50 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Dear Boulder City Planning Commission,

I am writing to express my concerns about the proposed HUD housing development in our neighborhood. While I understand the importance of affordable housing, I believe this particular development could have negative consequences for our community.

I have several concerns, but the primary ones are:

Potential Impact on Property Values: I am concerned that the development could lead to a decrease in property values in the surrounding area.

Strain on Local Resources: The influx of new residents could put a strain on our social services, infrastructure and law enforcement. We are already short on resources in our city, including our local Albertsons and rezoning to multi-family units will add to this stress.

Additionally, I would like to request more information about the following:

Can this property be reconsidered to include those other than seniors? Although right now it is being considered for seniors, current ordinances allow for reconsideration of designations every 3 years. What is to prevent this from being changed in a few years?

Security Measures: What security measures will be implemented to ensure the safety of residents and the surrounding community? Seniors are vulnerable and there are many children that live in the surrounding communities. If this has the possibility to be rezoned for a population other than seniors, I worry about our local children.

I understand that this property was originally sold to a church for the development of a church facility, and now this has changed. What prevents this from being changed again in the future to low income housing? And to that effect, please look up the statistics of low income housing and the increase of crime associated with low income housing.

I urge you to carefully consider the potential impact of this development before moving forward and to take into account the opinions of those of us and our families that are most affected by this decision. I believe there may be alternative solutions that could better address the need for affordable housing while minimizing disruption to our neighborhood.

Thank you for your time and consideration. I would appreciate the opportunity to discuss this matter further.

Sincerely,

Natalie Ruter
Boulder City Resident

From: [Brian Shea](#)
To: [City Clerk](#)
Subject: HUD Housing
Date: Monday, June 3, 2024 6:52:07 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

I am opposed to the HUD housing development. The church is changing their initial plans and it will cost the City our security and safety. The owners of the building will have no say in who gets placed in the HUD housing. Placement is done through the state. This is a bad bad idea. Please take this into consideration.

Brian Shea

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Tuesday, June 4, 2024 9:55:00 AM

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Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

The Mayor and Boulder City Council request that all comments are expressed in a courteous manner. If you choose to comment, messages are limited to five minutes each.

PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Marie
Last Name	Shea
Email Address	Meshea13@embarqmail.com
Phone Number	7023011152
Address	1320 Pinto
City	Boulder City
State	NV
Zip	89005

If you are representing someone other than yourself, *Field not completed.*

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function June 10, 2024. Rezoning for church

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below. Rezoning of church property

Opinion Oppose

Your Comment I am against changing the zone to allow apartments. Please keep it zoned for church only.

Affirm Yes

Do you wish to sign up to receive future agendas and news items from the City of Boulder City? Yes

Email not displaying correctly? [View it in your browser.](#)

From: [Rob Sines](#)
To: [City Clerk](#)
Subject: Rezoning for Methodist church
Date: Tuesday, June 4, 2024 9:27:57 AM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

I live in Del Prado.... I 100% disagree with this proposal. I can't believe it's even being considered.

Sent from my iPhone

From: [matt smith](#)
To: [City Clerk](#)
Subject: HUD housing
Date: Monday, June 3, 2024 10:27:19 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

To whom it may concern,

I am writing to vehemently oppose the Methodist Church's request for rezoning to facilitate the construction of a three-story HUD apartment complex in Boulder City, Nevada. This proposed rezoning and subsequent development are fraught with numerous adverse implications that will profoundly affect our community. My opposition is grounded in the following key concerns:

****1. Preservation of Community Character:****

Boulder City is cherished for its small-town charm, historic character, and low-density residential atmosphere. Allowing the rezoning to permit a high-density, multi-story apartment complex directly contradicts the long-standing principles of our community's planning and development ethos. Such a drastic change would irreversibly alter the unique character and aesthetic of our town, undermining its historical and cultural integrity.

****2. Traffic and Public Safety:****

The introduction of a high-density apartment complex will inevitably lead to a substantial increase in traffic volume. This escalation poses significant risks to public safety, particularly on roads that are not designed to accommodate such heavy use. The increased traffic will lead to congestion, higher accident rates, and compromised safety for pedestrians and cyclists, thus diminishing the quality of life for current residents.

****3. Strain on Public Services and Infrastructure:****

Boulder City's infrastructure and public services, including schools, healthcare facilities, and emergency services, are tailored to meet the needs of a low-density population. Rezoning to allow a high-density apartment complex will place an unsustainable burden on these services, potentially reducing their effectiveness and accessibility for existing residents. The strain on our water supply, waste management systems, and utility services will further exacerbate these challenges.

****4. Environmental Concerns:****

The proposed development will have significant environmental repercussions. The construction process will disrupt local ecosystems, leading to habitat destruction and increased pollution. Post-construction, the environmental footprint of a high-density residential complex—including elevated water and energy consumption, as well as increased waste production—will further strain our natural resources and compromise our town's environmental sustainability.

****5. Economic and Social Impact:****

The rezoning and construction of a large apartment complex could lead to economic and social imbalances within our community. Property values in adjacent areas may be adversely affected, leading to economic instability for homeowners. Furthermore, the influx of a large number of new residents could disrupt the social fabric of our close-knit community, diluting the strong sense of belonging and mutual support that Boulder City residents currently enjoy.

****6. Inconsistency with Master Plan:****

Boulder City's master plan has been meticulously crafted to guide the town's growth and development in a manner that aligns with the community's values and long-term vision. The proposed rezoning is inconsistent with the objectives outlined in this plan, particularly those related to maintaining low-density residential areas and preserving the town's unique character.

In light of these compelling reasons, I urge you to deny the Methodist Church's rezoning request for the construction of a three-story HUD apartment complex. It is crucial that we preserve the integrity, safety, and sustainability of our community for current and future generations.

Thank you for considering my concerns. I trust that you will act in the best interest of Boulder City and its residents by rejecting this rezoning proposal.

Sincerely,

Matt Leist

From: [steve.smith](#)
To: [City Clerk](#)
Subject: HUD 1400 Utah
Date: Monday, June 3, 2024 10:10:23 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Dear sir my wife and I are both opposed to the rezoning at 1400 Utah for HUD development. It's too far from all groceries and food establishments also we are not opposed to low cost senior dwellings but if senior is not required then especially no to apartments behind the established housing track It's not right.

Thank you

Stephen Smith, Elaine Smith
704 Ave A BC, NV 89005
gvrups@yahoo.com
702-461-0517

[Yahoo Mail: Search, Organize, Conquer](#)

From: [T.Taylor](#)
To: [City Clerk](#)
Subject: RE-ZONE HUD Housing
Date: Monday, June 3, 2024 8:25:14 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

I would like to state for the record that I am **against** building federal low-income housing development in the currently zoned residential section (1400 Utah Street Boulder City, Owner: United Methodist Church).

Although I can appreciate providing affordable housing to seniors, the zone proposal seems a bit disingenuous. My understanding is when HUD is involved and or overseeing, it is ALL low income ages, not just Seniors.

Respectfully,
Tami Taylor

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Tuesday, June 4, 2024 9:08:48 AM

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Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

The Mayor and Boulder City Council request that all comments are expressed in a courteous manner. If you choose to comment, messages are limited to five minutes each.

PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Stephanie
Last Name	Tiznado
Email Address	Stephie8891@gmail.com
Phone Number	7028867928
Address	1304 Appaloosa rd
City	Boulder city
State	Nevada
Zip	89005
If you are representing someone other than yourself,	<i>Field not completed.</i>

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function June 12th / 3 story apartments

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below.

Opinion Oppose

Your Comment

As someone who lives across the street from this property, I couldn't be more disturbed by the news. Because we live at the edge of the desert we have had our share of encounters with the homeless already. Ex: going thru our trash and even stealing packages from our front door. This is scary! I've got a young adult and a child at home who can sometimes be alone. Developing this low income housing will bring in more of this kind of people as well as behavior. As a young girl my father moved my family to Las Vegas for a better life. Not knowing anything much about the area we blindly moved to the city and ended up in one of the worst areas possible. Downtown Las Vegas, Fremont st and 15th. the low income weekly rental South Cove apartments to be exact. If you've never been to the area please visit it. Spend some time there and you will see what you are trying to allow Boulder City to become. I swore as a young girl I wouldn't live my life like this and worked my butt off to move out of that area and never be around that kind of lifestyle. Please do not make it next door neighbor again.

Affirm Yes

Do you wish to sign up to receive future agendas and news items from the City of Boulder City? Yes

From: [Ryan Vanario](#)
To: [City Clerk](#)
Subject: HUD development
Date: Monday, June 3, 2024 7:31:11 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Hello, i am opposed to the construction of a low-income housing development being constructed in boulder city, especially at that location. I believe that if youre in a low income situation; working in/ or commuting to and from boulder city is largely not encouraged since the main source of fiscal opportunity is in the vegas valley. As for my concern with the location, individuals who systemically live in low-income housing are statistically more like to directly and indirectly commit crimes. Whether thats causing disturbances or speeding in a school zone.

Additionally, when the state plants low-income qualified individuals into these units. There is no background investigation, which will naturally cause the safety that bouldercity provides to its residents to deteriorate. And if safety is compromised, the portion of this proposition that this development is also for senior citizens will be useless, because their safety would also be compromised.

As an individual who spent their whole life growing up in boulder city, being apart of the community, having done so much for my town to have name recognition when in high school, then going on to serve in the US military in order to protect the way of life in boulder city. This is very disheartening and I do not agree with this decision.

I oppose the construction of this proposed development

From: [Valarie Vanario](#)
To: [City Clerk](#)
Subject: Low income housing in BC
Date: Tuesday, June 4, 2024 3:13:41 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

My family and I have been residents and homeowners in Boulder City for 18 years. I speak on behalf of myself, my husband, and four adult children (all of whom are Boulder City High School alumni) when I state for the record that we are all against low income, HUD, or section 8 housing being built in Boulder City, for any reason.

Thank you for your consideration.

-Valarie Vanario-Mullins
702-505-7883

From: [Judy Vorachek](#)
To: [City Clerk](#)
Subject: Rezoning
Date: Tuesday, June 4, 2024 1:02:14 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

As a resident of Boulder City, I am against rezoning the property on Utah Street for HUD housing. It was purchased with the intent to build a church, not a 50 unit housing structure. I agree, parking would be a nightmare, as well. Why are they asking to build a 3 story building when 25 feet is the maximum allowed at present? I'd rather see the old Nevada Inn downtown razed and senior housing built there. It certainly would be more convenient for seniors.

From: [Kelsey](#)
To: [City Clerk](#)
Subject: 1400 Utah Street
Date: Monday, June 3, 2024 8:15:57 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

To whom it may concern,

As a Boulder City citizen, I do not support the re-zoning for HUD housing at 1400 Utah Street.

Thank you
Kelsey Weber
1519 Washburn Street
919-906-0743

From: [Dani Whiteley](#)
To: [City Clerk](#)
Subject: Planning commissione-zoning
Date: Monday, June 3, 2024 8:04:23 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

June 3, 2024

Boulder City Council Planning Commission,

I am writing to express my strong opposition to the proposed housing development in our city and the re-zoning of this area for HUD housing. I understand the need for affordable housing in our city, but I believe this project would have a detrimental impact on our community.

It is understood that the Methodist Church organization purchased this property at a discount as they were going to build a church on the property. Their plans have changed and now the city is considering HUD housing for senior citizens. Although the re-zoning application may say for low income housing for seniors, we know how a bait and switch happens and then it becomes low-income HUD housing and the neighborhoods are affected.

First and foremost, the proposed development is simply too large for the area. The increase in population density would put a strain on our already overburdened infrastructure leading to increased traffic congestion, noise pollution and a strain on our public services.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhoods or town. This development will bring in a large number of low income residents, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area and neighborhoods replacing the existing eclectic architecture and open spaces with a monolithic, high density housing complex.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of low income residents could result in a decline in property values, making it difficult for current residents to sell their homes.

In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter

Regards,
Dani Whiteley

From: [SIMON WHITELEY](#)
To: [Community Development](#)
Subject: Rezoning of Methodist church property for HUD development
Date: Monday, June 3, 2024 8:18:59 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Boulder City Council;

I am writing to express my strong opposition to the proposed re-zoning of the Methodist Church property for HUD housing. I understand the need for affordable housing, but I believe there are better ways to accomplish this and this project would have a significantly detrimental impact on our community.

It is understood that the Methodist Church Organization purchased this property at a discount as the original intent was to build a church on the property. Their plans have changed and now the city is considering HUD housing for senior citizens. Although the re-zoning application may say for low income housing for seniors, we know how a bait and switch happens and then it becomes low-income HUD housing and the neighborhoods are affected.

First and foremost, the proposed development is simply too large for the area. The increase in population density would put a strain on our already overburdened infrastructure and a strain on our already stretched public services.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our town. This development will bring in a large number of low income residents, which could lead to increased crime rates and other negative social impacts. It would also drastically alter the aesthetic of our area and neighborhoods replacing the existing eclectic architecture and open spaces with a monolithic, high density housing complex.

Finally, I am deeply concerned about the impact this development would have on property values in the area. The influx of low income residents would inevitably result in a decline in property values and indeed, what message is this sending to residents of Boulder City, just what type of residents is the city council encouraging to settle here?

In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe this project is simply not the right fit for our town.

Thank you for your attention to this matter, regards Simon Whiteley

Sent from my iPad

From: [brian whittaker](#)
To: [City Clerk](#)
Subject: Opposition to Resolution 1259 and Resolution 1260
Date: Monday, June 3, 2024 9:21:12 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Good day,

This email serves as my opposition to Resolutions 1259 and 1260.

While I will not list out all of my reasons for opposing this Resolution, the setting proposed is not suitable for multi-family residences, nor should a church be allowed to join into a partnership with the intent of providing federal low-income senior housing.

My home is less than one mile from this location and I do not appreciate the efforts made to conceal this resolution and any facts surrounding it.

Regards,
Concerned BC resident

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Wednesday, June 5, 2024 7:35:00 AM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

The Mayor and Boulder City Council request that all comments are expressed in a courteous manner. If you choose to comment, messages are limited to five minutes each.

PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Cindy
Last Name	Zeedyk
Email Address	cszeedyk@gmail.com
Phone Number	7024931677
Address	717 5th Street
City	Boulder City
State	NV
Zip	89005

If you are representing someone other than yourself, *Field not completed.*

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function June 12, 2024. Low income housing behind cemetery.

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below.

Opinion Oppose

Your Comment I oppose the request to build the low income housing behind the cemetery.

Affirm Yes

Do you wish to sign up to receive future agendas and news items from the City of Boulder City? Yes

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Wednesday, June 5, 2024 7:48:34 AM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

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PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Rick
Last Name	Zeedyk
Email Address	zefire45@hotmail.com
Phone Number	702-592-2138
Address	717 5th Street
City	Boulder City
State	NV
Zip	89005

If you are representing someone other than yourself, *Field not completed.*

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function June 12,2024

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below.

Opinion Oppose

Your Comment I oppose the request to rezone the property behind the cemetery to build low income housing.

Affirm Yes

Do you wish to sign up to receive future agendas and news items from the City of Boulder City? Yes

Email not displaying correctly? [View it in your browser.](#)

From: [Michelle Zimkus](#)
To: [City Clerk](#)
Subject: Rezoning and Consruction of HUD for 1400 Utah St Boulder City
Date: Monday, June 3, 2024 7:58:48 PM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

To whom it may concern,

As a resident of Boulder City currently living near the considered area of construction for a HUD development I strongly oppose this from being approved as it will negatively affect the entire city of Boulder City. This is a beautiful safe town that I'm blessed to raise my family in however with this possible change that could very much change the over all safely and family environment of this community. Please vote no.

Thank you
Michelle Zimkus
Sent from my iPhone

From: [Bridgette Rodriguez](#)
To: zboyster@yahoo.com
Cc: [City Clerk](#); [Nakeisha Lyon](#)
Subject: RE: Online Form Submittal: Meetings Comment Form
Date: Monday, July 8, 2024 2:02:26 PM

Good afternoon,

Your public comment has been received and will be included in the Planning Commission packet.

Thank you,
Bridgette

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, July 8, 2024 12:48 PM
To: City Clerk <CityClerk@bcnv.org>; Tami McKay <TMcKay@bcnv.org>; Stacey Brownfield <sbrownfield@bcnv.org>; Teena Pickens <TPickens@bcnv.org>
Subject: Online Form Submittal: Meetings Comment Form

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

The Mayor and Boulder City Council request that all comments are expressed in a courteous manner. If you choose to comment, messages are limited to five minutes each.

PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Zane
Last Name	Boyster
Email Address	zboyster@yahoo.com
Phone Number	7023541812
Address	1312 Appaloosa Road
City	Boulder City
State	Nevada
Zip	89005
If you are representing someone other than yourself, please indicate who you are representing (i.e. family member, organization).	<i>Field not completed.</i>
Do you wish to speak?	No
Meeting Date and/or Function	Planning Commission July 17, 2024
Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter . If you do not want to speak to a specific agenda item, please type "General Public Comment" below.	Zoning change request at 1400 Utah Street United Methodist Church
Opinion	Oppose
Your Comment	I oppose rezoning of 1400 Utah Street in Boulder City. When I purchased my home 30 years ago. I met with Susan Danielewicz, City Building Department. We discussed the probability of future housing or apartments built beyond Bronco Road and in general the City's building plan. Susan was very informative as we discussed the city's Master Plan. Which had no plans of any

development in this area since the city owned all land. In 2006, the city sold this land to Boulder City United Methodist Fellowship with agreement to build a church. No issue or concern.

In 2024, I have issues and concerns regarding rezoning property with intent to build 3-story, 50-unit apartment complex disguised as senior low-income housing.

I request design alternatives be presented prior to rezoning parcel with canvassing area greater than 750 feet being that land is adjacent to cemetery. Many neighbors remain unaware of R3 High Density Multifamily rezoning request.

I ask for DENIAL to change zoning of this parcel. Thanking you in advance for your time and consideration.

Sincerely,
Zane Boyster

Affirm	Yes
Do you wish to sign up to receive future agendas and news items from the City of Boulder City?	Yes

Email not displaying correctly? [View it in your browser.](#)

From: [MIKE EDELSTEIN](#)
To: [City Clerk](#); [Community Development](#)
Subject: Master Plan & Zoning Map Amendments
Date: Monday, July 8, 2024 7:40:17 AM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Hello,

This is in regards to master plan and zoning map amendments (Files MPA-24-057 and AM-24-379).

We are sending this email to let you know that we are against any low income housing in Boulder City at this time or any time in the future.

We do not feel it would be in the best interest of the citizens of Boulder City.

Thank you,

Mike & Mary Edelstein
1586 Preswick Ct

JULY 8, 2024

TO: CITY CLERK, BOULDER CITY, NV

FROM: JUDITH HOSKINS, A RESIDENT AND FORMER COUNCIL MEMBER, 639 VALENCIA DRIVE, BOULDER CITY, NV 89005 – 702-528-1082

SUBJECT: UNITED METHODIST CHURCH AFFORDABLE SENIOR HOUSING PROJECT

WHEN THE BOULDER CITY UNITED METHODIST CHURCH (BCUMC) BUILDING PROJECT FOR AFFORDABLE HOUSING APPEARS ON AN AGENDA FOR ANY MEETINGS, PLEASE INCLUDE THE FOLLOWING STATEMENT AND ATTACHED DOCUMENTATION.

WHILE I WAS A MEMBER OF THE CITY COUNCIL, THE ISSUE OF AFFORDABLE HOUSING FOR SENIORS AND OTHERS WAS ADDRESSED BY MANY RESIDENTS. IT IS WELL KNOWN THERE IS A NEED, ESPECIALLY FOR SENIORS. THEREFORE, WHEN SOMEONE OBJECTS TO THIS PROJECT, LET US KEEP IN MIND THE NEED AND THE BENEFITS OF THIS PROJECT.

THE 2015 MASTER PLAN – AFTER A CAREFUL REVIEW OF THE 2015 CITY MASTER PLAN, I CONCLUDE THIS PROJECT MEETS THE CRITERIA OF THE MASTER PLAN.

I WANT TO ADDRESS THE FOLLOWING FALSE OR MISLEADING STATEMENTS THAT HAVE BEEN MADE ABOUT THE PROJECT:

- (1) WE DO NOT ALLOW BUILDINGS OVER 25 FEET OR THREE-STORY BUILDINGS;** THIS APPEARS TO BE FALSE. I DROVE AROUND BOULDER CITY AND FOUND 50 PLUS BUILDINGS OVER 25 FEET OR THREE STORIES; THERE ARE MANY MORE THAN I HAVE LISTED WITHIN MY ATTACHMENTS.

I HAVE ATTACHED A LIST OF THOSE PROPERTIES AND WILL NOT READ ALL THE ADDRESSES. I ALSO RESEARCHED THE CLARK COUNTY ASSESSOR'S PAGE FOR THE PROPERTY DETAILS. I DISCOVERED A LARGE NUMBER OF 3-STORY BUILDINGS ARE LISTED AS 2-STORY WITH A BASEMENT. MY QUESTION THEN BECOMES, WHY ARE WE ADDRESSING THIS PROJECT AS A 3-STORY BUILDING WHEN IT IS NO DIFFERENT THAN THE OTHER 50+ BUILDINGS LISTED AS 2-STORY WITH A BASEMENT?

THREE OF THESE PROPERTIES SHOULD BE COMPARED IN THE REVIEW OF THIS PROJECT.

180 VILLE DRIVE - LAKE VIEW TERRACE – THIS IS A 3-STORY ASSISTED LIVING FACILITY WITH AN ELEVATOR. THE PROPERTY FACES VILLE DRIVE, A MAJOR TOURIST ROAD, AND MIXED HOUSING IS NEXT DOOR. PICTURES AND CLARK COUNTY ASSESSOR'S DOCUMENTS ARE ATTACHED.

701 CAPRI DRIVE – APARTMENTS, 3-STORY BUILDING, 52 UNITS. PICTURE SHOWING CLUSTER MAILBOXES OF 52.

1005 YATES LANE, THE PIRATE'S COVE – THIS PROPERTY IS LISTED ONLINE AS AN AIR B&B WITH 21 BEDROOMS AND 26 BATHROOMS. IT HAS SEVERAL 3-STORY BUILDINGS AND IS IN AN AREA WITH SINGLE AND MULTIPLE-FAMILY HOUSING. PICTURES AND CLARK COUNTY ASSESSOR'S DOCUMENTS ATTACHED.

- (2) THIS TYPE OF PROJECT IS NEW TO BOULDER CITY: FALSE;** QUAIL RIDGE MANOR AT 1499 MEDICAL PARK DRIVE IS SIMILAR; IT WAS DEVELOPED BY FAITH-BASED VOLUNTEERS OF AMERICA; IT HAS 60 1-BEDROOM UNITS, AND LIKE MOST LOW-INCOME HOUSING PROGRAMS, IT HAS A WAITING LIST FOR OCCUPANCY OF 3+ YEARS. THERE ARE NO ISSUES WITH CRIME OR TRAFFIC, AND IT IS A BLESSING TO THOSE WHO LIVE THERE.

- (3) THIS PROJECT IS SECTION 8 HOUSING: FALSE;** IT WILL BE **AFFORDABLE LOW-INCOME SENIOR HOUSING**. THE RENT WILL BE BASED ON 30% OF THE TENANT'S MONTHLY INCOME AND IS AGE-RESTRICTED TO 55+ YEARS OF AGE.
- (4) ADJOINING PROPERTY VALUES WILL DEPRECIATE: FALSE;** IF THE ADJOINING PROPERTIES HAVE NOT DEPRECIATED AT THIS TIME, THEY WILL NOT DEPRECIATE BECAUSE OF THIS BUILDING; IN FACT, THE VALUE MAY INCREASE.
- (5) TRAFFIC WILL INCREASE: FALSE;** THERE WILL BE NO NOTICIBLE CHANGE IN TRAFFIC. QUAIL RIDGE, WHICH IS SIMILAR HAS VERY LITTLE TRAFFIC.
- (6) THE BCUMC PURCHASED THE PROPERTY FOR \$1.00: FALSE;** THE PURCHASE PRICE WAS \$195,000, THE APPRAISED VALUE. LATER THEY INSTALLED A \$300,000 FLOOD CONTROL CLUVERT ON THEIR PROPERTY. THIS CULVERT SHOULD HELP ELIMINATE FUTURE FLOODING IN THE SURROUNDING AREA, SUCH AS OCCURRED ON AUGUST 10, 1997, WHEN THE CITY RECEIVED 3-1/2 INCHES OF RAIN WHICH CAUSED STREET FLOODING.

IN CLOSING, THANK YOU FOR LISTENING TO MY CONCERNS, AND THANKS TO THE BCUMC FOR OFFERING THIS MUCH-NEEDED FACILITY TO THE CITIZENS OF BOULDER CITY.

ATTACHMENTS INCLUDED:

ATTACHMENT 1A & B – LISTING OF 3-STORY BUILDINGS.

ATTACHMENT 2A, 2B, 2C – 180 VILLE DRIVE, LAKE VIEW TERRACE, PICTURE & ASSESSOR'S DOCUMENTS.

ATTACHMENT 3A & 3B – 701 CAPRI DRIVE – PICTURES OF THE APARTMENT SHOWING A CLUSTER OF 52 MAILBOXES.

ATTACHMENT 4A, 4B, 4C – 1005 YATES LANE, PIRATE HOUSE - PICTURES & ACCESSOR'S DOCUMENTS.

ATTACHMENT 1A & 1B – BUILDINGS IN BOULDER CITY WHICH ARE CURRENTLY OVER 25 FT IN HEIGHT OR 3 STORIES

A handwritten signature in cursive script, reading "Judith Hoshino".

ATTACHMENT 1A

- 1. 180 VILLE DRIVE- LAKE VIEW TERRACE –**
- 2. 701 CAPRI DRIVE – APARTMENTS, 3-STORY BUILDING, 52 UNITS -**
- 3. 1005 YATES LANE, PIRATE HOUSE IS MORE THAN 3 STORIES**
4. BOULDER DAM HOTEL
5. BEST WESTERN MOTEL –
6. NEVADA INN–
7. BUREAU OF RECLAMATION –
8. LAKE MEAD INN –
9. WATER & POWER BUILDING
10. 700 WYOMING – SMITH BUILDING
11. SAN FELIPE DR. – ST. ANDREWS CATHOLIC CHURCH
12. SEVERAL CHURCHES WITH STEEPLES
13. 501 AARON WAY –
14. 503 AARON WAY –
15. 111 CAPERNA –
16. 504 DEE CIRCLE –
17. 1404 GARNET PLACE –
18. 1540 HERTIGE WAY
19. 873 JUDI PLACE –
20. 88? JUDI PLACE –
21. 938 KEYS PLACE
22. 724 KENDALL LN –
23. 1018 KEYS DRIVE –
24. 1029 KEYS DRIVE –
25. 602 LIDO DRIVE
26. 604 LIDO DRIVE
27. 606 LIDO DRIVE -
28. 611 LIDO DRIVE –
29. 616 LIDO DRIVE –
30. 501 LYNN DRIVE
31. 692 MARINA –
32. 117 MILTON CT –
33. 1417 PUEBLO DRIVE -
34. 512 RAINI PLACE -
35. 860 REESE PLACE -
36. 804 ROBINSON LANE –
37. 809 ROBINSON LANE –
38. 836 ROBINSON LANE –
39. 840 ROBINSON LANE –
40. 868 ROBINSON LANE -
41. 872 ROBINSON LANE –
42. 880 ROBINSON LANE –
43. 886 ROBINSON LANE –

- 44. 888 ROBINSON LANE –
- 45. 1400 SAN FELIPE DRIVE –
- 46. 1409 SAN FELIPE DRIVE –
- 47. 1425 SAN FELIPE DRIVE -
- 48. 1427 SAN FELIPE DRIVE –
- 49. 1431 SAN FELIPE DRIVE –
- 50. 1442 SAN FELIPE DRIVE –
- 51. 1319 SIERRA VISTA PLACE -
- 52. 511 VILLE DRIVE -
- 53. 937 WOODACRE –

ATTACHMENT 1B



Lake View Terrace also known as Lakeview A.L.F. LLC
180 Ville Dr. - Clark County Assessor Page (Assisted Living Facility)
Reflects a 4+ story building -

PIC from Ville Dr.

GENERAL INFORMATION

Lakeview Terrace

PARCEL NO.

186-04-501-004

OWNER AND MAILING ADDRESS

LAKEVIEW VILLAGE A L F L L C

180 VILLE DR

BOULDER CITY

NV 89005-1402

LOCATION ADDRESS

180 VILLE DR

CITY/UNINCORPORATED TOWN

BOULDER CITY

ASSESSOR DESCRIPTION

PARCEL MAP FILE 45 PAGE 75

LOT 2

RECORDED DOCUMENT NO.

* 20071221:03481

RECORDED DATE

DEC 21 2007

VESTING

NS

COMMENTS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT

050

APPRAISAL YEAR

2023

FISCAL YEAR

2024-25

SUPPLEMENTAL IMPROVEMENT VALUE

0

INCREMENTAL LAND

0

INCREMENTAL IMPROVEMENTS

0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR

2023-24

2024-25

LAND

265650

288750

IMPROVEMENTS

2020347

Attachment 2 B

6

20000 324.D2190

EXEMPT	0
0	
GROSS ASSESSED (SUBTOTAL)	2,285,997
	2,591,572
TAXABLE LAND + IMP (SUBTOTAL)	6,531,420
	7,404,491
COMMON ELEMENT ALLOCATION ASSESSED	0
0	
TOTAL ASSESSED VALUE	2,285,997
	2,591,572
TOTAL TAXABLE VALUE	6,531,420
	7,404,491

[Click here for Treasurer Information regarding real property taxes.](#)

[Click here for Flood Control Information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.35 ACRES
ORIGINAL CONST. YEAR	1988
LAST SALE PRICE	
MONTH/YEAR	
SALE TYPE	
	2300000
	12/2007
R - RECORDED VALUE	
LAND USE	34.150 - MFR 5+ UNITS HIGH RISE APARTMENTS (4+ STORY)
DWELLING UNITS	66

PRIMARY RESIDENTIAL STRUCTURE	
1ST FLOOR SQ. FT.	
CASITA SQ. FT.	
ADDN/CONV	
2ND FLOOR SQ. FT.	
CARPORT SQ. FT.	
POOL	
NO	
3RD FLOOR SQ. FT.	
STYLE	
MULTIPLE RESIDENCE, ASSISTED LIVING (LOW RISE)	
SPA	
NO	
UNFINISHED BASEMENT SQ. FT.	
0	

Attachment 2B page 2



701 Cupri - 3 story, appears over 25ft.

Attachment 3A

52 Mail Boxes - Appears to be 52 occupants.



Capri Apartments

Attachment 3B



It is advertised as an Air B&B with 21 bedrooms and 23 bathrooms. More than 3 stories. 1005 Yates Lane, Boulder City, NV – Owner Pirates Cove LLC.

Attachment 4A

Briana Johnson, Assessor

- Assessor Map
- Aerial View
- Building Sketch
- Ownership History
- Neighborhood Sales
- New Search

GENERAL INFORMATION

PARCEL NO.
181-33-510-014

OWNER AND MAILING ADDRESS
PIRATES COVE L L C *Pirate House*
1005 YATES LN
BOULDER CITY
NV 89005-1156

LOCATION ADDRESS
1005 YATES LN

CITY/UNINCORPORATED TOWN
BOULDER CITY

ASSESSOR DESCRIPTION
LAKEVIEW SITES #2 AMD AKA B.C. #29 UNIT #2 AMD
PLAT BOOK 16 PAGE 25
PT LOT 1 BLOCK 3

RECORDED DOCUMENT NO.
* 20100526-01439

RECORDED DATE
MAY 26 2010

VESTING
NS

COMMENTS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT
051

APPRAISAL YEAR
2023

FISCAL YEAR
2024-25

SUPPLEMENTAL IMPROVEMENT VALUE
0

INCREMENTAL LAND
0

INCREMENTAL IMPROVEMENTS
0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR
2023-24
2024-25

LAND
168000
173250

IMPROVEMENTS
478618

Attachment 4B

11

512625
PERSONAL PROPERTY
0
0
EXEMPT
0
0
GROSS ASSESSED (SUBTOTAL)
646,618
685,875
TAXABLE LAND + IMP (SUBTOTAL)
1,847,480
1,959,643
COMMON ELEMENT ALLOCATION ASSESSED
0
0
TOTAL ASSESSED VALUE
646,618
685,875
TOTAL TAXABLE VALUE
1,847,480
1,959,643

[Click here for Treasurer Information regarding real property taxes.](#)

[Click here for Flood Control Information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION
ESTIMATED SIZE
1.00 ACRES
ORIGINAL CONST. YEAR
1980
LAST SALE PRICE
MONTH/YEAR
SALE TYPE
LAND USE
20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS
1

PRIMARY RESIDENTIAL STRUCTURE
1ST FLOOR SQ. FT.
3240
CASITA SQ. FT.
ADDN/CONV
YES
2ND FLOOR SQ. FT.
1508
CARPORT SQ. FT.
336
POOL
YES
3RD FLOOR SQ. FT.
894
STYLE
THREE STORY

Attachment 4c

Nakeisha Lyon

From: JACI SAUNDERS <jacipaso@aol.com>
Sent: Monday, July 8, 2024 4:26 PM
To: Community Development
Subject: File # MPA-24-057 & AM-24-379

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

To whom it may concern,

In reference to the planning commission meeting for MPA-24-057 & AM-24-379 on July 17th, 2024 my opinion is:

I own the property at 1304 Appaloosa Rd and want to inform you that I am against the rezoning of the parcel in question. I want the zoning to stay R1-80 single family homes.

I hope you will consider my wishes when making your decision.

Sincerely
jaci Blackwell saunders
Sent from my iPad

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Tuesday, July 9, 2024 12:58:14 AM

CAUTION: This email originated from outside the Boulder City, NV network. Please note the sender and maintain caution when opening external links/attachments.

Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

The Mayor and Boulder City Council request that all comments are expressed in a courteous manner. If you choose to comment, messages are limited to five minutes each.

PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Gloria
Last Name	Chapman Coulston
Email Address	glo.coulston@gmail.com
Phone Number	7146580043
Address	1314 Dreamcatcher Dr
City	Boulder City, Boulder City
State	NV
Zip	89005-3225
If you are representing someone other than yourself,	<i>Field not completed.</i>

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function July 17, 2024 Planning Commission

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below.

Opinion Support

Your Comment

Dear Planning Commission,

I am in favor of the Boulder City United Methodist Church (BCUMC) moving forward in the rezoning of the property at 1400 Utah to R3 which will honor the needs of affordable senior housing in this town. This would be an appropriate use of this land and will also serve as a house of worship, which was the intention when BCUMC bought the land.

One story of many I've heard, is of an elderly woman who i met at the pool; and was visibly upset. We all gathered around her to ask her if she was okay. Her response was..."I will have to move out of my home and Boulder City because I can't afford living here; I called Quail Ridge and there is a long waitlist. She went on to say that she had lived here in Boulder City for over 30 years, Her children went to school here, she worked here and was facing the to leave all of her friends and activities.

Over a third of Boulder City's population are seniors and it is time to support these senior who have worked, lived and supported this community over the years. Not everyone receives an adequate pension or SSI to sustain living here if a spouse dies, or because of paying out large medical expenses, potentially losing their savings; and/or does not have children in this area to help support them.

I hope the Planning Commission will hear the voices that often cannot speak for themselves and approve this

project.

Sincerely,
Gloria Coulston

Affirm

Yes

Do you wish to sign up to receive future agendas and news items from the City of Boulder City?

No

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Tuesday, July 9, 2024 2:24:50 PM

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Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

The Mayor and Boulder City Council request that all comments are expressed in a courteous manner. If you choose to comment, messages are limited to five minutes each.

PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Pat
Last Name	Benke
Email Address	patbenke@gmail.com
Phone Number	7023088409
Address	622 Lake Superior Ln
City	Boulder City
State	NV
Zip	89005

If you are representing someone other than yourself, *Field not completed.*

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function Planning Commission July 17, 2024

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below.

Opinion Support

Your Comment

My name is Pat Benke, and I live in a 55+ community in Boulder City. I am active in my community and volunteer with both Lend A Hand and the Meals on Wheels program.

I have witnessed many situations first-hand of elderly people, mostly women, who are living on Social Security now that their spouses have passed, and can no longer keep up with inflation in everything, including HOA assessment increases. I have worked with many of them to try to help them make ends meet. Even though their finances were adequate 15 or 20 years ago, they are not now, and they find themselves in need of a more affordable place to live.

The waiting list at Quail Ridge has been 2 years for a very long time, and is now 3 years. Boulder City needs more of exactly the kind of housing the Methodist Church is proposing. I am very sure it would be filled shortly after opening because I know the need to be so great. For those objections in fear of an undesirable population in the proposed facility, I only need to point to Quail Ridge as a beautiful example. The residents there are quiet, peaceful, and do not pose an increased traffic problem in that neighborhood.

This facility would be an asset to Boulder City!

Affirm Yes

Do you wish to sign up to receive future agendas and news items from the City of No

Boulder City?

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From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Wednesday, July 10, 2024 9:06:25 AM

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Meetings Comment Form

Meetings Public Comment Form

Please complete this form if you would like to provide your comment on an item to be discussed at a Boulder City Council, Committee or Commission meeting. Comments should be addressed to the Council as a whole, not to an individual member. Thank you for your cooperation and participation.

The Mayor and Boulder City Council request that all comments are expressed in a courteous manner. If you choose to comment, messages are limited to five minutes each.

PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Joshua
Last Name	Ruter
Email Address	jruter@gmail.com
Phone Number	7025104764
Address	545 Opal Ct
City	Boulder City
State	NV
Zip	89005

If you are representing someone other than yourself, *Field not completed.*

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak? No

Meeting Date and/or Function 7/17/24 Planning Commission

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter. If you do not want to speak to a specific agenda item, please type "General Public Comment" below. Rezoning of 1400 Utah St.

Opinion Oppose

Your Comment I oppose the rezoning of this lot due to the location and logistics of the area. The area is surrounded by single family homes and this large facility would bring increased noise and traffic to the area. I live off of Adams and it is already difficult to pull out of my neighborhood due to the traffic coming from Utah. This lot should maintain it's current zoning and not be changed. I have absolutely no issue with more senior living opportunities in BC, but we should not be rezoning areas for it.

Affirm Yes

Do you wish to sign up to receive future agendas and news items from the City of Boulder City? No

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From: noreply@civicplus.com
To: [City Clerk](#); [Tami McKay](#); [Stacey Brownfield](#); [Teena Pickens](#)
Subject: Online Form Submittal: Meetings Comment Form
Date: Wednesday, July 10, 2024 3:04:32 PM

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Meetings Comment Form

Meetings Public Comment Form

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The Mayor and Boulder City Council request that all comments are expressed in a courteous manner. If you choose to comment, messages are limited to five minutes each.

PLEASE NOTE: Comments must be received 1 hour prior to the start of the meeting to be included in the record. We encourage you to send in comments early to allow for distribution to Council, Committee, or Commission members for review.

First Name	Susan
Last Name	Bonnell
Email Address	susan.bonnell@gmail.com
Phone Number	6192469699
Address	540 Tara Court, Boulder City, NV 89005
City	Boulder City
State	NV
Zip	89005
If you are representing someone other than yourself,	St Andrew's Catholic Community

please indicate who you are representing (i.e. family member, organization).

Do you wish to speak?	No
-----------------------	----

Meeting Date and/or Function	July 17, 2024 5PM Planning Commission meeting
------------------------------	---

Agenda Item: If unsure of the item, please view the agenda at www.bcnv.org/agendacenter . If you do not want to speak to a specific agenda item, please type "General Public Comment" below.	General Public Comment regarding zoning change to accommodate senior housing as proposed by Boulder City United Methodist Church.
---	---

Opinion	Support
---------	---------

Your Comment	<p>Hello,</p> <p>Thank you for listening and reading my comments today. My name is Susan Bonnell. and I have been a Boulder City resident since 2016. I am a member of the Boulder City Cluster of Nevadans for the Common Good (NCG) and I am an active member representing St. Andrews Catholic Community. I also volunteer at the BC Senior Center twice a week.</p> <p>The subject of both senior housing and affordability are topics frequently discussed with members of the Senior Center, most who are on fixed incomes with limited resources and who are renters in our community. Additionally, NCG has listened, researched and held small group discussions within our community, as well as neighborhood walks over the past five years. We have learned that housing costs are very high and unobtainable for many residents and specifically our seniors, and they struggle to remain in Boulder City because of this. There is a need for more housing for seniors living within a limited budget.</p> <p>I have met with the planning committee at Boulder City United Methodist Church (BCUMC) and have had the opportunity to review plans and ask questions regarding the proposed housing project. I believe that it is a thoughtful and well-planned development that would enhance the quality of life for seniors here.</p> <p>I, as a representative of Nevadans for the Common Good, recommend supporting the rezoning for the purpose of the BCUMC Building Project.</p> <p>Susan Bonnell, RN, APRN, retired, PhD.</p>
--------------	---

Affirm

Yes

Do you wish to sign up to receive future agendas and news items from the City of Boulder City?

Yes

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