



**PLANNING COMMISSION REGULAR MEETING  
MINUTES - EXCERPT**

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

**APRIL 16, 2025 - 5:00 PM**

**CALL TO ORDER**

**CONFIRMATION OF POSTING AND ROLL CALL**

**Members present:** Chairman Fritz McDonald, Member Beth Bonnar, Member Lorene Krumm, Member Kevin Smith, Member Matt Di Teresa, Member Steve Rudd, Member Tony Scott (7)

**Absent:** None (0)

**Also present:** Community Development Director Michael Mays, City Planner Nakeisha Lyon, Deputy City Clerk Bridgette Rodriguez

Deputy City Clerk Rodriguez confirmed the agenda had been posted in accordance with Nevada Open Meeting Law and all members were present with the exception of Member Krumm who participated via teleconference.

4. For possible action: Matters pertaining to approximately 0.58 acres located at 3 Linda Lane:
  - A. A public hearing on an application for a variance
  - B. V-25-683: An application for a variance in the R1-15, Single Family Residential Zone to permit a new single-family residence with a building height of 25'-10" and an accessory structure with a building height of 19'-3" whereas Sec. 11-3-5. requires a principal structure to not exceed 25' in height, and Sec. 11-20-2.B.4. requires any accessory building or structure to not exceed 16' in height.

A staff report was submitted by City Planner Nakeisha Lyon and included in the April 16, 2025 Planning Commission agenda packet.

City Planner Lyon provided an overview of the staff report, including that the applicants had a notice of confidentiality form on file and has appointed an agent to represent them.

In response to Member Rudd's question, site engineer John Swatzell said he couldn't speak on behalf of the architect. He provided an example to illustrate building height considerations and said typical garage was about 8 feet tall, and you would need an additional 2 feet for the trusses if you were expanding the structure. He said in comparison, a standard home usually had 9-foot ceilings, and the roof trusses typically add another 4 to 8 feet, depending on the design.

Chairman McDonald noted this was the time and place scheduled to conduct a public hearing and asked for public input.

No comments were offered in person or by phone and the public hearing was declared closed.

In response to Member Krumm, City Planner Lyon said she did not foresee any changes in building height in the City Code.

Member Rudd said this variance did not have special circumstances.

**Motion:** Deny V-25-683 based on the findings contained within the staff report.

**Moved by:** Chairman Fritz McDonald    **Seconded by:** Member Lorene Krumm

**Vote:**

**Aye:** Chairman Fritz McDonald, Member Beth Bonnar, Member Lorene Krumm, Member Kevin Smith, Member Steve Rudd (5)

**Nay:** Member Matt Di Teresa, Member Tony Scott (2)

**Abstain:** (0)

**Absent:** (0)

Motion Passed