



## PLANNING COMMISSION REGULAR MEETING MINUTES

COUNCIL CHAMBER, 401 CALIFORNIA AVENUE,  
BOULDER CITY NV 89005

JUNE 12, 2024 - 5:00 PM

### CALL TO ORDER

### CONFIRMATION OF POSTING AND ROLL CALL

**Members present:** Member Ernest Biacsi, Member Beth Bonnar, Member Matt Di Teresa, Member Lorene Krumm, Member Tony Scott (5)

**Absent:** Chairman Fritz McDonald, Member Steve Rudd (2)

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

Member Biacsi participated via teleconference.

### PLEDGE OF ALLEGIANCE

### PUBLIC COMMENT

Vice-Chairman Lorene Krumm opened the public comment period and indicated the number to call was 702-589-9629.

No comments were offered in person or by phone and the public comment period was closed.

### AGENDA

1. For possible action: Approval of the Minutes of the April 17, 2024 regular meeting

A staff report was submitted by City Planner Nakeisha Lyon and included in the June 12, 2024 Planning Commission agenda packet.

Vice-Chairman Krumm noted there was a correction to the minutes that was provided as a handout on the dias.

**Motion:** Approve minutes with corrections

**Moved by:** Member Matt Di Teresa      **Seconded by:** Member Tony Scott

**Vote:**

**Aye:** Member Ernest Biacsi, Member Beth Bonnar, Member Matt Di Teresa, Member Lorene Krumm, Member Tony Scott (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** Chairman Fritz McDonald, Member Steve Rudd (2)

Motion Passed

2. For possible action: Matters pertaining to a proposed Master Plan Amendment and Zoning Map Amendment for 0.65 acres located west of Buchanan Boulevard, south of El Camino Circle, east of Bristlecone Drive, and north of Sunrise Circle (186-17-501-002):

- A. Neighborhood meeting to explain a proposed Master Plan Amendment as per NRS 278.210.2, and a summary of a proposed rezoning
- B. **Public hearing** on a proposed Master Plan Amendment and Zoning Map Amendment
- C. MPA-24-055 – Resolution No. 1255: Adoption and recommendation to the City Council on a proposed amendment to the Master Plan Future Land Use Map to change the land use designation from LDR, Low Density Residential, to PUB, Public/Quasi-Public.
- D. AM-24-377 - Resolution No. 1256: A recommendation to the City Council on a proposed amendment to the Zoning Map to change the zoning district from R1-10, Single Family Residential to GM, Government Municipal

A staff report was submitted by City Planner Nakeisha Lyon and included in the June 12, 2024 Planning Commission agenda packet.

City Planner Lyon provided a brief overview of the staff report.

Member Scott asked if the Desert Research Institute conducted any underground testing.

Peter Ross, Desert Research Institute said the city parcel had not been used for underground testing.

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

Tiffany Perea, Associate Research Scientist and Boulder City resident said she was in support and hoped the research being conducted would be beneficial to residents in Boulder City.

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

**Motion:** Approve Resolution No. 1255

**Moved by:** Member Lorene Krumm      **Seconded by:** Member Beth Bonnar

**Vote:**

**Aye:** Member Ernest Biacsi, Member Beth Bonnar, Member Matt Di Teresa, Member Lorene Krumm, Member Tony Scott (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** Chairman Fritz McDonald, Member Steve Rudd (2)

Motion Passed

**Motion:** Approve Resolution No. 1256

**Moved by:** Member Beth Bonnar      **Seconded by:** Member Lorene Krumm

**Vote:**

**Aye:** Member Ernest Biacsi, Member Beth Bonnar, Member Matt Di Teresa, Member Lorene Krumm, Member Tony Scott (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** Chairman Fritz McDonald, Member Steve Rudd (2)

Motion Passed

3. For possible action: Matters pertaining to a proposed Master Plan Amendment and Zoning Map Amendment for approximately 3.00 acres located at 1500 Buchanan Boulevard:
  - A. Neighborhood meeting to explain a proposed Master Plan Amendment as per NRS 278.210.2, and a summary of a proposed rezoning
  - B. **Public hearing** on a proposed Master Plan Amendment and Zoning Map Amendment
  - C. MPA-24-056 – Resolution No. 1257: Adoption and recommendation to the City Council on a proposed amendment to the Master Plan Future Land Use Map to change the land use designation from LDR, Low Density Residential, to PUB, Public/Quasi-Public
  - D. AM-24-378 - Resolution No. 1258: A recommendation to the City Council on a proposed amendment to the Zoning Map to change the zoning district from R-3, Multiple Family Residential to GM, Government Municipal

A staff report was submitted by City Planner Nakeisha Lyon and included in the June 12, 2024 Planning Commission agenda packet.

City Planner Lyon provided a brief overview of the staff report. She noted staff received one in favor vote and one opposed vote that were provided as a handout at the dias.

Vice-Chairman Krumm 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 hearing was declared closed.

**Motion:** Approve Resolution No. 1257

**Moved by:** Member Beth Bonnar      **Seconded by:** Member Lorene Krumm

**Vote:**

**Aye:** Member Ernest Biacsi, Member Beth Bonnar, Member Matt Di Teresa, Member Lorene Krumm, Member Tony Scott (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** Chairman Fritz McDonald, Member Steve Rudd (2)

Motion Passed

**Motion:** Approve Resolution No. 1258

**Moved by:** Member Matt Di Teresa      **Seconded by:** Member Beth Bonnar

**Vote:**

**Aye:** Member Ernest Biacsi, Member Beth Bonnar, Member Matt Di Teresa, Member Lorene Krumm, Member Tony Scott (5)

**Nay:** (0)

**Abstain:** (0)

**Absent:** Chairman Fritz McDonald, Member Steve Rudd (2)

Motion Passed

4. Monthly Progress Report on Development Allotments (April and May)

A staff report was submitted by City Planner Nakeisha Lyon and included in the June 12, 2024 Planning Commission agenda packet.

City Planner Lyon said there was nothing to report.

**PUBLIC COMMENT**

Vice-Chairman Lorene Krumm opened the final public comment period and indicated the number to call was 702-589-9629.

No comments were offered in person or by phone and the public comment period was closed.

Vice-Chairman Lorene Krumm adjourned the meeting at 5:17p.m.

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Lorene Krumm, Vice-Chairman

ATTEST:

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Bridgette Rodriguez, City Clerk Assistant