



**CITY OF SPARKS PLANNING COMMISSION
MINUTES**

NOVEMBER 17, 2016

*Planning Commissioners:
George Cammarota - Chairman
Frank Petersen, Vice Chair
Scott Carey
James Fewins
Tom Lean
Art Sperber
Dian VanderWell*

1. CALL TO ORDER

The meeting was called to order at 6:33 p.m.

2. ROLL CALL

PRESENT: George Cammarota, Frank Petersen, Scott Carey, James Fewins, Thomas Lean, Art Sperber, and Dian VanderWell.

ABSENT: None

STAFF: Community Services Director John Martini, Assistant Community Services Director – Development, Armando Ornelas, Assistant City Attorney Doug Thornley, Development Services Manager Karen Melby, Planning Manager Jim Rundle, Utility Manager Andy Hummel, Senior Planner Ian Crittenden and Administrative Secretary Marilie Smith.

3. PUBLIC COMMENT

The public comment was opened, no public comment was received and the public comment was closed.

4. APPROVAL OF THE AGENDA

MOTION: Planning Commissioner Lean moved to approve the agenda.

SECOND: Commissioner VanderWell.

AYES: Planning Commissioners Cammarota, Petersen, Carey, Fewins, Lean, Sperber, and VanderWell.

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.

5. APPROVAL OF MINUTES – Review and possible approval of the minutes from the October 20, 2016 Planning Commission Meeting.

MOTION: Commissioner VanderWell moved to approve the minutes of the October 20, 2016 Planning Commission Meeting.

SECOND: Commissioner Sperber.

AYES: Commissioners Petersen, Carey, Fewins, Lean, Sperber and VanderWell.

NAYS: None.

ABSTAINERS: Commissioner Cammarota.

ABSENT: None.

Passed.

6. ANNOUNCEMENTS AND COMMITTEE REPORTS

There were no announcements or committee reports.

7. INFORMATIONAL ITEMS

There were no informational items.

PUBLIC HEARING ITEMS

8. PCN16041 – Consideration of and possible action on a Conditional Use Permit request to allow for a car wash and vacuum stations on a site 1.61 acres in size in the PO (Professional Office) zoning district located at 4600 Wedekind Road, Sparks, NV.

Senior Planner Ian Crittenden presented this agenda item. Mr. Crittenden shared that this item was previously on the October 20, 2016 Planning Commission agenda and was continued to allow the applicant an opportunity to work with NDOT to address access issues.

Mr. Crittenden presented a vicinity map showing the location of the project and a proposed site plan identifying the ingress and egress to the project. The right-in from McCarran Boulevard has not yet been approved, however, a path to approval has been identified and the applicant is currently working with NDOT to meet the requirements.

Mr. Crittenden presented the proposed building elevations. The elevations meet the design standards. Mr. Crittenden also presented the landscape plan and shared that it meets current code.

Mr. Crittenden stated that staff is recommending approval of the project with seven Conditions. Staff has conditioned the access issue requiring the applicant to meet NDOT requirements.

Mr. Jon Ericson, City Engineer and Paul Solaegui of Solaegui Engineers introduced themselves and offered to answer any questions relative to the traffic study for this project.

Commissioner Petersen expressed concern regarding the traffic patterns and increased traffic associated with this project. Mr. Ericson provided an explanation regarding the traffic patterns and trip generation projections for the project. Mr. Solaegui also provided an explanation with regard to the anticipated traffic generation for a project of this size. In addition, Mr. Solaegui, identified the

ingress and egress points and discussed the traffic patterns associated with both. Mr. Solaegui and Mr. Ericson also discussed the traffic circulation of the project.

Commissioner VanderWell also expressed concern with regard to the increased traffic the project may generate. Commissioner VanderWell believes that while traffic patterns are currently impacted with the McCarran and Pyramid project she shared that the diversion will continue long after the project is completed. Mr. Solaegui shared that he believes there will be some relief upon the completion of the McCarran/Pyramid project due to less diversion on Wedekind. Mr. Ericson agreed with Mr. Solaegui's prediction regarding traffic patterns upon completion of the McCarran/Pyramid project. In addition, Mr. Ericson shared that the traffic this projects creates will happen during non-peak hours and, in his opinion, will not pose any traffic concerns.

Commissioner Carey asked for clarification with regard to the discussion during Study Session regarding the deceleration lane for right-in and right-out impact to the church to the east. Mr. Solaegui shared that there is potential impact to the deceleration lane and NDOT is requiring a condition relative to this issue. The church is part of the discussion and NDOT is requiring that they be notified of any anticipated traffic impact.

Commissioner Carey also asked for clarification with regard to the hours of operation and the number of jobs the project will create. Mr. Todd Gall, representing the applicant, introduced himself and offered to address Commissioner Carey's questions. Mr. Gall shared that it is anticipated they will employ about twenty employees, eight full-time employees and the remainder part-time. The hours of operation will be between 7:00 a.m. and 7:00 p.m. in the winter months and between 7:00 a.m. and 9:00 p.m. during daylight saving hours.

The public comment was opened.

Louie and Sandra Feliz residing at 4705 Wedekind Road expressed concerned regarding the potential increase in traffic, noise, and lighting. Mr. and Mrs. Feliz believe there are both access and increased traffic issues associated with this project. In their opinion, this project will make Wedekind Road more dangerous and unfriendly to the neighborhood and its residents.

Ms. Debra Webber residing at 3293 Bunker Hill Lane spoke in opposition of the project. Ms. Webber and her husband own the professional office building located at 4650 Wedekind Road. Ms. Webber expressed concern regarding dust control during construction, trash and debris and increased smog from idling cars. Ms. Webber also asked for the possibility of a landscaping buffer between the properties.

Mr. Ed Lord, representing Castles LLC, the property owner, spoke in favor of the project. Mr. Lord shared that the parcel is currently vacant and he would like to see approval of this project so the land can be developed. Mr. Lord shared that based on the traffic study done by Solaegui Engineers, this project will have less of a traffic impact than a typical professional office use and thought it was a good fit for the area.

The public comment was closed.

The Commission asked Mr. Crittenden to address questions presented during public comment. Mr. Crittenden shared that he could not speak to the possibility of increased smog. Dust control will be addressed during construction as with any new construction project. Mr. Crittenden reviewed the landscape plan and identified that the applicant is planning to add several trees and shrubs to make the project aesthetically pleasing.

Commissioner Sperber asked for clarification with regard to site distances associated with the project. Mr. Crittenden shared that the site distances will have to be met during construction. Commissioner Sperber also asked for clarification regarding the hours of operation and noise. Mr.

Crittenden shared that the hours of operation are not conditioned at this time and noise will be addressed as a nuisance complaint if necessary.

Commissioner VanderWell asked for clarification with regard to the pedestrian, bike and deceleration lanes. City Engineer Jon Ericson addressed the concerns of Commissioner VanderWell.

Commissioner Cammarota shared that he was abstaining from voting on the item due to a longstanding business relationship with a related party.

Commissioner Fewins asked for an update with regard to NDOT's requirement that the developer notify the church (adjacent property) regarding the proposed driveway modification and the acceleration/deceleration lanes. Mr. Solaegui responded by stating that he had just learned of the NDOT condition and that the applicant was required to meet all of NDOT's requirements prior to construction of the project. If the applicant is unable to meet the conditions identified, the applicant will be required to resubmit.

Chairman Cammarota brought the item back to the Commissioners for discussion and possible motion.

MOTION: Commissioner VanderWell moved to approve the Conditional Use Permit (CU160008) associated with PCN16041, adopting Findings C1 through C6, and the facts supporting these findings as set forth in the staff report, subject to the conditions of approval 1-7 as listed in the staff report.

SECOND: Commissioner Fewins.

Commissioner Carey asked for discussion. Commissioner Carey stated that he respectfully disagreed with Findings C1 and C2 in the staff report. Commissioner Carey expressed that he does not believe the proposed use is in compliance with the surrounding uses and stated that from his perspective the site would be better suited for office use. In addition, Commissioner Carey stated he would like to see a project with more economic vitality offering higher paying jobs.

AYES: Commissioners Lean, Fewins, Sperber and VanderWell

NAYS: Commissioners Carey and Petersen.

ABSTAINERS: Commissioner Cammarota.

ABSENT: None.

Passed.

Mr. Ornelas requested a brief recess to address technical difficulties associated with some of the audio-visual equipment. Chairman Cammarota called for a recess at 7:40 p.m. The meeting was called back to order at 7:56 p.m.

GENERAL BUSINESS

9. PRESENTATION BY THE TRUCKEE MEADOWS REGIONAL PLANNING AGENCY REGARDING THE WASHOE COUNTY CONSENSUS FORECAST AND THE TRUCKEE MEADOWS HOUSING STUDY

Ms. Kim Robinson, Executive Director for the Truckee Meadows Regional Planning Agency, presented this agenda item. Ms. Robinson shared that the Agency had been working on the Truckee Meadows Housing Study for a little over a year and the report will be ready for distribution after the Thanksgiving holiday.

Ms. Robinson provided a brief overview of the areas covered in the study and the partners engaged during the process. Ms. Robinson's presentation touched on several areas including; Current Supply of Housing and Residential Land, Housing Needs, Future Housing Scenarios and Implications for Public Policy.

10. PRESENTATION ON THE DRAFT 2016 SEWER MODEL UPDATE TO THE CITY OF SPARKS' SANITARY SEWER MASTER PLAN

Mr. Andy Hummel, Utility Manger for the City of Sparks presented this agenda item. Mr. Hummel began by sharing that the City began working on a sewer model update in April 2015. The City hired a consultant to assist with the update. The last update was done in 2005. The goal of both the City and the consultant was to utilize current technology, available data and system capacity to develop a more dynamic model.

Mr. Hummel briefly described the process to update the model beginning with a flow metering study that was performed in the summer of 2015. Staff, together with consultant, were able to determine existing system conditions, buildout conditions and capacities. The results of the study, together with an updated model, will allow staff to quickly identify impacts and make informed decisions regarding land use changes, future development and Capital Projects decisions. The consultant is currently running the updated model and it is anticipated that the City will move the model in-house very soon.

Mr. Martini commended staff and the consultant on their hard work resulting in a sewer model that facilitates a dynamic approach with regard to future needs, development, and sustainability within the City of Sparks.

- 11. PUBLIC COMMENT** - This is for general public comment limited to items that do not appear on the agenda and is limited to no more than **three (3) minutes** for each commentator. Pursuant to NRS 241.020, no action may be taken upon a matter raised under this item until the matter has been specifically included on an agenda.

The public comment was opened, no public comment was received and the public comment was closed.

12. COMMENTS FROM THE COMMISSIONERS

There were no comments from the Commissioners.

13. ADJOURNMENT

The meeting adjourned at 8:39 p.m.