



Planning Commissioners:

*Frank Petersen – Chairman
Dian VanderWell, Vice Chairman
Mary Brock
Scott Carey
James Fewins
James Gaba
Shelley Read*

**STUDY SESSION
CITY OF SPARKS PLANNING COMMISSION
NOTICE OF MEETING AND AGENDA
TUESDAY, SEPTEMBER 5, 2017, 12:00 PM TO 1:00 PM
SPARKS CITY HALL DOWNSTAIRS TRAINING ROOM
431 PRATER WAY, SPARKS, NV**

Meetings are open to the public and notice is given in accordance with NRS 241.020. The meeting site is accessible to individuals with disabilities. Reasonable efforts to assist and accommodate persons with physical disabilities desiring to attend shall be made per NRS 241.020(1). Please call (775) 353-2350 at least (3) business days before the meeting to make arrangements.

Please Note: Items on the agenda may be taken out of order, the Planning Commission may combine two or more agenda items for consideration, may remove an item from the agenda, or may delay discussion relating to an item on the agenda at any time per NRS 241.020 (2)(d)(6).

1. CALL TO ORDER
2. ROLL CALL
3. REVIEW OF THE SEPTEMBER 7, 2017 PLANNING COMMISSION MEETING AGENDA
4. INFORMATIONAL ITEMS
5. PUBLIC COMMENT - This item is for either public comment on any action item or for general public comment and is limited to no more than **three (3) minutes** for each commentator.
6. SYNOPSIS OF CITY COUNCIL MEETING
7. COMMENTS FROM THE COMMISSIONERS
8. ADJOURNMENT

Posted at: Sparks City Hall, Sparks Legislative Building, Sparks Fire Department, Sparks Parks and Recreation Department, Alf Sorensen Center and also posted at www.cityofsparks.us and www.notice.nv.gov no later than 9:00 a.m. on the third working day before the meeting.

Support Materials: The designated contact to request support materials is the Planning Commission Secretary, 431 Prater Way, Sparks, Nevada, 775-353-2300. Support materials will also be available at the scheduled meeting.



Planning Commissioners:
Frank Petersen – Chairman
Dian VanderWell, Vice Chairman
Mary Brock
Scott Carey
James Fewins
James Gaba
Shelley Read

**CITY OF SPARKS PLANNING COMMISSION
NOTICE OF MEETING
CITY COUNCIL CHAMBERS
745 4th STREET, SPARKS, NEVADA
THURSDAY, SEPTEMBER 7, 2017, 6:00 PM**

Public Meeting Notice – Meetings are open to the public and notice is given in accordance with NRS 241.020.

Posting – This agenda has been distributed for posting at the following locations three (3) working days before the meeting:

Sparks City Hall, 431 Prater Way	Alf Sorensen Community Center, 1400 Baring Blvd.	
Sparks Legislative Bldg, 745 4 th St.	Sparks Fire Department, 1605 Victorian	
Sparks Recreation Center, 98 Richards Wy	www.cityofsparks.us	www.notice.nv.gov

Supporting Documentation – Documentation supporting agenda items is available on the City’s website at www.cityofsparks.us – City Services – Boards and Commissions – Sparks Planning Commission, and will be available at the Planning Commission meeting. For further information you may contact Sparks Community Services at (775) 353-2300.

Order of Agenda – Items on the agenda may be taken out of order; the Planning Commission may combine two or more agenda items for consideration, may remove an item from the agenda, or may delay discussion relating to an item on the agenda at any time per NRS 241.020 (2)(d)(6).

Public Comment – Public comment may address any agenda action item or for general public comment. Each person addressing the Planning Commission shall give his/her name, and shall limit the time of their presentation to three (3) minutes per NRS 241.020(2)(d)(7). Procedures for a public comment are available upon request.

Restrictions on Public Comments – All public comment remarks shall be addressed to the Planning Commission as a whole and not to any member thereof. No person, other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion. No questions shall be asked of the Planning Commission except through the presiding officer.

Disruptive Conduct – Any person who disrupts a meeting to the extent that its orderly conduct is made impractical may be removed from the meeting by order of the presiding officer.

Accommodations – The meeting site is accessible to individuals with disabilities. Reasonable efforts to assist and accommodate persons with physical disabilities desiring to attend shall be made per NRS 241.020(1). Please call (775) 353-2350 at least (3) business days before the meeting to make arrangements.

If you have questions, you may find additional information at www.cityofsparks.us or call the Planning Commission Secretary at (775) 353-2300.

**Sparks Planning Commission Meeting
Thursday, September 7, 2017, 6:00 p.m.**

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT - This item is for either public comment on any action item or for general public comment and is limited to no more than **three (3) minutes** for each commentator.
4. APPROVAL OF THE AGENDA - Includes taking items out of sequence, deleting items and adding items which require action upon a finding that an emergency exists. (For Possible Action)
5. APPROVAL OF THE MINUTES
 - Review and possible approval of the minutes of the July 6, 2017 Planning Commission Meeting (For Possible Action)
 - Review and possible approval of the minutes of the August 1, 2017 Planning Commission Study Session (For Possible Action)
 - Review and possible approval of the minutes of the August 3, 2017 Planning Commission Meeting (For Possible Action)
6. ANNOUNCEMENTS AND COMMITTEE REPORTS
7. INFORMATIONAL ITEMS

PUBLIC HEARING ITEMS

8. PCN17-0033 - Consideration of and possible action on a request for a Major Deviation to reduce the floor area ratio in the MUD (Mixed Use District – Commercial) zoning district on a site totaling 1.73 acres in size located at 1412 and 1416 Pullman Drive, Sparks, NV. (For Possible Action) *Continued from the August 3, 2017 Planning Commission meeting.*
9. PCN17-0043 - Consideration of and possible action on a Conditional Use Permit request to reduce the setbacks and separation distance from a single-family residential unit for construction of a new 90-foot tall cellular tower on a site 0.161 acres in size in the I (Industrial) zoning district located at 1935 Pacific Avenue, Sparks, NV. (For Possible Action)

GENERAL BUSINESS

10. PCN17-0038 - Consideration of and possible action on a request for approval of the Phase 8 Final Development Handbook for the Kiley Ranch North Planned Development on a site approximately 34 acres in size in the NUD (New Urban District – Kiley Ranch North) zoning district generally located east of David Orr Parkway, north of Windmill Farms Parkway and west of Kiley Parkway, Sparks, NV. (For Possible Action)
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.
12. COMMENTS FROM THE COMMISSIONERS
13. ADJOURNMENT