



**Planning Commissioners:**

*Dian VanderWell, Chair*

*Scott Carey, Vice Chair*

*Mary Brock*

*James Fewins*

*Frank Petersen*

*Shelley Read*

*Karim Shabazz*

**CITY OF SPARKS PLANNING COMMISSION**

**NOTICE OF MEETING**

**CITY COUNCIL CHAMBERS**

**745 4th STREET, SPARKS, NEVADA**

**THURSDAY, APRIL 5, 2018, 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<sup>th</sup> St.

Sparks Fire Department, 1605 Victorian

Sparks Recreation Center, 98 Richards Wy

[www.cityofsparks.us](http://www.cityofsparks.us)

[www.notice.nv.gov](http://www.notice.nv.gov)

**Supporting Documentation** – Documentation supporting agenda items is available on the City's website at [www.cityofsparks.us](http://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](http://www.cityofsparks.us) or call the Planning Commission Secretary at (775) 353-2300.

## Sparks Planning Commission Meeting

### Thursday, April 5, 2018, 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 March 13, 2018 Planning Commission Study Session (For Possible Action)
  - Review and possible approval of the minutes of the March 15, 2018 Capital Improvements Advisory Committee (For Possible Action)
  - Review and possible approval of the minutes of the March 15, 2018 Planning Commission Meeting (For Possible Action)
6. ANNOUNCEMENTS AND COMMITTEE REPORTS
7. INFORMATIONAL ITEMS

#### **PUBLIC HEARING ITEMS**

8. PCN17-0051 - Consideration of and possible action to approve an amendment to a final planned development handbook (Kiley Ranch North Phase 7) on a site approximately 68.7 acres in size in the NUD (New Urban District-Kiley Ranch North Planned Development) zoning district generally located east of Kiley Parkway, north of Windmill Farms Parkway and south of Lazy 5 Parkway, Sparks, NV. (For Possible Action)
9. PCN18-0010 - Consideration of and possible action on a Conditional Use Permit request to allow for the establishment of a craft beer tap room and bar on a site 9,647 square feet in size in the PD (Planned Development – Kiley Ranch South Planned Development) zoning district located at 5318 Sparks Boulevard, Sparks, NV. (For Possible Action)
10. PCN18-0004 - Consideration of and possible action on a Conditional Use Permit request to allow for the hours of operation for outdoor dining in association with a restaurant to be extended from 10:00 p.m. to 2:00 a.m. on a site 1.16 acres in size in the PD (Planned Development- Marina Village Planned Development) zoning district located at 325 Harbour Cove Drive, Sparks, NV. (For Possible Action)
11. PCN18-0008 - Consideration of and possible action on a Conditional Use Permit request to allow for the construction of a 231-unit multifamily residential apartment complex on a site 15.4 acres in size in the PD (Planned Development – Pioneer Meadows Planned Development) zoning district generally located north of Rolling Meadows Drive and south of the future extension of Wingfield Springs Road, Sparks, NV. (For Possible Action)
12. PCN18-0009 - Consideration of and possible action on a Conditional Use Permit request to allow for a parking facility on a 42,000 square foot site in the MUD (Mixed Use District – Downtown/Victorian Square) zoning district located at 306 10th Street, Sparks, NV. (For Possible Action)

**Sparks Planning Commission Meeting  
Thursday, April 5, 2018, 6:00 p.m.**

**PUBLIC HEARING ITEMS continued**

13. PCN16-0050 – Consideration of and possible action, for a site 386.87 acres in size located at 555 Highland Ranch Parkway, Sparks, NV, of requests for:
  - DA18-0001 – A Development Agreement between the City of Sparks and Jackling Aggregates, LLC and QK, LLC; (For Possible Action)
  - AX16-0003 – Voluntary annexation into the city of Sparks. Upon annexation the parcel shall convert from a Washoe County zoning designation of GR (General Rural) to a City of Sparks zoning designation of A40 (Agriculture); (For Possible Action)
  - MPA17-0005 – A Comprehensive Plan land use change from Open Space (OS), Commercial (C) and Employment Center (EC) to Intermediate Density Residential (IDR) and Commercial (C); (For Possible Action) and
  - RZ17-0006 – Rezoning of the site from A40 (Agriculture) to SF6 (Single Family Residential – 6,000 square feet lots) and C2 (General Commercial) zoning. (For Possible Action)

**GENERAL BUSINESS**

14. PCN18-0007 - Consideration of and possible action on a Tentative Map request for 459 single family lots on a site 118.45 acres in size in the NUD (New Urban District – Stonebrook Planned Development) zoning district generally located south of La Posada Drive, north of the Pioneer Meadows Planned Development and west of the Wingfield Springs Planned Development, Sparks, NV. (For Possible Action)
15. CONSIDERATION OF AND POSSIBLE ACTION ON THE CITY OF SPARKS' REGIONAL PLANNING ANNUAL REPORT TO THE TRUCKEE MEADOWS REGIONAL PLANNING AGENCY. (For Possible Action)
16. 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.
17. COMMENTS FROM THE COMMISSIONERS
18. ADJOURNMENT