



**CITY OF SPARKS PLANNING COMMISSION
NOTICE OF MEETING
THURSDAY, JULY 2, 2020, 6:00 PM**

Planning Commissioners:
Shelley Read, Chair
Frank Petersen, Vice Chair
David Blaco
Scott Carey
Evan Pritsos
Mike Rawson
Dian VanderWell

**This meeting will be held virtually pursuant to NRS241.023 and
State of Nevada Declaration of Emergency Directive 006
In-person attendance is not available as of the date of this notice.**

Public Meeting Notice – In compliance with social distancing requirements and the State of Nevada Declaration of Emergency Directive 006, the City of Sparks will be hosting virtual public meetings until further notice. Updates regarding in-person attendance may be found at <https://cityofsparks.us/boards-commissions/sparks-planning-commission/>.

The City of Sparks uses Zoom, a third-party app, for its virtual meetings and does not control its technical specifications or requirements. Your ability to participate in the public comment portions of a meeting may be impacted by factors including but not limited to the type of device you use, the strength of your internet or cellular signal, and the company that provides your internet or cellular service. The City of Sparks is not responsible if you are not able to participate in a meeting through Zoom due to these or any other factors.

This meeting can be attended by using the ZOOM link <https://zoom.us/j/96242037566> or the telephone dial-in option. The telephone number is **1-669-900-6833** and the meeting ID # **962 4203 7566**. Use ZOOM features or *9 from your telephone to raise your hand and request to speak during public comment. Public comment may also be emailed to sreid@cityofsparks.us by **noon on July 2, 2020**. The meeting will also be streamed on Facebook Live. Visit <https://www.facebook.com/cityofsparks/> to watch live video. Public comment will not be permitted by posting on the Facebook Live stream during the meeting.

Posting – In accordance with State of Nevada Declaration of Emergency Directive 006, this agenda has been distributed for posting at the following locations three (3) working days before the meeting.

www.cityofsparks.us

www.notice.nv.gov

[City of Sparks Newsletter](#)

Supporting Documentation – Documentation supporting agenda items is available on the City's website at www.cityofsparks.us – Government – Boards and Commissions – Sparks Planning Commission. 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 – If you are attending the virtual meeting by dialing in, use *9 from your phone to raise your hand and request to speak during any of the public comment periods.

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 muted and removed from the meeting.

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, July 2, 2020, 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 June 2, 2020 Planning Commission Study Session. (For Possible Action)
 - Review and possible approval of the minutes of the June 4, 2020 Planning Commission Meeting. (For Possible Action)

PUBLIC HEARING ITEMS

6. PCN19-0040 – Consideration of and possible action on requests for a site 28.81 acres in size within a larger parcel 386.87 acres in size generally located at 555 Highland Ranch Parkway, Sparks, Nevada, to:
 - **MPA20-0001** – Amend the Comprehensive Plan land use designation from approximately 13.81 acres of Intermediate Density Residential (IDR) and approximately 15.00 acres of Commercial (C) to 28.81 acres of Multi-Family Residential (MF14) (For Possible Action); and
 - **RZ20-0001** – Rezone approximately 13.81 acres from SF-6 (Single-Family Residential, 6,000 sq. ft. lots) to MF-2 (Multi-Family Residential) and approximately 15.00 acres from C2 (General Commercial) to MF-2 (Multi-Family Residential) (For Possible Action).
7. PCN19-0040 – Consideration of and possible action on requests for a site generally located at 555 Highland Ranch Parkway, Sparks, Nevada, to:
 - **DA20-0001** - Amend the Development Agreement between City of Sparks, QK, LLC, and 5 Ridges Development Company, Inc., to add 34.71 acres to a site approximately 386.87 acres in size, thereby increasing the size of the site to 421.58 acres (For Possible Action);
 - **ANX20-0002** – Annex into the City of Sparks a site 34.71 acres in size. Upon annexation the parcel shall convert from a Washoe County zoning designation of GR (General Rural) to a City of Sparks zoning designation of A-40 (Agriculture) (For Possible Action);
 - **MPA20-0003** – Amend the Comprehensive Plan land use designation from approximately 34.71 acres of Rural (Washoe County Designation) to approximately 10.00 acres of Intermediate Density Residential (IDR) and 24.71 acres of Open Space (OS) (For Possible Action);
 - **RZ20-0002** – Rezone approximately 34.71 acres from A-40 (Agriculture) to approximately 10.00 acres SF-6 (Single-Family Residential, 6,000 sq. ft. lots) and 24.71 acres A-5 (Agriculture) (For Possible Action); and
 - **Sponsor an amendment to the 2019 Truckee Meadows Regional Plan** for a site 34.71 acres in size to change the Regional Land Designation from RA (Rural Area) to Tier 2 Land and amend the boundaries of the Truckee Meadows Service Area and the City of Sparks Sphere of Influence to include the site. (For Possible Action)

GENERAL BUSINESS

There are no General Business items.

8. 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.

9. ANNOUNCEMENTS FROM STAFF AND COMMISSIONERS

10. ADJOURNMENT