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TRANSCRIPT MINUTES

CITY OF SPARKS PLANNING COMMISSION
MEETING

Thursday, June 6, 2019
6:00 p.m.

City Council Chambers
745 4th Street
Sparks, Nevada

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A P P E A R A N C E S

Commission Members Present:

- Scott Carey, Chair
- Shelley Read, Vice Chair (absent)
- David Blaco
- Mary Brock (absent)
- James Fewins
- Frank Petersen
- Dian VanderWell

Staff Present:

- Alyson McCormick
Assistant City Attorney

- Armando Ornelas
Assistant Community Services Director

- Karen Melby, AICP
Development Services Manager

- Ian Crittenden
Senior Planner

- Dani Wray, AICP
Planner I

- Marilie Smith
Administrative Secretary
Community Services Department

Other Participants:

- Mike Raley, Rubicon Design Group
- Stacie Huggins, Wood Rodgers

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I N D E X

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2. ROLL CALL	5
3. PUBLIC COMMENT	6
4. APPROVAL OF THE AGENDA (For Possible Action)	6
5. APPROVAL OF THE MINUTES:	
Review and possible approval of the minutes of the June 4, 2019 Planning Commission Study Session (For Possible Action)	7
Review and possible approval of the minutes of the June 6, 2019 Planning Commission Meeting (For Possible Action)	8
6. INFORMATIONAL ITEMS	9
PUBLIC HEARING ITEMS:	
There are no public hearing items.	10
GENERAL BUSINESS:	
7. PCN19-0017 - Consideration of and possible action on a request to amend a previously approved Tentative Map to remove a clubhouse and increase the total number of lots from 310 to 316 on a site approximately 65.7 acres in size generally located east of Kiley Parkway, south of Wingfield Hills Road and north of Windmill Farms Road, Sparks, Nevada in the NUD (New Urban District - Kiley Ranch North) zoning district. (For Possible Action)	10

1	8.	PCN08011 - Consideration of and possible action	
2		on a request to approve architectural building	
3		elevations for approximately 3,854 square foot	
4		building in the northeast section (Zone D) of	
5		the Legends shopping center, in fulfillment of	
6		the requirements listed in the Legends at	
7		Sparks Marina Planned Development Handbook.	
8		(For Possible Action)	23
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1 SPARKS, NEVADA, THURSDAY, JUNE 6, 2019, 6:00 P.M.

2 -oOo-

3 CHAIRMAN CAREY: Well, good evening, everyone
4 (gavel). Use the official Planning Commission cell
5 phone gavel. Welcome, everyone. This is the Sparks
6 Planning Commission meeting of Thursday, June 6, 2019.
7 I want to welcome all of you in our audience. Everyone
8 watching on Sparks Centennial Television and on Facebook
9 Live, thank you for joining us. We have a short agenda
10 tonight. I think, it'll be a good meeting.

11 Item number 2 on our agenda is roll call.

12 Madam secretary, would you please call the
13 roll.

14 MS. SMITH: Commissioner Carey?

15 CHAIRMAN CAREY: Present.

16 MS. SMITH: Commissioner Read is absent.

17 Commissioner Blaco?

18 COMMISSIONER BLACO: Here.

19 MS. SMITH: Commissioner Brock is absent.

20 Commissioner Fewins?

21 COMMISSIONER FEWINS: Here.

22 MS. SMITH: Commissioner Petersen?

23 COMMISSIONER PETERSEN: Here.

24 MS. SMITH: Commissioner VanderWell?

25 COMMISSIONER VANDERWELL: Here.

1 MS. SMITH: Assistant City Attorney Alyson
2 McCormick?

3 MS. MCCORMICK: Here.

4 MS. SMITH: Assistant Community Services
5 Director Armando Ornelas?

6 MR. ORNELAS: Here.

7 CHAIRMAN CAREY: Thank you very much for that.

8 We send our regards to Commissioner Read and
9 Commissioner Brock, who are both in Europe. I guess,
10 the Planning Commission's European tour continues. So
11 maybe, hopefully, they're watching on Sparks Centennial
12 Television.

13 We'll move on to item number 3, public comment.
14 This is an opportunity for the public to provide general
15 comment on our agenda or anything off the agenda. You
16 have up to three minutes.

17 Are there any members of the public who would
18 like to wish, or say any public comment?

19 Seeing none, I'll close the public comment
20 period, and we'll move on to item number 4. That's
21 approval of the agenda.

22 COMMISSIONER VANDERWELL: Mr. Chair?

23 CHAIRMAN CAREY: Commissioner VanderWell.

24 COMMISSIONER VANDERWELL: I move to approve the
25 agenda.

1 CHAIRMAN CAREY: Thank you.

2 We have a motion by Commissioner VanderWell to
3 approve the agenda as submitted. Is there a second on
4 the motion?

5 COMMISSIONER BLACO: I'll second.

6 CHAIRMAN CAREY: Thank you.

7 We have a second by Commissioner Blaco. Is
8 there any discussion or questions on the motion?

9 Hearing none, all those in favor of the motion,
10 please say "aye."

11 (Commission members said "aye.")

12 CHAIRMAN CAREY: Opposed, "nay."

13 The ayes have it. The motion is carried.

14 The next item is approval of the minutes.

15 First up is our April 29th Planning Commission Study
16 Session minutes. I believe, Commissioner Fewins was
17 absent from that meeting. I think, there's a
18 willingness to, you have abstained from this item.

19 Is there changes or suggestions on the April
20 29th Study Session minutes?

21 COMMISSIONER VANDERWELL: Mr. Chair?

22 CHAIRMAN CAREY: Commissioner VanderWell.

23 COMMISSIONER VANDERWELL: I move for approval
24 of the minutes of the April 29th, 2019 Planning
25 Commission Study Session.

1 CHAIRMAN CAREY: Thank you.

2 We have a motion for approval by Commissioner
3 VanderWell. Is there a second on the motion?

4 COMMISSIONER PETERSEN: I'll second.

5 CHAIRMAN CAREY: We have a -- thank you.

6 We have a second by Commissioner Petersen. All
7 those in favor of approving the meeting minutes of April
8 29th, please say "aye."

9 (Commission members said "aye.")

10 CHAIRMAN CAREY: Opposed, "nay."

11 The ayes have it. And, for the record,
12 Commissioner Fewins abstained from that item.

13 The next item up on our minutes is our May 2nd
14 Planning Commission meeting minutes. That was our
15 regular meeting. Is there any changes or corrections
16 from the Commission on those meeting minutes?

17 COMMISSIONER VANDERWELL: Mr. Chair?

18 CHAIRMAN CAREY: Commissioner VanderWell.

19 COMMISSIONER VANDERWELL: I move to approve the
20 minutes of the May 2nd, 2019 Planning Commission
21 meeting.

22 CHAIRMAN CAREY: Thank you.

23 We have a motion to approve the May 2nd
24 Planning Commission meeting minutes by Commissioner
25 VanderWell.

1 COMMISSIONER PETERSEN: I'll second.

2 CHAIRMAN CAREY: Is there a second on the
3 motion?

4 COMMISSIONER PETERSEN: I'll second.

5 CHAIRMAN CAREY: Thank you.

6 We have a second by Commissioner Petersen to
7 approve. All those in favor of the motion, please say
8 "aye."

9 (Commission members said "aye.")

10 CHAIRMAN CAREY: Opposed, "nay."

11 The ayes have it. And, I believe, and for the
12 record, Commissioner Fewins also abstained from that,
13 that item because he was not present.

14 Okay. So that moves us into item number 6,
15 informational items.

16 MR. ORNELAS: Chairman Carey, Armando Ornelas,
17 Assistant Community Services Director.

18 Just to remind you -- I think, we did so at the
19 Study Session, and Ms. Smith has notified you as well,
20 but there will not be a second Planning Commission
21 meeting in July, I'm sorry, in June. And, therefore,
22 the next Planning Commission meeting is scheduled for
23 July 18th. The first Thursday of the month, falling on
24 July 4th, there will not be a meeting on that date.

25 CHAIRMAN CAREY: Okay. Thank you for that.

1 I'd imagine July 3rd around here is pretty, pretty busy
2 around City Hall.

3 And I did want to remind the Commission and
4 thank staff for sending out the email. Our next meeting
5 will be July 18th, as Armando stated. But we'll be
6 taking a look at the sixth addition of the RTC regional
7 road impact fees. We're going to be convening before
8 that meeting. We also serve as the Capital Improvement
9 Advisory Committee. So just make sure, if the
10 Commissioners could all be here for that. And, I guess,
11 that's a primer for the public. That'll be a fun
12 meeting. At least I think so.

13 So move on to item number 7. We don't have any
14 public hearing items. These are general business items.

15 Our first general business item is PCN19-0017.
16 This is a tentative map for Kiley Ranch North.

17 Welcome, Dani.

18 MS. WRAY: Chair Carey, members of the Planning
19 Commission. My name is Dani Wray. I'm a Planner I, for
20 the record.

21 This is a request for PCN19-0007 associated
22 with STM19-0002, an amendment to a previously approved
23 tentative map for Kiley Ranch North Village 9.

24 It's outlined here on the map in crimson or
25 cardinal or; I'm not sure what to call it anymore.

1 So Kiley Ranch North Village 9 is located
2 generally east of Kiley Parkway and south of Wingfield
3 Hills Road and north of Windmill Farms Parkway. And
4 it's governed by the Kiley Ranch north Phase 7
5 Development Handbook, which was approved in 2018. The
6 site's not yet been developed, although some Phase 7
7 final maps have been recorded.

8 The tentative map for Kiley Ranch North
9 Village 9 for 344 lots was originally approved by the
10 City Council as PCN17-0057 on March 12th, 2017. And on
11 September 10th, 2018, a little over a year later,
12 PCN18-0034, an amendment to that previous tentative map
13 approval, was approved with the City Council, by the
14 City Council, decreasing the number of lots from 344 to
15 310 with 12 common parcels.

16 The applicant is now requesting with this
17 application to amend the tentative map, PCN18-0034, the
18 second one, and proposes to remove the previously
19 planned clubhouse and add an additional six residential
20 units, bringing the total unit count to 316.

21 This area right here, if you can see with my
22 cursor -- it looks kind of small. Let me see if I can
23 enlarge that a bit. This area here, Unit B3, is where
24 the clubhouse was previously designed to be. And
25 there's where the six units are to be placed.

1 The proposed amendment to the tentative map
2 would have no significant material effect on Kiley Ranch
3 North Village 9, because the tentative map was approved
4 for 310 units, and they're only proposing to add six
5 additional residential units.

6 The difference in total acreage from the
7 previous tentative map, from 67.56 acres to this
8 application of 65.7 acres, is accounted for in the
9 street dedications on the perimeter of the project area.

10 No changes to circulation, access, landscaping,
11 or other aspects of the previously approved tentative
12 map are proposed. There's no changes to access to the
13 project area. And all streets are to remain private.
14 Although the previous approved entrance gates will no
15 longer be a part of the Village 9 project.

16 Staff is proposing the removal of one condition
17 and the addition of three conditions of approval.
18 Previously approved conditions shall remain and are
19 included, excepting the former Condition 21, which
20 restricted June Bug Drive to emergency access only
21 through private gates. Because private gate access is
22 no longer a part of the project, the restriction and
23 associated condition will be removed.

24 Condition 3 is proposed to be changed to
25 reflect the number of approved residential lots from 310

1 to 316, and the acreage from 67.56 acres to 65.7 acres.

2 The previously proposed name change of Lazy 5
3 Parkway, north up here, to Wingfield Hills Road has been
4 completed. So staff recommends updating Condition 16 to
5 reflect that name change.

6 Staff also proposes a condition to reflect the
7 handbook requirement that the Kiley Landscape
8 Maintenance Association, LMA, maintain all landscape and
9 common areas on the exterior of Village 9. The proposed
10 new condition reads as follows:

11 22. Landscape Maintenance Association. The
12 Landscape Maintenance Association, LMA, for Village 9
13 shall maintain all landscape and common areas exterior
14 to the Village 9 boundaries located within Phase 7 of
15 the project for the life of the project with a note
16 stating such to be placed on any final maps located in
17 the project area.

18 With that, staff believes the Planning
19 Commission can meet the following findings. So bear
20 with me; there's 12 of them.

21 Finding T1. Land use plan goals and policies
22 that are relevant to this proposal include the Kiley
23 Ranch North Planned Development Master Plan has been
24 adopted as a part of the Sparks Comprehensive Plan Land
25 Use Map. The gross density for the proposed tentative

1 map is 4.8 dwelling units per acre. This complies with
2 both the Kiley Ranch North Phase 7 Final Development
3 Handbook and the City's Comprehensive Plan.

4 The proposed tentative map is for a
5 single-family development with lots ranging in size from
6 5,000 square feet to 14,421 square feet. The street
7 cross-sections and tentative map plan show sidewalks on
8 both sides of all the streets, complying with Policy C4.
9 Infrastructure and utilities are currently available to
10 the southwest of the property and the infrastructure
11 modeling has included development of Village 9 as a
12 single-family subdivision, which complies with Policy
13 CF1 and supports Policy H1.

14 The proposed amendment to the tentative map
15 will increase housing opportunities for an
16 intergenerational community. Amending the tentative map
17 as proposed will particularly meet the needs of
18 independent senior citizens, because the proposed
19 housing designs in the Kiley Ranch North Phase 7 Final
20 Development Handbook providing housing options that are
21 amenable to low maintenance and ease of use and access,
22 furthering policies H2, H8 and H9. The proposed
23 subdivision provides another housing option in the Kiley
24 Ranch North Planned Development, advancing policies CC8
25 and H2.

1 Finding T2. The tentative map incorporates the
2 street designs shown in the Kiley Ranch North Phase 7
3 Final Development Handbook, conforms to the City's
4 Master Plan of Streets and Highways, and the addition of
5 six units will not impact that street design.
6 Conditions 1, 15 and 16.

7 Finding 3. This application was distributed to
8 various agencies that provide basic services and
9 administrate environmental and health laws. Staff did
10 not receive any responses from outside agencies. The
11 developer shall comply with all previous requirements of
12 these agencies. Condition 4.

13 Finding T4. The developer has estimated the
14 water requirement for the development at 110.37
15 acre-feet per year for domestic water. The water rights
16 needed to serve the project are in place or will be
17 dedicated with the final map. Condition 6.

18 Finding T5. The developer has estimated that
19 sewage flows for the development will be 284,448 gallons
20 per day. The applicant will be required to provide
21 evidence that there is adequate sewer capacity to serve
22 the project prior to the recordation of a final map.
23 The stormwater and drainage plan for the development
24 shall be reviewed and approved by the Engineering
25 Division of the Community Services Department prior to

1 the recordation of the final map for the project.

2 Conditions 8 and 14.

3 Finding T6. For schools, staff did not receive
4 comment from Washoe County School District regarding
5 this application. Given the minimal increase in the
6 number of lots, staff does not anticipate that amending
7 this tentative map as proposed will cause significant
8 additional impacts on schools.

9 Police protection. Staff did not receive any
10 comment regarding this application from the Sparks
11 Police Department, which will be providing the law
12 enforcement services. The addition of six dwelling
13 units to this project will not significantly impact
14 police services.

15 Transportation. Staff did not receive any
16 comment from the Regional Transportation Commission
17 regarding this application. There are no proposed
18 changes to the approved roadway system, and the addition
19 of six units will not affect the approved street design
20 of the Kiley Ranch North Final Development Handbook.

21 Fire and emergency medical response. Fire and
22 emergency medical services will be provided by the
23 Sparks Fire Department. The addition of six units does
24 not significantly impact the demand for fire and
25 emergency medical services beyond what was previously

1 approved.

2 And utilities. The addition of six units will
3 not significantly increase the demand for utility
4 services.

5 Finding T7. This tentative map amendment does
6 not change the traffic patterns or generate increased
7 trips in excess of the planned capacity of the
8 surrounding streets, nor does it present an increase
9 over trips previously approved. The addition of six
10 housing units presents an equal average daily trips, or
11 ADTs, to the clubhouse that is proposed to be removed as
12 a part of this application.

13 Finding T8. The floodplain. The developer is
14 required to submit a final hydrological report for the
15 project in conformance with the City's Draft
16 Hydrological Criteria and Drainage Design Manual for
17 review and approval by the City Engineer prior to
18 recordation of a final map for Village 9. That's
19 Condition 9. The addition of six housing units in place
20 of a clubhouse will not alter floodplain characteristics
21 that are being remediated as a part of a previous
22 tentative map approval.

23 Slope. The project does not meet the
24 thresholds of the City's Hillside Development Ordinance.
25 The site is relatively flat, with slopes less than

1 5 percent over the entire site. The addition of the six
2 housing units will not alter the slope characteristics.

3 And for soil, a final geotechnical report will
4 be required prior to issuance of any building permit.

5 Any recommendations from that report shall be
6 incorporated into the design for the building permits.

7 Condition 13. The addition of six housing units in
8 place a clubhouse will not alter soil characteristics.

9 Finding T9. Staff has not received any comment
10 from outside agencies regarding this application.

11 However, comments from outside agencies received as a
12 part of PCN18-0034 are included in the Conditions of
13 Approval.

14 Finding T10. Fire protection service will be
15 provided by the Sparks Fire Department, as previously
16 found in finding T6. The addition of six units will not
17 impact the existing compliance regarding fire
18 protection.

19 And Finding T11. For landscaping, Kiley Ranch
20 North Phase 7 Final Development Handbook regulates
21 overall development, including landscaping for the
22 entrances to the villages, fencing, and lighting. A
23 condition of the tentative map requires that final
24 landscape plans be submitted with the final map and
25 approved prior to recordation of the final map.

1 Condition 10.

2 Architecture. Village 9 is comprised
3 exclusively of single-family homes. There are no
4 proposed changes to the already approved architecture
5 that must comply with the Final Development Handbook.
6 Architectural elevations must be approved by City staff
7 prior to the recordation of the final map. Condition 7.

8 CHAIRMAN CAREY: You're finished.

9 MS. WRAY: Finding 12. Drum roll. Public
10 notice for tentative maps is accompanied -- is
11 accomplished through the posting of the agenda for a
12 public meeting. The Planning Commission agenda was
13 posted on May 29th, 2019. The Planning Commission and
14 the City Council meetings function as the public
15 meetings for this item.

16 Staff requested comments from public agencies
17 in accordance with NRS, policies, inclusive. Staff did
18 not receive any comments from any outside agency.

19 A plan review meeting was held on May 8th, 2019
20 with City staff, with the applicant's representatives,
21 and staff from engineering and Sparks Fire Department,
22 and all parties are in agreement with the proposed
23 change to the total unit count and removal of the
24 clubhouse from the project.

25 So it's the opinion of staff that Findings T1

1 through T12 can be made by the Planning Commission. And
2 as such, staff does recommend that the Planning
3 Commission make a recommendation of approval to the City
4 Council.

5 That concludes my report. I'm here to answer
6 any questions.

7 CHAIRMAN CAREY: Thank you, Dani.

8 Were there any questions from the Commission on
9 any of the findings or the tentative map?

10 Do we have the applicant's representative here?

11 MS. WRAY: M-hm (affirmative), yeah.

12 MR. MIKE RALEY: Good evening. For the record,
13 Mike Raley, with Rubicon Design Group, here representing
14 Cam 2 Development and D.R. Horton.

15 I think, staff did a great job outlining the
16 very minor change that we're proposing. And we're happy
17 to answer any questions you might have.

18 CHAIRMAN CAREY: Thank you, Mike.

19 Were there any questions for the applicant's
20 representative?

21 I had one. I was just kind of curious about
22 where we're changing the intent of the development
23 from -- you know, it was previously planned as a senior
24 housing, and it's kind of going more to general housing.
25 I was wondering if you could provide -- and the

1 justification was because of market conditions. I was
2 just kind of curious. Is there a need for senior
3 housing in this area, or?

4 MR. MIKE RALEY: You know, that's a good
5 question. This change is, basically is driven by the
6 market. The last map was not age restricted as what,
7 the map that we're amending. Based on the market
8 conditions, it was determined that a clubhouse, there
9 really wasn't a demand for that, either. And so this
10 actually allows the homeowners to pay a little less each
11 month in their dues. So this is really kind of
12 reflective, market driven change.

13 CHAIRMAN CAREY: Okay. Thank you.

14 Any other questions for -- okay.

15 Thank you, Mike.

16 Okay. We've heard the presentation from staff.
17 What would the Commission like to do?

18 COMMISSIONER BLACO: I would like to make a
19 motion.

20 CHAIRMAN CAREY: Commissioner Blaco.

21 COMMISSIONER BLACO: I move to forward a
22 recommendation of approval to City Council to amend the
23 Kiley Ranch North Village 9 Tentative Map, PCN18-0034,
24 approving Conditions of Approval 1 through 22 associated
25 with STM19-0002, adopting Findings T1 through T12 and

1 the facts supporting these findings as set forth in the
2 staff report.

3 COMMISSIONER VANDERWELL: Second.

4 CHAIRMAN CAREY: We have a motion by
5 Commissioner Blaco. We have some staff.

6 MS. WRAY: Yeah, I believe, the PCN number was
7 not correct. It should be 19-0017.

8 COMMISSIONER BLACO: Oh, I'm sorry. Did I read
9 the wrong part? Why is this not saying that?

10 CHAIRMAN CAREY: Oh, I see. It's -- in the
11 staff report, it's PCN18-0034.

12 MS. WRAY: Yeah.

13 CHAIRMAN CAREY: Okay. In the suggested
14 motion. Okay. So we have a motion by Commissioner
15 Blaco. We'll just make it for the record that our staff
16 report has the previous one. So it's PCN19-0017.

17 COMMISSIONER BLACO: Yes.

18 CHAIRMAN CAREY: So we have a motion by
19 Commissioner Blaco.

20 COMMISSIONER VANDERWELL: Second.

21 CHAIRMAN CAREY: We have a second by
22 Commissioner VanderWell. Was there any questions or
23 comments or further discussion on the proposed motion
24 from the Commission?

25 Okay. Hearing none, I'll call the vote. All

1 those in favor of the motion, please say "aye."

2 (Commission members said "aye.")

3 CHAIRMAN CAREY: Opposed, "nay."

4 The ayes have it. The motion is carried
5 unanimately. Thank you.

6 Thank you, Dani. Thank you, Mike.

7 Okay. We'll move on to our second general
8 business item. This is PCN08011. This is architectural
9 elevations for a new Panera Bread at the Legends,
10 Zone D.

11 Ian, welcome back.

12 MR. CRITTENDEN: Chair Carey, members of the
13 Planning Commission, Ian Crittenden, Senior Planner.

14 As stated, this is the review of some building
15 elevations. The site that we're discussing is in the
16 Legends planned development. As shown on the site plan
17 here, or the vicinity map, it is this, this parcel here,
18 which is along Lincoln Way and turning the corner here,
19 the roundabout out to Sparks Boulevard. It's right
20 there. This is the T.J. Maxx building to the north and
21 the Buffalo Wild Wings location to the east and a little
22 bit south of the site. The actual site for this
23 proposed building will be in kind of the toe of this,
24 this parcel here, this end.

25 The Legends planned development handbook states

1 that all new buildings need to have their elevations
2 reviewed and approved by the Planning Commission.
3 That's why this item is before you and why the -- the
4 case number is from 2008. That is when the site plan
5 was approved, or the administrative review is how we
6 would call it now, was approved for this site.

7 This is what's known as Zone D, which doesn't
8 mean a lot to anybody but the planners kind of involved
9 most of the time. Zone D is kind of this larger
10 section. It includes the Target kind of area in this,
11 the most kind of northeast corner of the Legends planned
12 development.

13 This, this site was approved in 2008. And so
14 they're just coming in now with some building
15 elevations. And that's what is for your review today.

16 The building elevations incorporate both
17 articulation in height as well as in depth, and in
18 materials and colors, as required by the planned
19 development handbook. The materials being used includes
20 stucco, cultured stone, brick, and composite siding.
21 Those are all permitted and approved uses. And they're
22 in a color palette that is also approved in the
23 handbook.

24 Staff does believe that the submitted
25 elevations are in conformance with the handbook, and is

1 recommending approval by the Planning Commission.

2 That is the depth of this presentation. If you
3 have any specific questions, I'd be happy to answer
4 them. There is also a representative from the applicant
5 here if you have any specific questions that I can't
6 answer.

7 CHAIRMAN CAREY: Okay. Thank you, Ian.

8 Yeah, let's hear from the applicant's
9 representative.

10 Stacie, welcome back.

11 MS. STACIE HUGGINS: Thank you, thank you.

12 Good to be here. Stacie Huggins, for the record, with
13 Wood Rodgers, representing the applicant.

14 Staff did a great job of summarizing what we're
15 looking at here for Panera with the building elevations.
16 I don't really have anything to add, but I'm happy to
17 answer any questions if have you them.

18 CHAIRMAN CAREY: Thank you.

19 Does the Commission have any questions for the
20 applicant, or?

21 Commissioner Petersen.

22 COMMISSIONER PETERSEN: The signage, is it
23 painted on there?

24 MS. STACIE HUGGINS: I -- Stacie Huggins, for
25 the record.

1 I do not know the answer to your question,
2 honestly. I think that it's actually attached in a
3 separate piece. I do not believe it's painted on the
4 building. But I can certainly get an answer from the
5 builder if you need to know right now.

6 COMMISSIONER PETERSEN: We have white on this
7 sign. Can you go back to the other elevation, please?

8 Then you have a dark. And I'm just kind of
9 curious if that was going to be in brackets, mounted to
10 that masonry, or is it going to be painted on there?

11 MR. CRITTENDEN: If I could give some
12 clarification, Commissioner Petersen, channel letters
13 are typical for the planned development. So that's what
14 we would anticipate. Any signage that goes onto this
15 building, while illustrative in the elevations, will go
16 through a separate sign permit, so. So while they're
17 showing this to try to be illustrative of what they're
18 going to do, this doesn't guarantee any sort of approval
19 of the signs that are being presented, because they will
20 have to come back through for a sign permit to attach
21 any sign. So it'll be re-reviewed by staff at that
22 time.

23 But, typically, in the Legends planned
24 development, these would be channel letters that are
25 internally lit.

1 MS. STACIE HUGGINS: Right there.

2 MR. CRITTENDEN: Yeah, that is what it says.

3 MS. STACIE HUGGINS: I can't read it without my
4 glasses. I'm so sorry.

5 MR. CRITTENDEN: Oh.

6 MS. STACIE HUGGINS: It does say it in there.
7 I just, I can't read it without my glasses.

8 MR. CRITTENDEN: But it actually does clarify
9 that there. Internally illuminated LED channel letters.

10 COMMISSIONER PETERSEN: All right.

11 MR. CRITTENDEN: So that's what it'll be.

12 COMMISSIONER PETERSEN: Thank you very much.

13 CHAIRMAN CAREY: Thank you, Commissioner
14 Petersen.

15 CHAIRMAN CAREY: Were there any other questions
16 for the applicant's representative?

17 Okay. Seeing none, we'll bring this back to
18 the Commission for deliberation and discussion.
19 Commissioner VanderWell.

20 COMMISSIONER VANDERWELL: I'm prepared to make
21 a motion.

22 CHAIRMAN CAREY: Okay.

23 COMMISSIONER VANDERWELL: I move to approve the
24 architectural elevations for a building approximately
25 3,854 square feet in size in fulfillment of the

1 requirements set forth in the Legends at Sparks Marina
2 Planned Development Handbook.

3 CHAIRMAN CAREY: Thank you.

4 We have a motion by Commissioner VanderWell to
5 approve. Is there a second on the motion?

6 COMMISSIONER PETERSEN: I'll second it, please.

7 CHAIRMAN CAREY: Okay. We have a second by
8 Commissioner Petersen.

9 Are there any questions or comments or
10 discussion regarding the motion on the table?

11 Okay. Seeing none, I'll call the vote. All
12 those in favor of the motion to approve, please say
13 "aye."

14 (Commission members said "aye.")

15 CHAIRMAN CAREY: Opposed, "nay."

16 The ayes have it. The motion is carried
17 unanimously. Thank you.

18 We'll move on to item number 9. This is our
19 second and last public comment period. It's an
20 opportunity for the public to provide any comments. You
21 have up to three minutes.

22 Is there anyone in the audience that would like
23 to speak?

24 Seeing none, we'll close the comment, public
25 comment period, and we'll bring this back to the

1 Commission.

2 Item number 10 is comments from Commissioners.

3 Were there any comments from the Commission?

4 Okay. I would just like to make a quick, quick
5 comment. And, I think, given the significance of
6 today's date and it being the 75th anniversary of the
7 D-Day landings, I wanted to take an opportunity to
8 acknowledge that for the record. I had an opportunity
9 to read an oral history from the University of Nevada
10 Special Collections Department, and it featured some
11 great personal stories about the war from some Sparks
12 veterans. So I wanted to say, one, to acknowledge the
13 service of Jack Streeter, Arthur M. Smith, Bill Farr and
14 Santino Oppio for their service. They did go through
15 the through the European theater. They did go through
16 the D-Day landings in Normandy. And I just wanted to
17 say, given the significance of today's date, it's
18 appropriate to honor them and really all veterans of
19 World War II. And, I think, it's only appropriate that
20 we adjourn tonight's meeting and in their honor on this
21 historic occasion.

22 So are there any other comments from the
23 Commission?

24 Seeing none, I will adjourn this meeting at
25 6:29. Thank you very much, everyone.