

REGULAR CITY COUNCIL MEETING MINUTES
2:00 P.M., Monday, February 27, 2012
City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada

1. **Call to Order** (Time: 2:01:10 p.m.)

The regular meeting of the Sparks City Council was called to order by Mayor Geno Martini at 2:01 p.m.

2. **Roll Call** (Time: 2:01:15 p.m.)

Mayor Geno Martini, Council Members Julia Ratti, Ed Lawson, Ron Smith, Mike Carrigan, Ron Schmitt, City Manager Shaun Carey, City Attorney Chet Adams, and City Clerk Linda Patterson, PRESENT.

ABSENT: None.

Staff Present: Steve Driscoll, Armando Ornelas, Dave Bruketta, Kim Laber, Tony Pehle, Tracy Domingues, Tim Thompson, Jim Rundle, Karen Melby, Neil Krutz, Steve Keefer, John Martini, Andy Koski, Dan Hamlin, Teresa Gardner

Invocation Speaker: (Time: 2:02:01 p.m.)

The invocation was given by Pastor Pete Vossler, from Crosswinds Assembly of God.

Pledge of Allegiance (Time: 2:02:22 p.m.)

The Pledge of Allegiance was led by Council Member Mike Carrigan.

Comments from the Public (Time: 2:03:30 p.m.)

Cathy Brandhorst spoke on various topics.

Pete Litano submitted a signed petition requesting Alf Sorenson pool open on Friday mornings from 6:00am to noon.

Approval of the Agenda (Time: 2:10:05 p.m.)

Consideration of taking items out of sequence, deleting items and adding items which require action upon a finding that an emergency exists.

Mayor Martini continued item 6.5 in General Business to the March 12, 2012 meeting. Council member Ed Lawson pulled consent agenda item 5.8 for discussion.

A motion was made by Council Member Schmitt, seconded by Council Member Smith, to approve the agenda as amended. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

3. **Recommendation to Approve Minutes of February 13, 2012** (Time: 2:11:11 p.m.)

Consideration and possible approval of the minutes of the Regular Sparks City Council meeting of February 13, 2012

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A motion was made by Council Member Smith, seconded by Council Member Carrigan, to approve the minutes of the Regular Meeting of February 13, 2012. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

4. Announcements, Presentations, Recognition Items and Items of Special Interest (Time: 2:11:43 p.m.)

4.1 Proclamation – Black History Month

Mayor Martini read a proclamation naming February as Black History Month, recognizing how far we have come as a nation and what challenges remain.

5. Consent Items (Time: 2:14:15 p.m.)

A motion was made by Council Member Smith, seconded by Council Member Lawson, to approve Consent Items 5.1 through 5.4, 5.6 and 5.7 as submitted, pulling 5.5 and 5.8 for comment, discussion and separate vote. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

5.1 Report of Claims and Bills approved for payment and appropriation transfers for the period January 26, 2012 through February 8, 2012

An agenda item from Finance Manager Jeff Cronk recommending the City Council approve the report of claims and bills as presented in the staff report.

5.2 Consideration and possible approval of an amendment to Interlocal Agreement #A-3341 between the City of Sparks and Washoe County to allow the Conducting and Holding of the 2012 Primary and General Elections.

An agenda item from City Clerk Linda Patterson recommending the City Council approve an amendment to authorize the Washoe County Registrar of Voters to conduct the 2012 primary and general elections. Sparks' amended Charter now allows the City to contract with Washoe County to include our election on their primary and general election ballots. In conducting the elections in this manner the City shall pay to the County \$.15 per registered City voter. In addition, the City shall be responsible for payment of actual costs for conduct of the City's portion of the election, incurred by County in the performance of the Agreement, which would not otherwise have been incurred by the County.

5.3 Consideration and possible approval of the purchase of Herbicides through the State of Nevada Bid No. 7822 from Vet Corp. Inc. in the amount of \$66,748.75.

An agenda item from Maintenance & Operations Manager Dan Hamlin recommending the City Council approve the purchase of herbicide that will be used to abate weeds in City parks, medians, islands, ditch banks, dams, and levees and around sound walls. The herbicides will be purchased through the State of Nevada. By joining the State, the City gains the savings advantage of high volume purchasing while foregoing the need to formally bid the item. The City would be using the joinder provision allowed under NRS 332.195. The State of Nevada bid has historically been the most competitive. Staff recommends approval of this purchase.

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\$66,748.75 is budgeted and will be shared between Park Maintenance, Drains O&M and Streets Maintenance.

5.4 Consideration and possible approval of a permanent complement change at the Truckee Meadows Water Reclamation Facility (TMWRF) to assess organizational structure changes.

An agenda item from Deputy City Manager of Community Services Neil Krutz recommending the City Council approve a permanent complement change at the Truckee Meadows Water Reclamation Facility (TMWRF) as the one year experiment was successful. The temporary management organizational structure for TMWRF was approved by the City Council in February 2011 as an early implementation step in the Sustainable Sparks Services Initiative (SSSI) and has been in place since that time. The Acting Treatment Plant Manager was appointed last February and the Acting Operations Manager and Maintenance Manager were selected last March after an internal recruitment process. The one year experiment was successful and yielded the first calendar year of operations since 2002 that the facility operated without any violations of its treated water discharge permit.

There is no general fund fiscal impact. Approval of the permanent complement change would eliminate three vacant positions (Support Services Manager, Operations and Maintenance Manager and Operator III) and replace them with three new positions (Treatment Plant Manager, Operations Manager and Maintenance Manager). The fiscal impact to TMWRF's budget will be the net increase in pay and benefits between the eliminated Operator III position and the new Treatment Plant Manager position. This salary and benefit cost differential is estimated to be \$63,700 annually when comparing the top of range of the Operator III position to the anticipated salary and benefit cost of the Treatment Plant Manager. Costs associated with the remainder of this fiscal year (approximately \$21,000) fall well inside the existing salary and wage budget for the treatment plant as three vacancies has existed at TMWRF all fiscal year.

5.5 Consideration and possible approval of a consultant and reimbursement to the City of Reno in the amount of \$118,542.00 for Sparks' share of a bid award to Stantec Consulting Services by the City of Reno for Design and Analysis associated with the Headworks Building and the Septage Receiving Facility at the Truckee Meadows Water Reclamation Facility (TMWRF). (Time 2:15:00)

An agenda item from Acting Plant Manager David Bruketta recommending approval of Sparks' share of the contract between the City of Reno and Stantec Consulting Services for TMWRF. The reimbursement will be to the City of Reno equal to \$118,542.00. The condition of the Headworks and Septage Receiving facilities at TMWRF, which were constructed in the mid-1960's for headworks and 1983 for septage receiving, has deteriorated due to the harsh environmental conditions within which they operate. Both must now be renovated to assure reliability. Stantec Consulting Services will provide a complete redesign of the Septage Receiving facility and prepare a preliminary design for renovation of the Headworks facility to establish a basis for either a renovation of the existing facility or for significant improvements.

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The City of Reno will enter into an agreement with Stantec Consulting Services and administer the design and construction contract. The City of Reno will be reimbursed for a portion of the costs by the City of Sparks through the current cost sharing agreement for TMWRF capital projects. The City of Reno and the City of Sparks share the cost of this project based upon their ownership of TMWRF, which is 68.63% for Reno and 31.37% for Sparks, (\$377,884.00 with Spark's share being \$118,542.00; Sewer Enterprise Fund).

Public Comment: Cathy Brandhorst commented on the use of septic tanks.

A motion was made by Council Member Smith, seconded by Council Member Lawson, to approve Consent Item 5.5. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

5.6 Consideration and possible approval of recommendation to refund sewer connection fees from Permit A1101407 to Gary Scott Kauffman DBA GSK Construction in the amount of \$1,868.56.

An agenda item from Assistant Community Services Director John Martini recommending the City Council approve a refund of sewer connection fees assessed on Permit A1101407. Sewer connection fees were paid for new ADA restroom facilities related to building permit number A1101407 at 1660 Greg St #B. The applicant subsequently provided information showing the original building plans having 6 water closets and 6 lavatories. The building permit applicant is requesting a refund of the sewer connection fees paid. Staff has reviewed the plans for the original building and has verified that sewer connection fees were previously established for 6 water closets and 6 lavatories.

5.7 Consideration and possible approval to purchase a clockwise impeller for a 20 inch Fairbanks Morse Raw Sewage Pump in the amount of \$38,524 from Nevada Seal and Pump.

An agenda item from TMWRF Acting Maintenance Manager Kim Laber recommending the City Council approve purchase of a clockwise impeller for a 20 inch Fairbanks Morse Raw Sewage Pump in the amount of \$38,524. TMWRF is currently performing preventative maintenance on all four raw sewage pumps and electric motors and replacement parts are needed to complete this project.

Staff has determined that preventative maintenance needs to be performed on all four raw sewage pumps and 500 horse power electric motors. One clockwise and one counter-clockwise impeller are normally in TMWRF's inventory to handle emergency repairs and routine replacement. Lead time to acquire replacement impellers is from three (3) to five (5) months. Due to the importance of the pumps to meet discharge requirements spare impellers are maintained in TMWRF's inventory. Staff has used the clockwise impeller from stock while performing preventative maintenance on the pumps and a replacement is needed to replenish TMWRF's inventory. Quotes from three (3) vendors were solicited and Nevada Seal and Pump was the low bidder. \$295,205.69 in appropriations remains in the TMWRF operating budget for capital acquisition and use during Fiscal Year 2011-2012.

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- 5.8 Consideration & possible approval of allocating \$67,533 to the Brand Leadership Team for advertising, posters & signs, a FAM tour, an appreciation luncheon, and RKPR's contract through October, 2013; \$5000 to The Chamber for Star Spangled Sparks; \$20,000 to Beach Sports Network for a watercross & beach volleyball event; \$10,000 to Expedition Man Endurance Festival for an iron distance triathlon; \$57,000 to John Ascuaga's Nugget for Farmer's Market, Star Spangled Sparks, and the Best in the West Nugget Rib Cook-off; and \$30,000 to Roadshows for Street Vibrations Spring Rally and Fall Rally. (Time: 2:18:00 p.m.)**

An agenda item from Council Member Ron Schmitt, Chair, Tourism & Marketing Committee, recommending the City Council approve the funding allocations as recommended by the Tourism & Marketing Committee.

The City of Sparks receives a portion of room tax monies annually from the Reno Sparks Convention & Visitors Authority which can only be used for capital improvements in the city's redevelopment areas and to promote tourism in the city. The Sparks Tourism & Marketing Committee is tasked with allocating those funds. The committee met with the sponsors of the special events planned for 2012 and allocated funds as follows:

- \$67,533 to the Brand Leadership Team for advertising, posters & signs, a FAM tour, an appreciation luncheon, and RKPR's contract through October, 2013;
- \$5000 to The Chamber for Star Spangled Sparks;
- \$20,000 to Beach Sports Network for a watercross & beach volleyball event;
- \$10,000 to Expedition Man Endurance Festival for an iron distance triathlon;
- \$57,000 to John Ascuaga's Nugget for Farmer's Market, Star Spangled Sparks, and the Best in the West Nugget Rib Cook-off; and
- \$30,000 to Roadshows for Street Vibrations Spring Rally and Fall Rally.

Council member Lawson thanked the Tourmark committee for its work. The City of Sparks has a goal of 200 event days in a calendar year, and although the city is not there yet, progress is being made. Council member Schmitt presented the annual allocations and discussed various events, including two new events: Beach Sports Network will be hosting its first west coast event, a weekend of water craft racing along with a professional volleyball tournament. In addition, a weekend Iron Distance Triathlon will be held including an 11 mile swim at Lake Tahoe, a 100 mile ride to the City of Sparks and a 26 mile marathon.

A motion was made by Council Member Lawson, seconded by Council Member Carrigan, to approve Consent Item 5.8. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

6. General Business

- 6.1 Consideration and possible approval of the Mayor's recommendation of appointment to the Sparks Planning Commission (Time: 2:21:40 p.m.)**

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There is currently one vacancy on the Sparks Planning Commission for a four-year term that will expire December 31, 2015. Announcement of this vacancy was made at several council meetings, and several individuals have applied. Mayor Martini conducted phone interviews with the applicants and recommends Mr. James Fewins. The City Council must confirm the appointment.

A motion was made by Council Member Smith, seconded by Council Member Carrigan, to appoint Mr. James Fewins to the Sparks Planning Commission. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

6.2 Consideration and possible action on an appeal regarding the Planning Commission's recommendation of approval of PCN 11029, the Crestgate Pyramid Planned Development (Time: 2:22:54 and 4:03:06 p.m.)

Neil Krutz, Deputy City Manager for Community Services, explained this item would be follow-up to agenda item 8.5 that seeks approval of an amendment to the Crestgate Pyramid Planned Development Handbook.

A motion was made by Council Member Carrigan, seconded by Council Member Smith, to table Agenda Item 6.2 until after the Council hears Agenda Item 8.5. Council member Schmitt asked if any changes recommended on 8.5 would be remanded back to the Planning Commission; and Mr. Krutz said it is an option. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

After Agenda Item 8.5 was discussed, a motion was made by Council Member Schmitt, seconded by Council Member Lawson, to remove Agenda Item 6.2 from the table. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

The applicant requested item 6.2 be withdrawn.

A motion was made by Council Member Schmitt, seconded by Council Member Lawson, to approve the applicant's withdrawal of this item. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

6.3 Consideration and possible approval of the City of Sparks' pro-rata allocation of fiscal year 2012-13 self directed Affordable Housing Municipal Loan Program funds (Time: 2:28:08 p.m.)

Jim Rundle, Senior Planner, recommends the Sparks City Council allocate its entire pro rata share of approximately \$198,000 to the proposed Aspen Village project located within the City of Sparks.

Each year a pro-rata portion of the HOME funds allocated to the Washoe County HOME Consortium are available for the jurisdictions to self-direct to projects meeting established priorities. Each jurisdiction's percentage of funds is based on its population. The City of Sparks' pro rata share is 22% of \$900,000, approximately \$198,000. Projects which meet a priority, if

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recommended for funding, may receive an allocation of funds through the self-directed process prior to other eligible housing projects. Based on established funding priorities for FY12-13, staff recommends that the Sparks City Council direct its entire pro-rata share to Northern Nevada Community Housing Resource Board (NNCHRB) for the Aspen Village project. Aspen Village meets the Level I and II priorities. Funds are available to fulfill all three FY12-13 requests as presented. City of Reno staff has also requested that the Reno City Council direct its entire pro-rata share (\$477,000) to NNCHRB for the Aspen Village project.

Council member asked if each year a different organization is chosen. Mr. Rundle explains that it is based on the applications received for that year's fund, sometimes it is a repeat organization, most often they are different.

Mr. Matthew Fleming, Executive Director, Northern Nevada Community Housing Resource Board provided a description of the organization and the Aspen Village project on Sullivan and Merchant in Sparks. Mr. Fleming also showed the concept design.

A motion was made by Council Member Ratti, seconded by Council Member Schmitt, to allocate the City of Sparks' pro-rata allocation of fiscal year 2012-13 self directed Affordable Housing Municipal Loan Program funds to Aspen Village. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

6.4 PCN11030, Maverik, Inc. Consideration of and possible action for final approval of amendments to the Marina Landing Planned Development Handbook for a site 3.86 acres in size in the PD (Planned Development) zoning district generally located at the southwest corner of Marina Gateway Drive and Prater Way, Sparks, NV (Time: 2:36:17 p.m.)

Senior Planner Jim Rundle presented the PCN11030 Final Handbook and stated the tentative handbook was in conformance with amendment procedures; this allows for design flexibility on the parcel on the corner of Marina Gateway Drive and Prater Way.

Public Comment: Cathy Brandhorst commented on the condition of the Sparks Marina.

A motion was made by Council Member Smith, seconded by Council Member Lawson, to find the final draft in substantial conformance with the City Council's action for Tentative Approval of the Marina Landing Planned Development handbook and the facts supporting these findings as set forth in the staff report. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

6.5 Consideration and possible approval to Terminate the contract with Contract Sweeping Services for Routine Street Sweeping Services CONTINUED FROM 1/23/12 CITY COUNCIL AGENDA)

The item was pulled until the March 12, 2012 City Council meeting.

7. Public Hearing and Action Items Unrelated to Planning and Zoning

None

8. Planning and Zoning Public Hearings and Action Items

8.1 CA-1-12, CITY OF SPARKS, Second Reading, Public Hearing, Consideration and possible approval of Bill 2639, an ordinance amending Title 20 of the Sparks Municipal Code to establish mobile vendor standards and providing other matters properly relating thereto. (Time: 2:40:52 p.m.)

Senior Planner Jim Rundle stated that a mobile vendor is any person, including any employee or agent of another, who sells or offers to sell, barter or trade from a vending vehicle, trailer or cart. Mobile vending has only been permitted in the City of Sparks via the temporary use permit and the Outdoor Sales section of the Sparks Municipal Code (SMC 20.53.030). Temporary use permits allow for uses such as mobile vending, but limit the duration of such outdoor sales to seventy-two hours and prohibits such sales be conducted by the same business more often than once every twenty-eight calendar days.

The City Council provided direction to staff to initiate a code amendment that, if approved, will permit mobile vending. Staff has been monitoring the City of Reno's mobile vendor proposed ordinance and finds it to be very similar in nature, to the proposed amendment for Sparks.

Staff hosted a workshop at City Hall with mobile food vendors in December to solicit comment on a draft of the mobile vending ordinance. The meeting was attended by approximately 20 vendors. Revisions to the draft were incorporated based on the input from the workshop. A second workshop was organized by The Chamber and held at the Legends at Sparks Marina. Invitations were sent to numerous restaurateurs by the Chamber but the meeting was only attended by two business owners. Staff did consider comment from this meeting and the proposed ordinance has considered all public input.

City staff researched mobile vending and is recommending the activity be allowed without a temporary use permit with certain restrictions. The proposed ordinance limits mobile vending to private property and only with written consent of the property owner. Any mobile vending occurring in the public right of way is outside of the zoning ordinance and enforcement would be the responsibility of the police department.

The proposed regulations include limiting the amount of operating hours per day and numerous requirements to conform to the same Washoe County District Health standards that apply to a fixed base restaurateur. In addition, regulation number "4" restricts mobile food vendors from operating within 300 feet of an established restaurant. The NRS reference cites taxation law. The intent of this regulation is to inhibit mobile food vendors from diverting clientele from fixed-base restaurants and grocery stores. The mobile vending ordinance will not affect special events as special events are separately defined and regulated by the Sparks Municipal Code. All vendors operating in a special event are required to have a special events permit. This also does not apply to those selling items on the street corner, which is a legal issue with the right-of-way; this provides an option for a method to sale on private property.

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Mr. Rundle clarified that a mobile vendor doing business in Sparks, would be required to have a Sparks' business license which will require them to have a Washoe County Health Department Permit. Reno has a provision to limit the proximately to schools, it is not in the proposed Sparks code but it can be considered.

Public Comment: Emilio Ibanez, Reno, NV; Erika Serrano, Reno, NV; Ana Felix, Sparks, NV; Elvira Dur, Reno, NV; commented on the mobile vendor standards. An email from the Chamber of Commerce supports the proposed code.

A motion was made by Council Member Schmitt, seconded by Council Member Lawson, to continue this item to the March 26, 2012 Council meeting, allowing the group of 24 mobile vendors to receive information on the proposed ordinance and to review and comment. Council Members Ratti, Lawson, Carrigan, Schmitt, YES. Council member Smith, NO. Motion carried.

8.2 CA-2-12, CITY OF SPARKS, Second Reading, Public Hearing, Consideration and possible approval of Bill 2640, an ordinance amending Title 20 of the Sparks Municipal Code to change the expiration date related to the cessation of a use established by a Special Use Permit from six (6) months to two (2) years and providing other matters properly relating thereto. (Time: 3:03:58 p.m.)

Tim Thompson, Senior Planner explained that at a recent City Council retreat, the City Council requested staff look at amendments to the development codes to remove barriers to development and job creation. This proposal is to amend Chapter 20.13 of the Sparks Municipal Code. Specifically, this amendment would change the expiration date related to the cessation of a use established by a Special Use Permit from six (6) months to two (2) years. Given the current economic climate, it is difficult for property owners to find other users for which a Special Use Permit was granted within a 6-month timeframe.

Staff researched other jurisdictions not just in the State of Nevada but across the country. The research showed that the most common timeframe to establish a use and/or commence development, for which a Special Use Permit is required, was one year from the date of approval, which is consistent with the current requirements within the Sparks Municipal Code. At this time, staff does not recommend this code requirement to be changed.

However, the same research showed that the timeframe to re-establish a use, for which a Special Use Permit was granted, was anywhere from 6 months to two years. Currently in the City of Sparks, if a uses ceases for a period of six months or more, the use is deemed null and void.

To give property owners more time to find another user who may be able to take advantage of an approved Special Use Permit, staff is recommending an amendment to change the expiration date related to the cessation of a use established by a Special Use Permit from six (6) months to two (2) years.

Council member Smith confirmed this change would apply to all existing special use permits, not just new ones.

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A motion was made by Council member Ron Schmitt, seconded by Council member Lawson, to approve CA-2-12, an Ordinance amending Title 20 of the Sparks Municipal Code, to change the expiration date related to the cessation of a use established by a Special Use Permit from six (6) months to two (2) years, and providing other matters properly relating thereto. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

8.3 PCN11034, David Masterson, Second Reading, Public Hearing, Consideration and possible approval of Bill 2641 to rezone a site approximately 0.18 acres in size from Residential Single Family (R1-6) to Professional Office (PO) located at 924 Pyramid Way, Sparks, NV. (Time: 3:15:27 p.m.)

Karen Melby, Senior Planner, explained that on January 19, 2012, the Planning Commission forwarded a recommendation of approval for the zone change on a property approximately 0.18 acres in size from Residential Single Family (R1-6) to Professional Office (PO) located at 924 Pyramid. The surrounding area is a mix of residential and office uses. The proposed rezone to Professional Office (PO) zoning is consistent with the land uses in the area. There are other parcels within the block that are zoned PO. The master plan designates this area along Pyramid Way as Office Professional land use. The area in general is in the process of transitioning from residential uses to professional office type uses because of the increase of traffic and noise along Pyramid Highway. The profession office use is the preferred growth pattern for the future in this area.

This request is to rezone from Single Family Residential (R1-6) to Professional Office (PO). The PO district allows professional and medical offices and medical clinics, accessory buildings, banks and other similar financial institutions and in-home child care. Staff is recommending approval.

A motion was made by Council member Ratti, seconded by Council member Smith, to approve the rezone, associated with PCN11034 based on the Findings Z1 through Z3 and the facts supporting these Findings as set forth in the staff report. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

8.4 PCN11029, Sycamore Gardens, Public Hearing, Consideration and possible approval of Resolution #3215 for certification of a Master Plan land use change from Office Professional (OP) to General Commercial (GC) on a site approximately 12.17 acres located south of North McCarran Boulevard, west of Pyramid Way, east of 11th Street and located on the north and south sides of Roberta Lane. (Time: 3:17:50 p.m.)

Karen Melby, Senior Planner said this request is for a Master Plan Amendment to change the land use designation from Office Professional (OP) to General Commercial (GC). The proposed Master Plan Amendment to GC would “allow shopping, personal and professional service facilities and accessory uses in centers to meet the needs of the community. Areas usually contain food markets, comparison goods, medical clinics, child care and restaurants. Boarding

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houses, single and multiple family residential structures, public facilities, churches, drive-throughs, outdoor sales and services and automobile service stations may be permitted by discretionary entitlement in these designated land use areas. Planned Development zoning may be applied to the area designated GC for entitlement and construction. The equivalent zoning is C1 and C2.” (Sparks Master Plan).

This amendment complies with the Master Plan amendments, consistent with the area, staff and the Planning Commission recommend approval of the amendment.

Public Comment: Ken Krater, representing the applicant, in support and favor of staff and Planning Commission’s recommendation on this item.

A motion was made by Council member Lawson, seconded by Council member Smith to approve Resolution #3215 to certify the Master Plan Amendment associated with PCN11029 adopting Findings MP1 through MP4 and the facts supporting these Findings as set forth in the staff report. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

8.5 PCN11029, Sycamore Gardens, Public Hearing, Consideration of and possible tentative approval of an amendment to Crestgate Pyramid Planned Development Handbook to revise the land uses by removing the senior housing and adding personal and RV storage as uses, also including but not limited to landscaping, parking, signage and other matters relating thereto on a site approximately 12.17 acres in size located south of North McCarran Boulevard, west of Pyramid Way, east of 11th Street and located on the north and south sides of Roberta Lane. (Time: 3:20:28 p.m.)

Karen Melby, Senior Planner said the applicant is requesting to amend the Planned Development Handbook for Crestgate Pyramid. With Areas 1 and 2 built out, the amendment only affects Areas 3 and 4. The applicant is requesting to remove the option of senior housing while proposing personal storage in Area 3 and RV storage in Area 4. The Handbook illustrates 3 options. Option 1 proposes approximately 75,000 square feet of offices in Area 3. Offices are proposed in Area 4. Option 2 allows 71,800 square feet of personal storage units with a 2,500 square foot office and caretaker unit. This option also permits one acre of RV storage only if the personal storage is constructed. The third option consists of three office buildings along Roberta Lane and two office buildings within Area 4. The balance of the property would be 38,700 square feet of personal storage and 2,500 square foot office/caretaker unit.

To summarize the primary differences between Options 2 and 3 are that Option 2 allows the applicant to develop the remaining acreage with only storage. While Option 3 would reserve a portion of the remaining site for office uses and the personal storage placed off Roberta Lane behind the office buildings. This option would better maintain the professional office character of Roberta Lane. Staff and the Planning Commission recommend the revised handbook include options 1 and 3, and eliminate option 2.

Mr. Krutz, understanding an additional option is available, requested staff have an opportunity to properly review the additional option; suggests this be remanded back to the Planning

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Commission. City Attorney Chet Adams agrees the item should be remanded to the Planning Commission for consideration. Council member Lawson requested the Council review option 4.

Mr. Ken Krater was invited to discuss option 4 which would replace the current option 2 in the handbook and presented the request of the applicant. City Manager Shaun Carey asked if there was going to be a negative business impact associated with the time delay if this was remanded back to the Planning Commission. Mr. Krater said the applicant was hoping to get approval today so they could begin design work; however, they understand the concern and understand the Master Plan amendment will have to go to the Regional Planning Commission for conformance review which will also take some time. Mayor Martini noted that it seems the Council and applicant have consensus.

A motion was made by Council member Lawson, seconded by Council member Schmitt to remand this item back to the Planning Commission to incorporate the proposed changes made by the applicant today to include a single option and back to Council as soon as possible. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Motion carried.

9. Comments

9.1 **Comments from City Council and City Manager** (Time: 4:05:30 p.m.)

Council member Julia Ratti advised that the Washoe County Health Department now has an on-line food inspection report that is available to the public. It can be accessed by going to the county's website at washoecounty.us, health department, food inspections. The site includes a map showing the restaurant location, gives you all past ratings and access to the reports.

9.2 **Comments from the Public** (Time: 4:07:40 p.m.)

Cathy Brandhorst, Reno, NV, commented on various topics.

10. Adjournment (Time: 4:10:40 p.m.)

The meeting was adjourned at 4:10 pm

Mayor

City Clerk

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