



**CITY OF SPARKS, NV  
COMMUNITY  
SERVICES  
DEPARTMENT**

**To:** Mayor and City Council

**From:** Marilie Smith, Administrative Secretary

**Subject:** Report of Planning Commission Action

**Date:** February 13, 2019

**RE:** PCN04051 - Consideration of and possible action on a request for approval to amend Condition #14 of the Miramonte Tentative Map on a site approximately 831 acres in size generally located east of Los Altos Parkway between Belmar Drive and Vista Heights Drive, Sparks, Nevada, in the NUD (New Urban District – Miramonte Planned Development) zoning district.

Please see the attached excerpt from the February 7, 2019 Planning Commission meeting transcript.

1 Commissioner Brock. Any questions or discussion on the  
2 motion?

3 Hearing none, I'll call for the vote. All  
4 those in favor of the motion, please say "aye."

5 (Commission members said "aye.")

6 CHAIRMAN CAREY: Opposed, "nay."

7 The ayes have it. The motion is carried  
8 unanimously. Thank you, Jonathan.

9 Okay. That concludes our public hearing items  
10 for tonight's agenda. We'll move on to general  
11 business.

12 The first item is PCN04051. This is  
13 consideration and possible approval on a request to  
14 amend Condition 14 of the original Miramonte Tentative  
15 Map.

16 Dani, welcome.

17 MS. WRAY: Thank you, Chair and members of the  
18 Planning Commission. I'm Dani Wray, Planner I.

19 Firstly, staff apologizes, that we'd like you  
20 to draw your attention to page 3, paragraph 2, line 4,  
21 of your staff report. An error was erroneously made.  
22 It referred to Vista Boulevard as Vista Heights Drive.

23 CHAIRMAN CAREY: Okay. Thank you.

24 MS. WRAY: This is a request to amend Condition  
25 Number 14 of the Miramonte Tentative Map on a site

1 approximately 834 acres in size.

2           You'll see the area of the tentative map is  
3 outlined in red. It's generally located east of  
4 Los Altos Parkway between Belmar Drive and Vista Heights  
5 Drive. The existing zoning is New Urban District.  
6 there's no proposed changes to the existing zoning or  
7 the land use plan.

8           The Miramonte planned Development handbook and  
9 the Miramonte tentative map were approved back in 2005.  
10 At the time of that approval of the tentative map, the  
11 Regional Transportation Commission, or RTC, model called  
12 for widening from two lanes to four lanes the section of  
13 Los Altos Parkway from Belmar Drive to Vista Boulevard  
14 when the final maps are recorded for 600 units in the  
15 Miramonte tentative map area. That is, that area is  
16 outlined in cyan, the effected portion of Los Altos  
17 Parkway.

18           So Condition number 14 of the Miramonte  
19 Tentative Map required a widening of Los Altos Parkway  
20 to address the RTC standard for planned long-range  
21 roadway changes and improvements.

22           As of the date of this staff report, final maps  
23 have been recorded for 589 units, close to that 600-unit  
24 trigger for Condition Number 14.

25           The RTC model, the 2040 Regional Transportation

1 Plan has since changed and no longer requires Los Altos  
2 Parkway to be widened to four lanes. The applicant is  
3 requesting that Condition Number 14, therefore, be  
4 amended to comply with the current RTC model and  
5 standards.

6 Amending that condition will not change the  
7 number of approved lots in Miramonte, nor will it affect  
8 the size, the layout, the design standards of any of the  
9 existing or remaining lots. The requested amendment of  
10 Condition 14 only affects the off-site improvements that  
11 are required on Los Altos Parkway.

12 A traffic analysis was submitted by Traffic  
13 Works that evaluated existing traffic and estimated  
14 future demand based on approved land uses, both in the  
15 Miramonte Planned Development and the other planned  
16 developments that access Los Altos Parkway. The  
17 analysis was performed when the 448-townhome subdivision  
18 to the south of this project was approved back in May of  
19 2017. This traffic analysis evaluated all existing and  
20 proposed traffic impacts on Los Altos Parkway and  
21 suggested a mitigation measure that was evaluated by RTC  
22 and the City of Sparks.

23 The proposed mitigation measure is to extend  
24 the westbound left turn lane pocket from 120 feet, as it  
25 exists today, to 400 feet, which is shown on this

1 graphic, at the intersection of Los Altos Parkway and  
2 Vista Boulevard. This mitigation measure will allow  
3 Los Altos Parkway to operate at a level of service  
4 LOS D, which is the standard LOS for Los Altos Parkway  
5 currently required by RTC, the current level of service  
6 at LOS C.

7           If approved, the amended Condition Number 14  
8 would read: 14. Roadway improvement on Los Altos  
9 parkway: The developer shall comply with the conditions  
10 of the traffic study prepared by Traffic Works, dated  
11 9-8-17, to include, without limitation, the left-turn  
12 lengthening improvement on Los Altos Parkway, south, and  
13 Vista Boulevard intersection, extending the westbound  
14 left turn pocket on Los Altos Parkway to accommodate  
15 400, plus or minus, feet of storage.

16           Staff requested comments from public agencies,  
17 and the responses that were received have been  
18 incorporated into the findings and the proposed  
19 conditions of approval for this item.

20           Staff has confirmed with RTC staff by phone  
21 that there have been no changes to the Regional  
22 Transportation Plan, RTP, for this area since the date  
23 of that letter.

24           A special plan review meeting was held on  
25 January 24th with the applicant's representatives

1 present, as well as staff from engineering and the  
2 Sparks Fire Department, and all parties are in agreement  
3 with the proposed change to Condition 14.

4           Given that this proposed amendment to  
5 Condition 14 would have no material effect on the  
6 tentative map for Miramonte, other than to bring the  
7 proposed mitigation measure for Los Altos Parkway into  
8 compliance with the current RTC model, staff is in  
9 support of amending Condition 14 to this effect. All  
10 other conditions of approval from the original tentative  
11 map shall remain the same and are included with this  
12 approval.

13           It is the opinion of staff that Findings T1  
14 through T12 can be found and are as follows:

15           Finding T1. Environmental and health laws and  
16 regulations concerning water and air pollution, the  
17 disposal of solid waste, facilities to supply water,  
18 community or public sewage disposal and, where  
19 applicable, individual systems for sewage disposal were  
20 considered.

21           The amendment of Condition 14 will have no  
22 impact on the existing compliance of the Miramonte  
23 Tentative Map regarding environmental health laws and  
24 water and air pollution, or the supply of water or  
25 disposal of sewage and solid waste, Conditions 3 and 4.

1           Finding T2. The availability of water which  
2 meets applicable health standards and is sufficient in  
3 quality for the reasonably foreseeable needs of the  
4 subdivision have been considered.

5           The amendment of Condition 14 will not impact  
6 the existing compliance of the Miramonte Tentative Map  
7 regarding the availability of water because the  
8 condition pertains to off-site improvements,  
9 Condition 3.

10           Finding T3. The availability and accessibility  
11 of utilities has been considered.

12           The amendment of Condition 14 will not impact  
13 the existing compliance with the Miramonte Tentative Map  
14 regarding the availability and accessibility of  
15 utilities.

16           Finding T4. The availability and accessibility  
17 of public services such as schools, police protection,  
18 transportation, recreation and parks has been  
19 considered.

20           The amendment of Condition 14 will not impact  
21 the existing compliance of the Miramonte Tentative Map  
22 regarding the availability accessibility to public  
23 services.

24           Finding T5. The request conforms to the  
25 Comprehensive Plan and zoning ordinances.

1           The Comprehensive Plan Goals and Policies that  
2 are relevant to this proposal include:

3           Goal C1. Develop a complete, efficient  
4 transportation system that gives Sparks residents of all  
5 ages a visitors access to employment, housing, services  
6 and recreation throughout urban Washoe County.

7           Staff believes that the amendment of Condition  
8 Number 14 will meet the goal of providing adequate  
9 access for residents and visitors and will continue to  
10 provide an acceptable LOS as identified by RTC.

11           Policy C1. Work with the Regional  
12 Transportation Commission to add roadway capacity as  
13 necessary to accommodate Sparks' growth.

14           Working in partnership with RTC to assess and  
15 develop roadway capacity needs for long-term planning  
16 achieves a moderated and controlled development of  
17 roadway infrastructure to meet the future needs of the  
18 City. RTC has removed the widening of Los Altos Parkway  
19 from its list of long-range roadway improvements.  
20 Amendment of Condition 14 brings street improvement  
21 plans for this area into conformance with the current  
22 RTC modeling.

23           Goal MG6. Promote compact development to  
24 reduce the per capita cost of providing infrastructure,  
25 public facilities and public services.



1           Staff believes that the amendment of  
2 Condition 14 will reduce the per capita cost of  
3 providing and maintaining infrastructure by reducing the  
4 total number of lanes that need to be construct and  
5 ultimately maintained by the City of Sparks.

6           Finding T6. General conformity with the City's  
7 master plan of streets and highways has been considered.

8           The amendment of Condition 14 is in compliance  
9 with the current RTC model and will maintain LOS D. All  
10 other streets within the Miramonte Tentative Map will  
11 remain the same. This amendment does not change the  
12 subdivision street design or layout, Conditions 9, 10,  
13 11, 12, 13, and 15.

14           Finding T7. The effect of the proposed  
15 subdivision on existing public streets and the need for  
16 new streets or highways to serve the subdivision has  
17 been considered.

18           The 2005 RTC model that was in place when this  
19 tentative map was originally approved required the  
20 widening of Los Altos Parkway from two to four lanes  
21 from Belmar Drive to Vista Boulevard. The current RTC  
22 model no longer requires this as a mitigation measure  
23 for Los Altos Parkway to operate at the acceptable  
24 LOS D. The proposed mitigation from the  
25 applicant-provided traffic analysis is to extend the

1 left turn pocket to 400 feet from the intersection of  
2 Los Altos Parkway and Vista Boulevard. The City  
3 Engineer and RTC staff have reviewed this mitigation  
4 measure and are in support of the mitigation.

5 Finding T8. The physical characteristics of  
6 the land such as floodplain, slope, and soil has been  
7 considered.

8 The amendment of Condition 14 will not impact  
9 the existing compliance of the Miramonte Tentative Map  
10 regarding floodplain, slope, and soil. There are no  
11 changes to the subdivision's number of lots or design,  
12 Conditions 5, 18, and 26.

13 Finding T9. The recommendations and comments  
14 of those entities reviewing the tentative map pursuant  
15 to NRS 278.330 to 278.348, inclusive, have been  
16 considered.

17 The City has received a comment letter from  
18 RTC, which is attached to the staff report, Exhibit 6.  
19 RTC's comments and recommendations generally support the  
20 amendment of Condition 14 and are discussed throughout  
21 this staff report and the conditions of approval.

22 Finding T10. The availability and  
23 accessibility of fire protection, including, but not  
24 limited to, the availability and accessibility of water  
25 and services for the prevention and containment of

1 fires, including fires in wild lands, has been  
2 considered.

3 The amendment of Condition 14 will not impact  
4 the existing compliance of the Miramonte Tentative Map  
5 regarding fire protection, Condition 19.

6 Finding T11. The application, as submitted and  
7 conditioned, will address identified impacts.

8 This section identifies project-specific issues  
9 not discussed above, such as landscaping. The amendment  
10 of Condition 14 will not impact the existing compliance  
11 of the Miramonte Tentative Map regarding landscaping,  
12 Condition 8.

13 Architecture. The amendment of Condition 14  
14 will not impact the existing compliance of the Miramonte  
15 Tentative Map regarding architecture, Condition 24.

16 Finding T12. Public notice was given, as  
17 required by the Sparks Municipal Code and Nevada Revised  
18 Statutes.

19 Public notice for tentative map is accomplished  
20 through the posting of the agenda for a public meeting.  
21 The Planning Commission agenda was posted on  
22 January 30th. Staff has not received any additional  
23 comments. The Planning Commission and City Council  
24 meetings function as the public meetings for this item.

25 Staff believes the findings of fact have been

1 made and recommends that the Planning Commission make a  
2 recommendation of approval to the City Council.

3 This concludes my report. I'm available for  
4 any questions.

5 CHAIRMAN CAREY: Okay. Thank you, Dani.

6 Are there any questions for staff?

7 Are there any questions for the applicant?

8 Okay. Hearing none, I'll bring it back to the  
9 Commission for comments, comments or possible motion.

10 COMMISSIONER VANDERWELL: Mr. Chairman, I'm  
11 prepared to make a motion.

12 CHAIRMAN CAREY: Commissioner VanderWell.

13 COMMISSIONER VANDERWELL: I move to forward a  
14 recommendation of approval to City Council to amend  
15 Condition Number 14, approving Conditions of Approval 1  
16 through 27 associated with PCN04051, adopting Findings  
17 T1 through T12 and the facts supporting these Findings  
18 as set forth in the staff report.

19 CHAIRMAN CAREY: Thank you, Commissioner  
20 VanderWell.

21 We have a motion to approve. Is there a second  
22 on the motion?

23 COMMISSIONER BROCK: Second.

24 CHAIRMAN CAREY: Second by Commission Brock.

25 Any comments or discussion on the motion?

1 I have just one quick comment before we vote,  
2 for the record. You know, this Commission, we received  
3 a lot of public comment last year concerning the two  
4 townhome projects that we saw. I think, there's an  
5 expectation in the -- with at least the item from public  
6 and what we heard from the residents, that there is a  
7 need for a four-lane, you know, roadway in this area.

8 However, I think, given them all, that our  
9 staff and RTC staff have conferred with, that that's no  
10 longer necessary, and the proposed improvements to the  
11 turn lane there on Los Altos and Vista should help with  
12 the situation.

13 It's always kind of tough, in my eyes, when the  
14 City is amending conditions that would, essentially,  
15 bring forth, you know, millions of dollars in  
16 infrastructure and road infrastructure. But with this  
17 case, given the facts presented, I have to go with our  
18 staff and RTC on this.

19 And I hope down the road that there isn't a  
20 situation where the City ends up, you know, expanding  
21 this roadway, if it's not needed, and using that out of  
22 the City CIP or some other funding source.

23 So just some comments.

24 Are there any comments or other, further  
25 discussion on the motion?

1           Okay. We have a motion on the table to  
2 approve. All those in favor, please say "aye."

3           (Commission members said "aye.")

4           CHAIRMAN CAREY: Opposed, "nay."

5           The ayes have it. The motion carries  
6 unanimately. Thank you, Commissioners.

7           Move on to our final general business item of  
8 the evening, and that's PCN18-0072. This is a request  
9 for approval of the Phase 9 Kiley Ranch North Handbook.

10          Hey, Karen.

11          MS. MELBY: Good evening, Chairman Carey and  
12 Planning Commissioners. I'm Karen Melby, Development  
13 Service Manager.

14          This is a request for the approval of Phase 9  
15 Final Development Handbook for the Kiley Ranch North  
16 planned development area. This is generally located on  
17 the northwest corner of Wingfield Hills Road and Kiley  
18 Parkway.

19          Wingfield Road here will be constructed in the  
20 future. And this is Kiley Parkway on the north.

21          The proposed Kiley Ranch North Phase 9 handbook  
22 is approximately 29.5 acres, the handbook designation  
23 land uses in Phase 9 as 25 acres of High Residential and  
24 4.26 acres of Open Space.

25          The City Council approved the amended tentative