



MAYOR  
Geno Martini

CITY COUNCIL  
Julia Ratti, Ward I  
Ed Lawson, Ward II  
Ron Smith, Ward III  
Mike Carrigan, Ward IV  
Ron Schmitt, Ward V

CITY ATTORNEY  
Chet Adams

**REGULAR CITY COUNCIL MEETING MINUTES**  
**2:00 P.M., Monday, August 25, 2014**  
**City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada**

**1. Call to Order** (Time: 2:00 p.m.)

The regular meeting of the Sparks City Council was called to order by Mayor Geno Martini at 2:00 p.m.

**2. Roll Call** (Time: 2:00 p.m.)

Mayor Geno Martini, Council Members Julia Ratti, Ed Lawson, Ron Smith, Mike Carrigan, Ron Schmitt, City Manager Steve Driscoll, City Attorney Chet Adams and City Clerk Teresa Gardner, PRESENT.

ABSENT: None

Staff Present: Brian Allen, Armando Ornelas, Shirle Eiting, Joe Rodriguez, Adam Mayberry, Francine Burge, Tracy Domingues, Jeff Cronk, Tom Garrison, Bob King, Chris Syverson, Andy Hummel, John Martini, Neil Krutz, Toby Ebens, Debi Kinder, George Graham, Shawna Liles, Michael Drinkwater, Karen Melby, Rick Darby, Tim Thompson, Chere Jigour, Rich Brown

**3. Opening Ceremonies**

**3.1 Invocation Speaker** (Time: 2:01 p.m.)

The invocation was provided by Pastor Barb West, Sparks Church of the Nazarene

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

The Pledge of Allegiance was led by Council Member Ed Lawson.

**4. Public Comment** (Time: 2:03 p.m.) - None

**5. Approval of the Agenda** (Time: 2:03 p.m.)

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

A motion was made by Council Member Schmitt, seconded by Council Member Smith, to approve the agenda as submitted. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Passed unanimously.

**6. Approval of the Minutes (Time: 2:03 p.m.)**

**6.1 Consideration and possible approval of the minutes of the regular Sparks City Council Meeting for August 11, 2014 (FOR POSSIBLE ACTION)**

A motion was made by Council Member Ratti, seconded by Council Member Lawson, to approve the minutes of the Regular Meeting of August 11, 2014 as outlined by staff. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Passed unanimously.

**7. Announcements, Presentations, Recognition Items and Items of Special Interest (Time: 2:05 p.m.)**

**7.1 Presentation from EDAWN on 2014 Economic Development (Time: 2:05p.m.)**

A presentation was made by EDAWN President and CEO Mike Kazmierski.

**7.2 Presentation on 39 North Downtown, a newly formed organization of business owners for the improvement of Downtown Sparks (Time: 2:21 p.m.)**

A presentation was made by Sparks business owner Kim Ciesynski of 39 North Downtown, an organization formed to connect Sparks businesses in the downtown corridor. Additional comments were made by Sparks business owners David Eckes, Angela Swindells, Christa Berney, and Kristopher Dahir.

**7.3 Proclamation: "International Week of Peace and Nonviolence" (Time: 2:37 p.m.)**

Mayor Geno Martini proclaimed September 21<sup>st</sup>-28<sup>th</sup> as International Week of Peace and Nonviolence and encouraged all residents to promote peace in all they do. The proclamation was received by Rita Sloan.

**7.4 Presentation to Acknowledge the Sparks Fire Department 5th Annual Project SAFE Golf Fundraiser Sponsors (Time:2:41 p.m.)**

A presentation was made by Fire Marshal Bob King, with special thanks given to ABC Fire and Extinguisher Services, Belfour Property Restoration, Simms Metal Management, Sierra Chemical Company and Coit Services of Reno.

**8. Consent Items (Time: 2:50 p.m.)**

A motion was made by Council Member Ratti, seconded by Council Member Schmitt, to approve the consent items as submitted. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Passed unanimously.

**8.1 Report of Claims and Bills approved for payment and appropriation transfers for the period July 24, 2014 through August 6, 2014 (FOR POSSIBLE ACTION)**

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.

**8.2 Consideration and possible approval of a Final Map for Trento @ D'Andrea. (FOR POSSIBLE ACTION)**

An agenda item from City Engineer John Martini recommending Council approve the Trento @ D'Andrea Final Subdivision Map as submitted by Staff. The Trento @ D'Andrea Final Map will create 85 residential lots within the D'Andrea Planned Development. The final map and civil

improvement drawings have been reviewed by the Community Services Department and have been found to be acceptable. There is no impact to the general fund.

**8.3 Consideration and possible approval for the City Council to accept a State Emergency Response Commission (SERC) 2014 Hazardous Materials Emergency Preparedness Grant in the amount of \$8,517.05 for the training of Hazardous Material Team members. (FOR POSSIBLE ACTION)**

An agenda item from Fire Chief Tom Garrison recommending Council accept the SERC 2014 Hazardous Material Preparedness Grant award. The Regional Hazardous Materials Response Team (RHMRT) applied for a State Emergency Response Commission 2014 Hazardous Material Emergency Preparedness Mid-cycle Training grant in June of 2014. The RHMRT membership consists of fire personnel from the Reno Fire Department, Sparks Fire Department, and the Truckee Meadows Fire Protection District. This grant will be used to reimburse those team members who attend the Continuing Challenge Hazmat Conference to be held in Sacramento, California on September 1-5, 2014. Total grant award is \$17,248.00, with Sparks Fire Department's portion being \$8,517.05. There is no impact to the general fund.

**8.4 Consideration and possible approval for purchase of Advanced Authentication software and support from Imprivata in the amount of \$62,371.50. (FOR POSSIBLE ACTION)**

An agenda item from Police Chief Brian Allen recommending Council approve the purchase of Advanced Authentication software and support from Imprivata for the amount of \$62,371.50. The Federal Bureau of Investigation (FBI) has mandated that users who have access to the Criminal Justice Information System (CJIS) data must use Advanced Authentication processes. The Sparks Police Department is not currently in compliance with this mandate. The use of the CJIS system with access to NCIC and criminal histories (III) are a requirement for the Police Department. The purchase of this software will bring the Police Department into compliance with the FBI's mandate. There is no impact to the general fund.

**8.5 Consideration and possible approval of a Memorandum of Understanding (MOU) between the City of Sparks and Operating Engineers Local Union No. 3 Non-Supervisory to add the title of Legal Office Assistant. (FOR POSSIBLE ACTION)**

An agenda item from Employee and Customer Relations Manager Chris Syverson recommending Council approve the Memorandum of Understanding with Operating Engineers Local No. 3. The City Attorney's office had a Legal Secretary leave to pursue an opportunity in another department. This departure gave the Department an opportunity to look at the workload and do an analysis of personnel needs. The Legal Department has determined their office would currently be better served with a Legal Office Assistant who could do the majority of front line clerical duties freeing up the Legal Secretary's and the Administrative Assistant's time to support the attorneys. This under-fill in the complement would result in a budget savings in FY15.

**8.6 Consideration and possible approval of an application for a gaming license for FT Pub IV, LLC dba Flowing Tide Pub, located at 1450 E. Prater Way, Sparks, NV 89434, submitted by Mr. Jason Christopher Tolotti. (FOR POSSIBLE ACTION)**

An agenda item from Police Chief Brian Allen recommending Council approve Mr. Tolotti's application for a gaming license for FT Pub IV, LLC dba Flowing Tide Pub, located at 1450 E. Prater Way, Sparks, NV, contingent upon the location being inspected and approved by every city, county, district, and state agency having jurisdiction over the matter and upon fingerprints being returned from the FBI that do not reflect any disqualifying arrests/convictions. There will be an \$18,000 annual impact to the general fund received from the gaming license.

**8.7 Consideration and possible approval of an application for a gaming license for Los Compadres Restaurant I, Inc., located at 1250 Disc Drive, Sparks, NV, 89436, submitted by Mr. Rafael Melendrez Valencia. (FOR POSSIBLE ACTION)**

An agenda item from Police Chief Brian Allen recommending Council approve Mr. Valencia's application for a gaming license for Los Compadres Restaurant I, Inc., located at 1250 Disc Drive, Sparks, NV contingent upon the location being inspected and approved by every city, county, district, and state agency having jurisdiction over the matter and upon fingerprints being returned from the FBI that do not reflect any disqualifying arrests/convictions. There will be a \$960 annual impact to the general fund received from the gaming license.

**8.8 Consideration and possible approval of an Outdoor Dining and Encroachment Permit to The Alley, LLC located at 906 Victorian Avenue. (FOR POSSIBLE ACTION)**

An agenda item from Assistant Community Services Director John Martini recommending Council approve the Outdoor Dining and Encroachment Permit for The Alley, LLC to extend fifteen (15) feet into the sidewalk area directly in front of the southern frontage located at 906 Victorian Avenue. The Outdoor Dining and Encroachment Permit is a renewal and has been revised to include annual approval by the City Council, an annual rent payment consistent with the City's fiscal year, presentation of a Certificate of Insurance and Workman's Compensation at the time of the annual permit application, and the elimination of seasonal closures. There is no impact to the general fund.

**9. General Business**

**9.1 Consideration and possible adoption of Resolution No. 3263, a Resolution authorizing the transfer of the City of Spark's 2014 State Volume Bond Capacity of \$4,850,938.14 to the Nevada Department of Business and Industry for their First Time Homebuyers Program offered by the Nevada Housing Division (NHD) in the City of Sparks. (FOR POSSIBLE ACTION)**  
(Time: 2:50 p.m.)

An agenda item from Housing Specialist George Graham recommending Council authorize the transfer of the City of Sparks' 2014 State Volume Bond Cap share of \$4,850,938.14 to the Nevada Department of Business and Industry for their First Time Homebuyer Program provided by the Nevada Housing Division (NHD) by Resolution. Under the federal tax reform act enacted in 1986, the State of Nevada receives an annual allocation of tax exempt private activity bond volume authority. For 2014, the City of Sparks' share of this equates to \$4,850,938.14. In previous years, City Council has allocated their State Volume Cap for First Time Homebuyer Programs operated by the Nevada Housing Division (NHD) and/or the Nevada Rural Housing Authority (NRHA). This year, the City received notice from NRHA on July 14, 2014 that they had no need for an allocation in 2014 and requested the full allocation be made available to



NHD. Accordingly, staff recommends full amount of the City's 2014 capacity be allocated to NHD. There is no impact to the general fund; the bonds will be issued by the State of Nevada.

A motion was made by Council Member Ratti, seconded by Council Member Schmitt, to approve the adoption of Resolution No. 3263 to authorize the transfer of the City's 2014 tax exempt bond volume capacity to the Nevada Department of Business and Industry to be allocated to the Nevada Housing Division (NHD) for the purpose of supplementing their first time homebuyer program. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Passed unanimously.

**9.2 Review and possible approval of an agreement regarding State Question 1 funding for design and construction of the Rock Park Restroom Project. (FOR POSSIBLE ACTION) (Time: 2:53 p.m.)**

An agenda item from Parks and Recreation Director Tracy Domingues recommending Council approve the agreement regarding the \$530,438 from State Question 1: Parks and Open Space Bond funds as outlined by staff. This agreement authorizes design and construction of the Rock Park Restroom Project, funded through State Question 1 (SQ-1) Truckee River Bond funds. In the November 5, 2002 General Election, the voters of the State of Nevada approved SQ-1 (aka AB9) approving the issuance of general obligation bonds to preserve, protect and obtain the benefits of property and natural resources in the State. Section 2, subsection 6 of the enabling legislation specifically allocated a total of \$10,000,000 to Washoe County to enhance and restore the Truckee River corridor. The funds must be used to acquire and develop land and water rights; provide for recreational facilities; provide parking for and access to and along the river; and restore the river. There is no impact to the general fund.

A motion was made by Council Member Ratti, seconded by Council Member Lawson, to approve the Agreement regarding November 2002 State Question 1: Parks and Open Space Bond Funds between Washoe County and the City of Sparks for the amount of \$530,438 to construct the Rock Park Restroom Project as outlined by staff. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Passed unanimously.

**9.3 Review of the Nevada League of Cities & Municipalities 2015 Bill Draft Requests and discussion and possible action on a selection of a topic for the City of Sparks bill draft request for the 78th Session of the Nevada Legislature. (FOR POSSIBLE ACTION) (Time: 2:56 p.m.)**

An agenda item from Community / Government Relations Manager Adam Mayberry recommending Council not submit a BDR this session. This agenda item allows the Mayor and City Council to publicly discuss any concepts or opportunities for the City's bill draft request (BDR). At the July 14, 2014 Regular City Council Meeting, the City Council expressed an interest in knowing the final BDR topics the Nevada League of Cities & Municipalities (NVL&M) will bring forth to the 78th Session of the Nevada Legislature. On August 13, 2014, the Board of the NLC&M approved their final five BDR topics. Staff reviewed these BDRs with the Mayor and City Council. There is no impact to the general fund. No action was taken.

Senator Debbie Smith has agreed to sponsor the BDR recommendation from the Sparks Charter Committee.

- 9.4 FIRST READING and possible discussion of Bill No. 2683, Amending Chapter 9 of the Sparks Municipal Code; revising provisions relating to convicted persons, sex offenders and persons convicted of nonsexual crimes against children; repealing provisions of the Sparks Municipal Code pertaining to the registration of those persons, and thereby making state law solely applicable to such registrations; and providing other matters properly relating thereto. (Time: 3:05 p.m.)**

City Clerk Teresa Gardner read Bill No. 2683 by title. The second reading and public hearing will be held at the next regular City Council meeting on Monday September 8, 2014.

- 9.5 FIRST READING and possible discussion of Bill No.2684, an ordinance amending Chapter 13 of Sparks Municipal Code modifying environmental control and pretreatment standards and defining post construction storm water quality management; and providing for other matters properly related thereto. (FOR POSSIBLE ACTION) (Time: 3:06 p.m.)**

City Clerk Teresa Gardner read Bill No. 2684 by title. The second reading and public hearing will be held at the next regular City Council meeting on Monday September 8, 2014.

**10. Public Hearing and Action Items Unrelated to Planning and Zoning**

- 10.1 Public Hearing, consideration and possible approval of a request from Northern Nevada Community Housing Resource Board to the City of Sparks for the abandonment of a portion of the 'D' Street right of way and the right of way associated with two alleys adjacent to 2555 'D' Street. (FOR POSSIBLE ACTION) (Time: 3:06 p.m.)**

An agenda item from City Engineer John Martini recommending Council approve the request for the right of way abandonments. The Northern Nevada Community Housing Resource Board is the owner of property located at 2555 'D' Street and has requested that the City of Sparks City Council consider the abandonment of a portion of the right of way associated with 'D' Street as well as the right of way associated with two alleys adjacent to their property. (See attached Site Plan.) Staff has researched the request and is of the opinion that the public will not be materially injured by the proposed abandonments and recommends approval. There is no impact to the general fund.

Mayor Martini opened Public Hearing at 3:08 p.m. Comment:

- Property Manager Jena Mumme, Northern Nevada Community Housing Resource Board spoke in support of the item.

A motion was made by Council Member Ratti, seconded by Council Member Smith, to approve the abandonment of a portion of the 'D' Street right of way and the right of way associated with two alleys (legally described by six parcels) adjacent to 2555 'D' Street as outlined by Staff. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Passed unanimously.

- 10.2 Public Hearing, Consideration and possible approval of a request from Wolfhound Holdings LLC to the City of Sparks for the abandonment of a portion of the 12th Street right of way and for the abandonment of a portion of the Victorian Plaza Circle right of way. (FOR POSSIBLE ACTION) (Time: 3:11 p.m.)**

An agenda item from City Engineer John Martini recommending Council approve the request for the right of way abandonments. Wolfhound Holdings LLC is the owner of the Sparks Nugget and has requested that the City of Sparks City Council consider the abandonment of a portion of the right of way associated with 12th Street and the abandonment of a portion of the right of way associated with Victorian Plaza Circle. (See attached site plans.) Staff has researched the request and is of the opinion that the public will not be materially injured by the proposed abandonments and recommends approval. There is no impact to the general fund.

Council member Lawson asked about a potential “trade” of this property for something back for the city. The property was previously dedicated to the city for the purpose of public purposes.

Mayor Martini opened Public Hearing at 3:13 p.m. Comment:

- Wolfhound Holdings President Craig Etem spoke in support of the item.

A motion was made by Council Member Lawson, seconded by Council Member Ratti, to continue this agenda item to the September 8, 2014 meeting to allow the attorney to research options. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Passed unanimously.

**10.3 SECOND READING, discussion and possible adoption of Bill No. 2679, an ordinance amending Chapter 5 of the Sparks Municipal Code to provide for the licensing of Medical Marijuana Establishments and other matters properly related thereto. (FOR POSSIBLE ACTION) (Time: 3:25p.m.)**

An agenda item from City Planner Armando Ornelas recommending Council adopt the ordinance. This proposed ordinance (Bill No. 2679) amends Chapter 5 of the Sparks Municipal Code to provide for the licensing, with associated fees, of Medical Marijuana Establishments. Medical marijuana is a new industry in Nevada. On February 24, 2014, the City Council directed staff to prepare for the Council’s future consideration, amendments to Title 5 to allow for the (business) licensing and regulation of medical marijuana establishments which propose to operate within Sparks in compliance with Nevada Senate Bill 374 (2013) and the State of Nevada’s regulations for medical marijuana establishments. On June 9, 2014, staff presented a draft of the proposed amendments to the City Council. The City Council directed staff to prepare a Business Impact Statement and bring forth the proposed ordinance, including the proposed fee structure. On August 11, 2014 the City Council accepted the Business Impact Statement (BIS) and entered a finding, in compliance with NRS 237.080 and .090, that the BIS was properly prepared and as proposed, Bill No. 2679 does not impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business. The first reading of this bill was conducted during the August 11, 2014 City Council meeting. At this time it is difficult to predict the license fee revenues this industry will generate and the City’s costs for regulating Medical Marijuana Establishments. The proposed business licensing fees will, however, at least partially offset the City’s costs.

Mayor Martini opened Public Comment at 1:31 p.m. No comments were received.

A motion was made by Council Member Smith, seconded by Council Member Lawson, to approve Bill No. 2679 to amend Chapter 5 of the Sparks Municipal Code to provide for the licensing of Medical Marijuana Establishments. Council Members Ratti, Lawson, Smith, Schmitt, YES. Council Member Carrigan, NO. Motion carried 4-1.

**10.4 Public Hearing, consideration and possible approval of Resolution No. 3262, a Resolution authorizing the Financial Services Department to establish an interfund loan to the General Fund from the Motor Vehicle Maintenance Fund of the City of Sparks as necessary for General Fund cash flow purposes. (FOR POSSIBLE ACTION) (Time: 3:32 p.m.)**

An agenda item from Accounting Manager Debi Kinder recommending Council approve the Resolution authorizing an interfund loan to the General Fund from the Motor Vehicle Maintenance Fund as needed. The Financial Services Department is able to manage cash flow more efficiently and effectively in accordance with Nevada law with the ability to issue short term interfund loans on an 'as needed' basis. The City pools the cash from all Funds for investment purposes; however, NAC 354.290 states that if any single Fund experiences negative cash, regardless of duration, the City would be deemed to have created an interfund loan in violation of NRS 354.6118. Specifically, NRS 354.6118 requires that a City wishing to make an interfund loan is required to hold a public hearing to determine use and availability of funds and establish a loan agreement. As payment outflows cannot always be predicted accurately, cash needs may not allow sufficient time to hold the required public hearing. This Resolution will allow the Financial Services Director to manage the cash flow in a more efficient manner without potentially violating NRS 354.6118. Approval of this Resolution will allow for interfund loan(s) from the Motor Vehicle Maintenance Fund to be made to the General Fund to the extent that the General Fund would suffer a 'negative' cash situation. There is no impact to the general fund, this will impact cash flow only.

Mayor Martini opened Public Comment at 1:35 p.m.; no comments were received.

A motion was made by Council Member Ratti, seconded by Council Member Lawson, to approve Resolution No. 3262, authorizing the Financial Services Department to establish an interfund loan to the General Fund from the Motor Vehicle Maintenance Fund as necessary for General Fund cash flow purposes. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Passed unanimously.

**11. Planning and Zoning Public Hearings and Action Items**

**11.1 SECOND READING, discussion and possible adoption of Bill No. 2680, an ordinance amending Chapter 7.16 (Nuisances), including the addition of a "Property Preservation" section, and Chapter 20.35 (Recreational Vehicle Storage) of the Sparks Municipal Code and other matters properly related thereto. (FOR POSSIBLE ACTION) (Time: 3:36 p.m.)**

An agenda item from City Planner Armando Ornelas and Senior Code Enforcement Officer Joe Rodriquez recommends Council adopts the ordinance. In November 2013, the City Council directed staff to work on a limited set of property conservation / maintenance amendments to the Sparks Municipal Code to address some of the most common complaints (e.g., inoperable vehicles in front and side yards, dirt front yards, boarded windows) the City currently receives, but lacks sufficient authority in the code, to effectively mitigate. Changes were proposed to S.M.C. Chapter 7.16 (Nuisances), including the addition of a "Property Preservation" section, and to Chapter 20.35 (Recreational Vehicle Storage). The draft amendments were disseminated and public input was solicited, received and shared with the City Council. The draft code changes were revised and presented to the Sparks Planning Commission on July 17, 2014. The Planning Commission recommends the City Council approve the proposed amendments. Adoption of these code changes is anticipated to result in additional code enforcement activity.



The City Council approved a third code enforcement position as part of the City's budget for 2014/2015.

Mayor Martini opened public hearing at 1:40 p.m. Comments:

- Council Member Smith read a letter from Sparks citizen Doug Barr, opposing changes involving parking cars and working on cars on private property.
- Sparks resident Kevin Christensen commented in support of code enforcement changes.
- Sparks resident Carol Pryner commented in support of code enforcement changes.

Council Member Ed Lawson requested an appeals process for code enforcement be put in place and for the landscaping compliance portion of the ordinance be delayed beyond January 2015.

A motion was made Council Member Ratti, seconded by Council Member Carrigan, to approve Bill 2680 to amend Chapter 7.16 (Nuisances) including the addition of a "Property Preservation" section, and Chapter 20.35 (Recreational Vehicle Storage) of the Sparks Municipal Code. Council Members Ratti, Lawson, Smith, Carrigan, Schmitt, YES. Passed unanimously.

**11.2 PCN14016- Consideration of and possible approval of Resolution No. 3264, a Resolution adopting a master plan amendment to change the land use designation from 4/DU/Ac to Mixed Use (MU), on a site totaling approximately 43.8 acres located at 6000 Vista Boulevard, Sparks, NV (FOR POSSIBLE ACTION) (Time: 3:59 p.m.)**

An agenda item from Senior Planner Karen Melby recommending Council approve Resolution No. 3264 certifying the master plan amendment associated with PCN14016. This is a request for a master plan amendment to change the land use designation from 4 dwelling units per acre to Mixed Use (MU) on three parcels totaling 43.8 acres located at 6000 Vista Boulevard. The subject property was reviewed as part of the Kiley Ranch Northeast Golf Community Planned Development Handbook. A final handbook was reviewed in July 2003. Residential density for this approximately 44 acres was proposed to be 4 dwelling units per acre with a proposed number of units of 158. Though it was part of this Handbook, this property was never zoned NUD (New Urban District) because the property owner wanted to retain the agricultural tax exemption. The focus of the handbook was a proposed golf course which was never developed so the handbook was never final or recorded.

The neighborhood meeting for the master plan amendment was held May 15, 2014. No one attended the meeting. The Truckee Meadows Regional Planning Commission found the master plan amendment in conformance with the Regional Plan on July 23, 2014. There is no impact to the general fund.

A motion was made by Council Member Carrigan, seconded by Council Member Smith, to approve Resolution No. 3264, certifying the master plan amendment associated with PCN14016, based on the 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. Passed unanimously.

**11.3 SECOND READING, discussion and possible action on PCN14016, Bill No. 2681, an ordinance to rezone from A-40 (Agriculture) to NUD (New Urban**

**Development), on a site totaling approximately 43.8 acres located at 6000 Vista Boulevard, Sparks, NV; and other matters properly relating thereto. (FOR POSSIBLE ACTION) (Time: 4:04 p.m.)**

An agenda item from Senior Planner Karen Melby recommending Council approve the rezoning associated with PCN14016. This is a request to rezone from A-40 (Agricultural) to NUD (New Urban Development) on a site totaling 43.8 acres located at 6000 Vista Boulevard. The subject property was reviewed as part of the Kiley Ranch Northeast Golf Community Planned Development Handbook. A final handbook was reviewed in July 2003. Residential density for this approximate 44 acres was proposed to be four (4) dwelling units per acre with 158 proposed units. Though it was part of this handbook, this property was never zoned NUD (New Urban District) because the property owner wanted to retain the agricultural tax exemption. The focus of the handbook was a proposed golf course which was never developed, so the handbook was never finalized or recorded.

The neighborhood meeting for the master plan amendment associated with this rezoning request was held May 15, 2014. No one attended the meeting. The Planning Commission reviewed and approved the master plan amendment on June 19, 2014. The master plan amendment was found in conformance with the Regional Plan by the Truckee Meadows Regional Planning Commission on July 23, 2014. There is no impact to the general fund.

Mayor Martini opened public comment 2:02 p.m. Comments:

- Representing the applicant Wood Rogers, Melissa Lindell commented in support of the item.

A motion was made by Council Member Carrigan, seconded by Council Member Smith, to approve the rezoning associated with PCN14016 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. Passed unanimously.

**11.4 SECOND READING, discussion and possible action on PCN14012, Bill No. 2682, an ordinance to change the zoning from R5 (Multiple Family Residential) to PO (Professional Office) on a site approximately 1.6 acres in size located at 2405, 2415, and 2435 Pyramid Way, Sparks, NV, and other matters properly relating thereto. (FOR POSSIBLE ACTION) (Time: 4:05 p.m.)**

An agenda item from Senior Planner Tim Thompson recommending Council approve the rezone request associated with PCN14012. This request is to change the zoning on approximately 1.6 acres from R5 (Multiple Family Residential) to PO (Professional Office).

In 1995, the City Council approved a Special Use Permit (SP950022) for the establishment of the Masonic Lodge and office buildings on the northwest corner of Pyramid Way and York Way.

An amendment to the Special Use Permit was approved by the City Council in 1999 (SP990022). The original approval included a condition which restricted the hours of operation for the office component of the development. The amendment allowed the property owner to extend the hours of operation specifically for Building B. There is no impact to the general fund.

Mayor Martini open the item for public hearing at 2:07 p.m.. No comments were received.

A motion was made by Council Member Lawson, seconded by Council Member Ratti, to approve the rezone request associated with PCN14012 to change the zoning on 1.6 acres from R5 (Multiple Family Residential) to PO (Professional Office), adopting 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. Passed unanimously.

**12. Closed Door Sessions - None**

**13. Comments**

**13.1 Comments from the Public** (Time: 4:08 p.m.)

- Bill Wagner posed questions on the city's "beautification project."

**13.2 Comments from City Council and City Manager** (Time: 4:11 p.m.) - None

**14. Adjournment** (Time 4:11 p.m.)

Council was adjourned at 4:11 p.m.

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GENO R. MARTINI, Mayor

ATTEST:

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Teresa Gardner, City Clerk

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