



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action

Date: June 21, 2018

RE: PCN18-0019 - Consideration of and possible action on, for a site 7.72 acres in size in the PD (Planned Development – Vistas) zoning district located at 2255 S. Los Altos Parkway, Sparks, NV, requests for:

- DA18-0002 – A Development Agreement pursuant to NRS 278.0201 between the City of Sparks and Landstar Companies, LLC providing for planning and development of the site; (For Possible Action) and
- RZ18-0003 - Rezoning of the site from PD (Planned Development – Vistas) to MF2/PUD (Multi-family District/Planned Unit Development). (For Possible Action)

Please see the attached excerpt from the June 7, 2018 Planning Commission meeting transcript.

1 UNIDENTIFIED WOMAN: Thank you.

2 MR. CRITTENDEN: Chairman VanderWell --

3 CHAIRMAN VANDERWELL: Yes.

4 MR. CRITTENDEN: -- and members of the Planning
5 Commission, Ian Crittenden, Senior Planner.

6 This is PCN18-0019. It is a request to enter
7 into a development agreement with the City of Sparks, as
8 well as to rezone a 7.72-acre parcel from PD to MF2/PUD.

9 The PUD designation is not one that gets
10 typically used throughout the City. However, it is a
11 carryover from the rezoning processes outlined in the
12 handbook and exists on the western portion of this site.

13 The site in question is this roughly triangular
14 piece that is west of Los Altos at that roundabout with
15 Vista Heights Drive.

16 The site is in the Vistas Planned Development
17 Handbook. That handbook was approved through a special
18 use permit in 1988. At that time, this area was
19 designated in the handbook as multifamily.

20 The applicant requested to rezone this property
21 last year. Due to large amounts of public comment as
22 well as a motion to recommend denial from the Planning
23 Commission, the applicant withdrew their application and
24 pursued remedies to address the concerns that were
25 raised at Planning Commission.

1 Part of those remedies is they have requested
2 entering into a development agreement. As you may know,
3 the state law does not allow us to condition rezoning
4 requests. And so the original request would have
5 allowed the maximum density for this size parcel at MF2,
6 which would have amounted to about 108 units. That was
7 expressed by the applicant not to be their desire. But
8 the rezoning can't, can't really look at that, because
9 there's no way for us to limit the number of units that
10 would have been potentially developed, at least not at
11 that, not at that point.

12 And so, in order to try to address that concern
13 for that high level of density, they are proposing to
14 enter into a development agreement that would limit the
15 number of units to 75 units. And they did also address
16 that they would be townhome units that would be a
17 for-sale product.

18 And just a reminder, while the development
19 agreement does allow us to set certain requirements or
20 terms to the rezoning, it still is a rezoning request
21 associated with that development agreement. This is not
22 a development plan.

23 So some of the concerns that had been voiced in
24 other meetings can't, would not normally be addressed at
25 this level. We are still talking about a rezoning. We

1 have talked about terms that would limit the density,
2 and so forth, but this is not a development plan, so
3 some of those, some of that fine detail has not been
4 addressed, even what might be considered some larger
5 details, but that really would be addressed through
6 additional processes that the applicant would have to go
7 through in the future, if this were approved.

8 The development process for multifamily in the
9 Vistas is a little odd due to the nature of the
10 handbook. The handbook indicated originally that as
11 parcels came into -- became ready to be developed, that
12 they would be rezoned to R1 -- R115/PUD, which is an old
13 zoning designation that's not used anymore, but amounts
14 to or was converted to as the zoning designation changed
15 in the City, to SF15, which requires 15,000-square-foot
16 lots. That density is not something that's typical
17 throughout the Vistas.

18 But it was, the PUD was the important piece of
19 that at the time, and that indicated that, hey, go look
20 at the Vistas Planned Development Handbook, and that
21 would give you your actual development guidelines.

22 There were no development guidelines included
23 for the multifamily portion of development, but the
24 handbook did indicate that when that time came, they
25 should be rezoned to a multifamily zoning district,

1 which would provide those development standards for the
2 parcel.

3 Just to go through some of the exhibits that we
4 have here, this shows the existing zoning of the parcel
5 at PD. Which Planned Development just indicates to
6 staff that you need to go look at the handbook, which is
7 actually the zoning document for this site.

8 The requested zoning is to MF2. Again, as we
9 mentioned, it would have a PUD designation to indicate
10 that they still do belong inside the Vistas, there still
11 are requirements of the planned development handbook
12 that would apply.

13 This is the development plan for the Vistas
14 that was established in 1988. The site is in this lower
15 portion here. Vista Village East was the designation
16 given to the site. And here it is, that, that map
17 overlaid on an aerial to kind of help illustrate the
18 Vista area was the Vista Village East designation from
19 the past.

20 This slide should help kind of indicate that
21 SF15/PUD zoning that exists on kind of the western
22 portion of this site, that is an oddity, as would be
23 this parcel, and it all is a function of the way that
24 the handbook was written. As we moved forward through
25 the zoning process and the PD zoning designation became

1 available, that was the designation that the rest of
2 this was zoned to, because the SF15/PUD designation no
3 longer made as much sense as using the PD zoning
4 designation, which amounts to the same thing. It
5 wouldn't work in this location as for future
6 development, because there's no development standards
7 for multifamily, so we would have to rezone to
8 multifamily in order to get those development standards
9 associated with the parcel.

10 This is a map showing the comprehensive land
11 use. As mentioned, the development agreement complies
12 with the Comprehensive Plan in that it would require
13 this to, it would require that this property be
14 developed at 10 units per acre, roughly. The MF14
15 planned development land use allows for densities of 10
16 to 14 units per acre. So it's an appropriate match on
17 land use designation.

18 Also, the MF2 zoning designation is also one of
19 the listed appropriate zoning districts for the MF14
20 planned development, or MF14 Comprehensive Plan land use
21 as laid out in the Comprehensive Plan.

22 The development agreement does include a
23 conceptual plan of how the units that they are
24 requesting would lay out on the property, as well as a
25 utility plan that shows how the utilities would be

1 brought into this parcel.

2 Just go back here to general site planning.

3 Staff has received numerous calls and emails
4 and letters. Those letters were either included in the
5 staff report or have been handed out to the Planning
6 Commission for your review. The public comment the
7 staff has received has all been in opposition to this
8 request.

9 There are three findings associated with a
10 zoning request or a zone change request.

11 The first is Z1, which requires that the
12 request is, the request is consistent with the
13 Comprehensive Plan. As mentioned earlier, the requested
14 MF2 zoning district is an appropriate zoning district
15 for the MF14 Comprehensive Plan land use.

16 This request also helps fulfill goals H1,
17 Policy H1 and Policy H2, which all relate to the
18 availability of land for a variety of housing options in
19 areas that can provide the necessary services. This
20 rezoning would allow this site to provide additional
21 housing.

22 The location of this site in a mature planned
23 development will have, it will have access to all the
24 necessary services for that kind of development.

25 Policy CF1 requires that the City services be

1 available, will be able to be provided at acceptable
2 levels in order to be approved. A memo from the
3 Community Services Director is attached to the staff
4 report, along with supporting documentation that states
5 that City services, sewer, stormwater and transportation
6 can be provided at sufficient levels for this type of
7 and level of development.

8 As mentioned, this has been a land use that has
9 been anticipated since the '80s. And so all the
10 development of City infrastructure in that area was
11 developed at a level to accommodate this, this kind of
12 growth and development.

13 Finding Z2 requires that this project be
14 consistent with the surrounding existing land uses. The
15 site is bordered on all sides by single-family
16 residential. Specifically, it's bordered by Los Altos
17 on the east, an open space on the north and south, and
18 then some single-family on the very western side.

19 So single-family and multifamily housing can be
20 compatible uses. Through the tentative map process,
21 which would be required for a townhome product, this
22 process would be able to address any additional concerns
23 that may come up.

24 The adjacent open space will also help to serve
25 as a buffer between this multifamily product and the

1 single-family to both the north and the south.

2 The development map from the Vistas shows that
3 the adjacency was considered at the time of granting the
4 special use permit for this planned development. And at
5 that time, the developer and the City found that those
6 uses adjacent to each other were compatible at that
7 time.

8 And many of the planned developments in Sparks
9 have single-family and multifamily adjacent to each
10 other. For example, Pioneer Meadows, Kiley Ranch North
11 and South, the Foothills, Miramonte, and Wingfield
12 Springs all have multifamily directly adjacent to
13 single-family products.

14 And then Finding Z3 requires that public notice
15 be given. All owners of property within 750 feet of
16 this project were noticed. 269 notices were sent out.
17 And it was also noticed in the Reno Gazette-Journal.

18 That is the end of my presentation. If you
19 have any questions for me, I'd be happy to answer those.

20 CHAIRMAN VANDERWELL: Thank you.

21 Mr. Ornelas.

22 MR. ORNELAS: If I may just add, we, the City
23 did receive a request from the applicant to continue
24 this item. Because we had already noticed the item and
25 it had been posted to the City's website with the

1 agenda, the appropriate time --

2 UNIDENTIFIED WOMAN: Speak up, please. We
3 can't hear you.

4 MR. ORNELAS: The appropriate, the appropriate
5 time to make that request is now, on the part of the
6 applicant. It is at the discretion of the Planning
7 Commission as to whether or not to grant a continuance.

8 If you were to grant a continuance, it would
9 have, it would need to be to a date certain. So the
10 next scheduled meeting of the Planning Commission is on
11 July 5th. We could do it on July 19th or August 2nd,
12 but it would have to be to a specific date.

13 You are obligated to open the public hearing
14 and take public comment. But then it's at your
15 discretion.

16 CHAIRMAN VANDERWELL: Thank you.

17 Would the applicant like to speak?

18 MS. ANGELA FUSS: Good evening, Commission.
19 For the record, Angela Fuss with Lumos & Associates here
20 today on behalf of the applicant.

21 We are requesting a continuance. And to give
22 you a little bit of background as to why we are
23 requesting this at this time, it was two weeks ago that
24 we held a volunteer neighborhood meeting. We reached
25 out to the adjacent property owners. We sent out about

1 400 invitations and invited them to come to the meeting
2 where they could learn about the project, and we could
3 take some comments and some questions. That was two
4 weeks ago.

5 So a week ago, we sent in a request to the City
6 to continue this agenda item.

7 And at this point, we would like to go back and
8 amend our development agreement to address some of those
9 neighborhood concerns. Some of the things specifically
10 that they talked about was density, building height,
11 type of residential use, parking, access, traffic,
12 grading. A lot of those things, we feel, we can address
13 as part of the development agreement.

14 Because this is a zone change, you cannot
15 commission a zone change. But because we've added that
16 development agreement, that gives us a mechanism to put
17 in some bookends, as I would call it, some assurances
18 that run with the land, not with the property owner.
19 So, again, that gives the assurance of whatever happens
20 down the road with this property has to fall within the
21 guidelines of that development agreement.

22 So we've asked for that continuance to the next
23 available meeting. It sounds like July 5th is the next
24 available date. Between now and then, we'll be working
25 with staff to amend that development agreement, and come

1 back to you on July 5th, or whatever date is next, to
2 present the project.

3 Thank you.

4 CHAIRMAN VANDERWELL: Thank you.

5 Okay. This is a public hearing, and I'm going
6 to open the public hearing for requests to speak.

7 MS. SMITH: Madam Chair, I have a total of 126.

8 (Laughter.)

9 CHAIRMAN VANDERWELL: Okay. We're going to
10 be --

11 (Applause.)

12 CHAIRMAN VANDERWELL: We are going to be
13 respectful of the Commission and of each other. So that
14 everybody has a chance to speak, I ask that everyone be
15 respectful, or we'll have to recess the meeting until we
16 can come to an agreement.

17 MS. SMITH: As I was saying --

18 CHAIRMAN VANDERWELL: Yes.

19 MS. SMITH: -- I have 126 cards in opposition.
20 However, only 30 of the 126 have requested to speak.

21 CHAIRMAN VANDERWELL: Okay.

22 MS. SMITH: Would you like me to read the other
23 96 into the record, or how would you like me to do this?

24 CHAIRMAN VANDERWELL: Yes, if they can be read,
25 read into the record, I'd appreciate it.

1 MS. SMITH: Joseph Mazzuiotelli.

2 And I apologize ahead of time if I can't read
3 your writing or can't pronounce your name.

4 CHAIRMAN VANDERWELL: Excuse me.

5 MS. SMITH: Brian and Marilyn Green. Randy and
6 Donna Keller. Scott and Jillian Sass. Michael Kwasna.
7 Charles Atwood. Charles Hurt. Sharon Flanary. Kelly
8 Hagan. Matthew James Miller. Carla Miller. Robin
9 Merrill. Brandon Neupher. Jack Claar. Maria and
10 Ronald Manabat. Debbie Reef. John Ippolito. Martha
11 Slavonic. Nancy Shirley. Mary LeMay. John LeMay.
12 LaVerne Peter. Charles Peter. Tracy and Mario
13 Guardado. William Smith. Debbie Smith. Jonathan
14 Crawford. Donald Gardner. Randal Richardson. James
15 Hengel. Julia Richardson. Sharon Heck. Luisa Acaitz.
16 Janet Simpkins. Karen Hoyt. Angelo Carmella. Carol
17 Carmella. Jana Atkinson. Ellen Kingsley. Doug Evans.
18 Dave Evans. Patricia Ippolito. Carol Carmella. Julie
19 Fleck. Linda Stayner. Lidia Chaider. Barbara
20 Crawford. Ron Lee. Julia Gibson. Terry Morgan. Marc
21 Hvegholm. Kelley Hvegholm. Marvin Cochran and Leslie
22 Cochran. Katherine Williams. Kelly Favre. Richard
23 Favre. Kevin Vopa. Jeremy Merlino. Sara Hook. Steven
24 Hook. Deanna Ronan. Richard Capurro. Colleen
25 Williams. Kirk Woodliff. Evelyn Tifft. Barry Tifft.

1 Wanda Harris. April Santana. Kathy Kindall. Carol
2 Wise. Zoe Stevenson. Michael Sloan. Gust Proutsos.
3 Petite Proutsos. Cathy Allen. Rosalie and John
4 Wilburn. Jacqueline Miller. Carmen Meikle. Dolly
5 Capurro. Lucille Hill. Frank Hill. Valdine Renucci.
6 Irene Connors. Randy Connors. Scott Atchison. Terry
7 Riddle. JC Brooks. Lon Hall. Julie Wardleigh. Alan
8 Munson. Juan Diaz. Eric Walker. Tricia Woodliff.
9 Terry Empey. Annette Picurilli. Anna Van Dyne. Mark
10 Roberts. Mariam and Guadalupe Rodriguez. Andrea
11 Wagner. Dixie Butler. And Aaron Belardy.

12 CHAIRMAN VANDERWELL: Thank you.

13 MS. SMITH: And then did you want the --

14 MR. ORNELAS: There's other ones that wish to
15 speak.

16 MS. SMITH: Those are the 30 that wish to
17 speak.

18 CHAIRMAN VANDERWELL: Okay. Thank you.

19 Okay. We are going to start with Peggy Rew.
20 And what I would like to ask the audience is, while
21 people are speaking or even after they speak and things,
22 that no clapping, no talking to us or amongst
23 yourselves. Because this way, so everybody can hear, we
24 would greatly appreciate that.

25 MS. PEGGY REW: Thank you.

1 CHAIRMAN VANDERWELL: Thank you.

2 MS. PEGGY REW: My name is Peggy Rew. I live
3 at 2722 Mylonite Court in Sparks, up at the top of
4 Belmar Drive where it meets Earthstone.

5 Mayor Martini, Planning Commission and City
6 Council members, Sparks is an amazing place to raise a
7 family, enjoy community events, be a member of an
8 unlimited amount of civic groups. Plus, you have a
9 choice of spiritual congregations to be a part of. I
10 came to this area in 1963. I have seen a lot of growth.

11 Many of you are new to the Commission or to
12 Council. But over 20 years ago, I spent many an hour in
13 these chambers because another builder promised one
14 thing and did another. It took the Vintage Hills
15 Homeowners Association months to rectify the issue,
16 which still wasn't a hundred percent, but the Commission
17 and the Council buckled to pressure just to get it done.
18 I don't want to see that happen again.

19 It sounds like history is repeating itself by
20 letting builders come to town, propose one project;
21 then, after they are approved, they change the game
22 plan. Yet the City Council and the Commission does
23 nothing. You guys live here. I would hope that you
24 would care as much about our area as we do.

25 So when does the quality of life come into

1 play? When does accountability come into play? How do
2 you sleep at night knowing our infrastructure needs
3 improvement? But yet you've just let another builder
4 propose where congestion may become a road rage issue.
5 Just going through those traffic circles, people do not
6 understand the etiquette. Schools become more
7 overcrowded. And our police and fire coverage is
8 inadequate.

9 And I know that for a fact, because when
10 Pyramid Highway was being done, everybody came down
11 Sparks Boulevard. And I lived in the Vineyards, and I
12 moved last year because of the traffic and because
13 Sparks PD told me that we have not enough police to man
14 Sparks Boulevard for the motorcycle racing. That's not
15 acceptable to me. Just walking your dog can be a
16 hazard.

17 Officials may skirt these issues without
18 consequence. But now builders contribute to election
19 campaigns. There's something wrong with the system.

20 Also, I have been in these chambers many times.
21 And I was told by a recent candidate that each person
22 that comes and speaks their piece or their complaints is
23 contacted by the Commission or the City Council in
24 regards to what we spoke about. I have never once been
25 contacted after I leave or before I leave. So that

1 candidate lied in public.

2 And I'm sad about that. Because if you guys
3 really do want to know what we think, you may contact
4 us.

5 Now, I also am here representing Jeff Bonano,
6 mayoral candidate. He could not be here. He's at the
7 farmers market. But I did bring a letter from him, and
8 each of you got a copy of it.

9 So I hope that you understand that the quality
10 of life in the City of Sparks is much more important
11 than letting another builder come to town.

12 CHAIRMAN VANDERWELL: Thank you.

13 Next, we have Bill Wagner.

14 MR. BILL WAGNER: I really didn't realize I had
15 so many lovely neighbors.

16 (Laughter.)

17 MR. BILL WAGNER: Okay. Here we go. Madam
18 Chairperson and Commission, my name is Bill Wagner. I
19 currently live in the Vistas. For the record, I'm here
20 to talk about 2255 S. Los Altos Parkway, PCN18-0019.

21 After attending the meeting on 6-2 where I
22 talked about the safety issues, such as earthquakes,
23 fire, rain, snow, what the plan is you might recommend
24 to the City of Sparks and Sparks City Council to --
25 let's see -- excavate approximately 200 residents. I

1 personally believe the collaboration between the two
2 entities is a necessity.

3 Now, I have other concerns. The plan will take
4 two years to complete, build, sell, build, sell in
5 stages. Who knows if it's going to take two years. It
6 may take three or four years. Noise, which will affect
7 a lot of people, homebound, retired, unemployment,
8 unemployed, and those people that work at night and have
9 to sleep during the day.

10 There is also the possibility of damage to the
11 foundations of many homes due to the excavation process.
12 Apparently, it's on solid rock, and you may have to use
13 dynamite or whatever. I don't know.

14 Construction mishaps to the employees because
15 of the difficult terrain they'll be working on. It's
16 pretty steep an areas, for sure, if you've all seen it.

17 For all the homes whose fence lines run along a
18 very steep hillside where it drops off, boy, you could
19 see somebody, move the truck, move the truck, no, stop,
20 sliding down that mountaintop. It would be really
21 scary.

22 So thank you for your time. And I hope the
23 Commission will listen to my concerns. Thank you very
24 much.

25 CHAIRMAN VANDERWELL: Thank you.

1 Next, if we could have Spencer Ericksen.

2 MR. SPENCER ERICKSEN: Thank you. Is it
3 possible to use the camera?

4 CHAIRMAN VANDERWELL: It sure is.

5 MR. SPENCER ERICKSEN: Thank you, Ian.

6 MR. CRITTENDEN: You're welcome.

7 MR. SPENCER ERICKSEN: Thank you, Madam
8 Chairman. For the record, my name is Spencer Ericksen.
9 I live at 2265 Stone View Drive in the Vistas.

10 I have three takeaways regarding this project
11 that I would like to speak to tonight. And I'll try
12 really hard to keep it under three minutes.

13 Takeaway number one, the proposed zoning is not
14 consistent with the City of Sparks Comprehensive Plan.
15 The designation of this lot as multifamily is an
16 anomaly. The parcel is neither close to public transit
17 nor located near an activity center as spelled out in
18 the Comprehensive Plan language.

19 In the Sparks comprehensive land use map
20 there's not a single other lot in the entire city zoned
21 MF that is surrounded on all sides by Low Density
22 Residential as this one is. Every other MF designated
23 parcel is true to the land use description and adjacent
24 to commercial property, large blocks of open space,
25 other multifamily developments are Intermediate Density

1 parcels.

2 In addition, Policy MG11 of the Comprehensive
3 Plan states that a new infill development is required to
4 consider and be sensitive to the character of existing
5 neighborhoods in regard to zoning, building mass and
6 structure placement, which is clearly not the case here.

7 For all these reasons, Finding Z1 cannot be
8 made.

9 Takeaway number two, this development is not
10 compatible with surrounding existing land use.
11 Regardless of what the developer originally envisioned
12 in the Vistas master plan in 1988, what was planned was
13 not actually built.

14 As it is clear from the map overlays in
15 Exhibit 15, shown here, the original developer abandoned
16 all the other high-density features in the Vistas and
17 instead developed it exclusively as single-family homes.
18 The lot in question no longer has any of the surrounding
19 elements called for in the Sparks zoning code Title 20
20 description for MF2.

21 Even without considering of issues of overflow
22 parking, traffic in the roundabout, pedestrian and child
23 safety, or the impact to surrounding homeowners and
24 schools, it is clear that a high-density use is
25 incompatible with the surrounding neighborhood and that

1 Finding Z2 cannot be made.

2 Number three, if it's not obvious already,
3 homeowners are adamantly opposed to this rezoning and
4 development.

5 I'd like to pose two quick questions to the
6 audience. First, if with enough changes to the
7 development agreement you can be persuaded to support
8 townhomes, raise your hand now.

9 Second question. If you oppose any form of
10 townhomes on the lot, raise your hand now.

11 Lastly, I'd like to address the request for
12 continuance and note that it is at the discretion of the
13 Commission. I urge you to deny that continuance and
14 vote down the application tonight instead of kicking the
15 can down the road.

16 We homeowners can and will continue to show up
17 for these meetings. But how much more of the public's
18 and the Commission's time really needs to be spent on
19 this issue? The issue of multifamily zoning should be
20 decided now, so that future efforts can be spent on
21 plans or developments that the community can actually
22 support.

23 Thank you for your time.

24 CHAIRMAN VANDERWELL: Thank you.

25 Ken Williams.

1 MR. KEN WILLIAMS: Hello.

2 CHAIRMAN VANDERWELL: Hello.

3 MR. KEN WILLIAMS: I'm Ken Williams. I live at
4 5080 Vista Heights Court with my wife, Colleen. We've
5 lived there since '99.

6 And I just wanted to talk to you guys for a
7 second, you know, and say hello. And what I have to say
8 is, at the end of Vista Heights Drive is the roundabout.
9 That is the smallest roundabout I've ever seen. I
10 haven't seen one smaller. In fact, as you turn right
11 onto Vista Heights, there was a retaining wall there,
12 but it got knocked down so many times, they finally
13 built a concrete wall this thick.

14 And the thing is, is they're going to have
15 their outlet coming onto that roundabout, and that's
16 just reckless planning. That makes no sense at all.
17 It's too much. If you go up there, there's nothing but
18 tire marks. It's just, it's a mess. And on certain
19 hours, like when the kids get out of school, just go up
20 there. You'll see what I'm talking about.

21 This is a big issue. But it's just really
22 collateral damage. The real issue is building those
23 homes in the middle of single-family units. It just
24 doesn't fit. It's -- he talked about there being
25 townhomes in Miramonte. I haven't seen any, except on

1 the end, where they probably belong, not in the middle
2 of them. So I don't, I don't know about that. I just
3 know that that would give a black eye to this community.

4 Their proposal is a projection, a prophecy of
5 what, of all these variables. I went to that meeting on
6 the 23rd, and I left there going, what the hell just
7 happened? I was in a fog. I didn't, I didn't get much
8 of it. It was too vague. And it was disturbing, if
9 anything. I asked the developer if he thought about
10 single-family units. But, no, it never came up. I'm
11 thinking it's probably a money issue, then. Well, what
12 else is new?

13 You know, these people are, they're reasonable.
14 If there would have been something within reason, you
15 know, that we could live with, we wouldn't be here. You
16 know, it just wouldn't be happening.

17 And I'm just thinking, you know, there's all
18 these people that are going to talk about the traffic,
19 the property value, the impact on Bud Beasley, the
20 quality of living. You know, I'm not seeing a lot of
21 empathy from these, from the developers. I feel like
22 this is being crammed down my throat. And it doesn't
23 feel good.

24 And I'm recommending, I'm asking you not to
25 recommend this go to the City Council.

1 And thank you very much. Have a good evening.
2 CHAIRMAN VANDERWELL: Thank you.
3 MR. KEN WILLIAMS: Uh-huh (affirmative).
4 CHAIRMAN VANDERWELL: Next, Miranda Vaulet.
5 MS. MIRANDA VAULET: Close.
6 CHAIRMAN VANDERWELL: Sorry.
7 MS. MIRANDA VAULET: That's okay.
8 CHAIRMAN VANDERWELL: You can correct me when
9 you get up here. Thank you.
10 MS. MIRANDA VAULET: It's not needed.
11 Okay. This is my first time. I'm very
12 informal.
13 CHAIRMAN VANDERWELL: That's quite all right.
14 MS. MIRANDA VAULET: So --
15 CHAIRMAN VANDERWELL: Can you please state your
16 name for the record?
17 MS. MIRANDA VAULET: Oh. Miranda Vaulet.
18 CHAIRMAN VANDERWELL: Great. Thank you.
19 MS. MIRANDA VAULET: I live in the Vistas.
20 I've lived there for nine years.
21 Basically, I just want to share my experience
22 with you guys that happened yesterday. So I had kids at
23 Bud Beasley, Mendive, and Reed. I was at Bud Beasley
24 for their field day, and it was fun, and everybody's out
25 there. You split the kids. Each class comes to you,

1 and you split them in two. So you ask them, how many
2 kids are in your class? Almost every time, it was 38,
3 39, 36.

4 I just, if we put 75 more townhomes, I mean
5 it's already insane the building that's already
6 happened. I just can't imagine cramming more. I mean I
7 feel bad for the teachers. I feel bad for the kids that
8 are trying to learn. They're not getting the one-on-one
9 that they are needing.

10 And there's a million reasons, I think, why
11 this shouldn't happen. But that's for me as a mother.
12 And I'm also a realtor, for 15 years. Don't be mad at
13 me. I'm just kidding.

14 And I still oppose this heavily. I mean I just
15 can't imagine the class sizes getting any bigger.
16 They're busting at the seams there.

17 The traffic in and out dropping my kid off and
18 picking her up from school is, it's insane.

19 So I just -- to me, I feel like it doesn't
20 belong. We don't have the room. And as he's talking
21 about the roundabout, I can imagine that happening. And
22 I also do not let my kids even ride bikes in our
23 neighborhood. Which is sad. Because they should be
24 able to do that.

25 So as a mother, that's kind of what I coming

1 here for today. So, please, if you could take that into
2 consideration.

3 CHAIRMAN VANDERWELL: Thank you.

4 MS. MIRANDA VAULET: Thanks.

5 CHAIRMAN VANDERWELL: Mary Neuhoff.

6 MS. MARY NEUHOFF: My name is Mary Neuhoff. I
7 live at 4692 Goodwin Court. And that's for the last 12
8 and a half years.

9 If I had had any idea, when I bought my home at
10 the end of 2005, that there was a potential for a
11 townhome or apartment complex to be built on the other
12 side of the hill behind me, I would not have bought my
13 house. I wanted to live what commonly in most
14 communities is called R1 property, which is just, you
15 know, single-family homes.

16 I spoke at the meeting at Beasley with a lady
17 who lived up, I think, off of Vista Heights, who told me
18 that when they were blasting the land where my house is
19 now, that there were rocks flying through the air, that
20 some hit her house, damaged her roof, that the ground
21 was shaking. That's not exactly anything to look
22 forward to.

23 That, that land there, according to my
24 next-door neighbor, who is a Ph.D. geologist, is two- to
25 three-million-year-old basalt. It's pretty sturdy

1 stuff. So it's going to, you know, take a lot to get
2 through it.

3 I'm concerned about privacy. I am concerned
4 that regardless of what the developer may indicate they
5 plan to put on that land, even if it were somehow
6 agreeable -- I don't think it ever could be with me, but
7 if it were, there's nothing to keep them from changing
8 it. There's nothing to keep them from selling the land
9 to somebody else who'd do Lord knows what with it. You
10 know, there is just, there's no guarantee of anything.

11 At the meetings last year and then, also, at
12 the meeting at Beasley on the 23rd of May, the
13 30-year-old handbook, plan, whatever you want to call
14 it, kept being brought up, you know, like it was cast in
15 concrete law like a constitution.

16 There are five other pieces of property, two
17 that were planned for multiple-family development. Ours
18 is, this lot was the third. The other places were --
19 there was going to be a community center. There was
20 going to be a fire station. There was going to be a
21 park. All of those places, with the exception of this
22 one poor little lot, ended up getting developed for
23 single-family homes.

24 And why now, this late, when the whole area is
25 comfortably inhabited by people in their single-family

1 homes, does a multifamily development have to be stuck
2 here? I just don't understand it. And I strongly
3 oppose it. And I hope, like someone said earlier, that
4 you will vote the multi, the zoning change down tonight
5 and not just kick it further, you know, kick the can
6 further down the road.

7 Thank you.

8 CHAIRMAN VANDERWELL: Thank you.

9 Jerry Allen.

10 MR. JERRY ALLEN: I respectfully withdraw my
11 request to speak.

12 CHAIRMAN VANDERWELL: Okay. Thank you.

13 This looks like Santana.

14 MR. GEORGE SANTANA: Hello. My name is George
15 Santana. I live off of Los Altos, and I'd be -- our
16 house would be looking right into this place.

17 Everybody here has already stated about the
18 traffic and the kids. And it is getting bad. I came
19 from California. I've been here a little bit over a
20 year. But I've been coming here for five years. I know
21 what traffic is all about. And it's starting to happen
22 here.

23 Now, as of recently, the other week, I had to
24 actually speak to a gentleman about his daughter doing
25 45 miles an hour, not even stopping at the sign. And it

1 took almost two weeks for me to catch her, to find out
2 where she lived, so we could rectify that situation.

3 And you know it's just going to get worse. And
4 they're building down now, as it is, away from us. And
5 you know the traffic is going to get worse. I don't see
6 how you're going to widen the roads.

7 The roundabouts that they talk about -- now,
8 it's not like I have a huge boat and a truck and a
9 camper, but it is a bear to try to get around there and
10 be safe about it. Can you imagine, if we had all kinds
11 of people doing that in a roundabout that's already
12 pretty hard to get through, whether they're going in the
13 morning to work or after work?

14 And being from California, some of these things
15 that the contractor -- and it just kind of disgusts me,
16 to myself and, I'm sure, a few people here. Like when
17 they do the 750-foot announcement, you can say that you
18 sent out however many letters. Not too many people got
19 the notice. I don't know if they did the top of the
20 hill, 750 feet down, only got a few houses. But it was
21 word of mouth. And that was like a lot more than 750
22 feet behind.

23 And if that wasn't bad, then they tried to
24 schedule a meeting where most of us are going to be at
25 work.

1 So if that wasn't bad, the next meeting they
2 did, they gave us a little letter, that you would just
3 like kind of go away, because you're used to just junk
4 mail. You know, it didn't say you won the lottery, just
5 a ole little Lumos something. Okay. Yeah, it's junk
6 mail. If I didn't have some dealings with what I do for
7 a living, I was just interested because of the name, I
8 would have never opened it and read it. And it was
9 actually a meeting at Beasley school.

10 So, by word of mouth, that got around. And it
11 would have been a lot more people that was complaining.
12 Why couldn't they just say, okay, this is the contract,
13 this is what we plan to do?

14 So it was kind of nice that we actually got
15 like an actual real one this time, with everybody. And
16 you can tell, because a lot of people showed up again.

17 I could just -- I don't care what they keep
18 saying, and just like this continuance. First, they
19 started with an apartment. That didn't work. You all
20 turned it down, except for you, sir.

21 And then they say, well, what can we do now?
22 And it was discussed, and disguised it and, we'll say,
23 oh, we'll do townhomes. Apartments, townhomes and
24 condos are, basically, the same, except for a few
25 features.

1 Even this gentleman for the contractor, we
2 asked him what's it going to look like. He couldn't
3 even tell us that at the Beasley meeting. Is it going
4 to have a fence? Is it going to be open? Is there
5 going to be a ditch? He had no clue.

6 And then, to add insult, he was asked if he
7 lived here. And he said, oh, yeah, he lived here.
8 Within three seconds, we found out, no, he has a place
9 in South Lake Tahoe. That's nowhere near here. So
10 coming here from California, and trying that around
11 here.

12 And everybody loves where they live. I would
13 have took my wife to California when I retired. But,
14 no, it was peaceful and nice and clean here. Let's just
15 keep it that way.

16 CHAIRMAN VANDERWELL: Thank you.

17 Rachel Hambleton?

18 MS. RACHEL HAMBLETON: And I'd like to decline
19 to speak at this time.

20 CHAIRMAN VANDERWELL: Okay.

21 MS. RACHEL HAMBLETON: And I'll (indistinct).

22 CHAIRMAN VANDERWELL: This is the only time
23 we're going to have the public hearing. So if you'd
24 like to speak, you can speak now.

25 MS. RACHEL HAMBLETON: No, because I feel

1 like --

2 CHAIRMAN VANDERWELL: Okay.

3 MS. RACHEL HAMBLETON: -- (indistinct).

4 CHAIRMAN VANDERWELL: Micah Hambleton?

5 MR. MICAH HAMBLETON: Good evening. My name's
6 Micah Hambleton. I live at 4097 Talladega Drive.

7 This is the second home I have owned in this
8 area. We used to live on the corner of Vista Terrace
9 and Vista Heights. We moved there two and a half years
10 ago because of the amount of traffic that goes up and
11 down those streets.

12 I have looked at all of the statements that
13 have been put out about this development. 75 units
14 equals at least 150 more cars, minimum, because we do
15 not have a public transit system that runs up and down
16 Los Altos.

17 It also opens up this area for Section 8. That
18 means no cars for those people. They have to walk, they
19 have to ride a bus, they have to ride a bike. And we
20 have more pedestrians in a highly trafficked area. They
21 have children all over the place. I don't let my kid,
22 who is very good at riding his bike, he doesn't even go
23 near that area for his safety.

24 I don't see this developer as being somebody
25 who cares for what we, the residents of this area, want.

1 It doesn't fit, this development doesn't fit at all.
2 The apartments are down on the end of Los Altos and
3 Vista. That's where the apartment complexes are.
4 That's where it would be fitting for more townhomes, not
5 up in the middle.

6 So I know that other guys have addressed this,
7 other people, that we need to put a kibosh on this
8 tonight and stop kicking the can down the road, because
9 nobody in this neighborhood is going to give up, so.

10 Thank you.

11 CHAIRMAN VANDERWELL: Thank you.

12 Rudy Viola.

13 MR. RUDY VIOLA: Madam Chair, Commissioners,
14 thank you for this meeting tonight. And I want to
15 encourage you not to kick the can down the road, too.

16 And I would like to thank, thank all my
17 neighbors behind me for doing what they have done to
18 notify other neighbors about this. Because they have a
19 lot of concerns, and there are a lot of horror stories,
20 all of us can tell you, and I won't go through all of
21 those that I have a list for, too. But I want to thank
22 them for stepping up and letting all the other neighbors
23 know about this.

24 And, also, I think, there should be a better
25 process, like this developer trying to get with the

1 homeowners in the area, going over the project. But, I
2 think, someone from the Commission or the City Council
3 should talk to the homeowners, too, even at those
4 meetings, or before, or do something ahead of time, so
5 we can avoid some of this stuff at these kinds of
6 meetings. So that way, when we get here, we know what
7 we're going to do, what you're going to do, what they're
8 going to do, and we know exactly what the plan is.

9 And, also, these people can probably help come
10 up with a pretty good plan for that area. And I want
11 you to take a good look at them, because a lot of them
12 are older. The house that they're in, they've been
13 working on it. They've played by the rules all their
14 life. And they've been going through this for, what,
15 quite a few meetings now? And they don't want to do
16 another meeting. They shouldn't have to go through the
17 stress to go, come back here again.

18 And the developer, he gets paid to do this.
19 They don't. They got their house to deal with. They
20 got their family. They got children. And they go to
21 work, too. And they play by the rules. And they should
22 not have to keep showing up here to appease anybody.
23 And the developer, he definitely does get paid to come
24 here.

25 So, thank you. And that's all I have to say.

1 CHAIRMAN VANDERWELL: Thank you.

2 Edward Beroza.

3 MR. EDWARD BEROZA: Hi. My name's Edward
4 Beroza, 4684 North Cactus Hills Drive.

5 Most of the stuff is, that I've heard was
6 pretty much on my list. But I did go to the meeting a
7 few weeks ago with the developer, slash, owner of the
8 property. And at the meeting, he was asked, you know,
9 why he's picked this specific parcel of land when
10 there's so much land in Nevada. His response was
11 because of the maturity, the ambiance and the pristine
12 neighborhood of the Vistas, all of the things that we
13 cherish in our neighborhood.

14 He went on to say that he was only building 75
15 townhomes, when he could build more per the multifamily
16 zoning, because he wanted to help preserve the integrity
17 of the Vistas. Well, wait a minute. This is the same
18 developer who wanted to stick 108 units, apartment units
19 in here last year. So, you know, if he was doing that
20 last year, then where was his concerns for the residents
21 in our neighborhood last year when he proposed this?

22 When Ian Crittenden, Angela Fuss and the
23 developer were asked by a resident to give us one single
24 benefit for the residents to get of this project, there
25 was a long extended silence. And, finally, the

1 developer jumped up and answered, the HOA would get more
2 money. That was it.

3 So, lastly, there's nothing -- it's already
4 been touched about. There's nothing from stopping the
5 developer, once it's rezoned, from changing his mind for
6 townhomes and putting apartments in there if he wants
7 to.

8 Second, I heard him talking about Miramonte,
9 some of the other areas that have multifamily and
10 single-family together. Which is true. But none of
11 them came in 30 years after the homes are built and then
12 are adding the apartments or the townhomes 30 years
13 later. They're building them, you know, copesthetically
14 with each other while they're building the development
15 and not coming in 30 years later.

16 And, thirdly, I mean you already know that
17 everybody in this room is opposed to it. But, I think,
18 if you asked everybody in this room if the zoning was
19 shot down and it was kept the way it was, and the
20 developer came in and said that he would build
21 single-family homes, there's probably not one person in
22 this room that wouldn't raise their hand and say they
23 would approve development of single-family homes in the
24 area.

25 Thank you.

1 CHAIRMAN VANDERWELL: Thank you.

2 Gregg Keyes.

3 MR. GREGG KEYES: My name is Gregg Keyes. I
4 reside at 2115 Canyon Vista Drive, Sparks, Nevada, in
5 the Vistas, obviously. This is regarding PCN18-0019.

6 Commission members, I oppose a proposed
7 rezoning and plan to build in the location of
8 2255 Los Altos Parkway.

9 When I purchased my home in 1993, I was
10 informed the area adjacent to my backyard was an
11 engineered basin that would not be developed by Barker
12 Homes or other builders.

13 We have seen floods that have reached the
14 existing drainage ditches and have run into my backyard
15 over the last 20 years. Recently, the rains, just a few
16 weeks ago, it happened at rim. Nothing was changed to
17 correct or abate this issue. I have attached a history
18 of capacity and flooding, showing seven occurrences
19 dating back to 1995.

20 What will happen when a high-density
21 development cuts into the steep hillside and takes away
22 the natural landscape and turns it into a giant
23 watershed? Concrete mass walls do not absorb water.
24 There will be flooding for certain.

25 The visual, light and noise impact in the

1 natural canyon area will be tremendous and negatively
2 affect the quality of life of all families located in
3 the Vistas. This, in turn, will negatively affect my
4 property value as well as others located in the
5 proximity of this proposed development.

6 This is not an urban setting. People who live
7 here do not want or need multifamily developments
8 literally in their backyards.

9 This development is completely contradictory to
10 the 1988 master plan of a village feel with open spaces.
11 And you're having high-density urban blight thrown in
12 the middle of open spaces we pay for and were
13 guaranteed.

14 The existing traffic on Los Altos is at
15 capacity during morning and evening rush hours. And now
16 that it's proposed to add approximately 150 cars into
17 the mix, it's not a sustainable idea. Those who live
18 here are waiting two to three light cycles to reach
19 Vista Boulevard at this point. Adding more traffic is a
20 ridiculous concept.

21 This project and rezoning problem is the -- I'm
22 sorry. This project and rezoning proposal is a bad
23 idea, bad for the community, property values and the
24 environment. I encourage the Commission to vote no on
25 this proposed action immediately.

1 And, by the way, July 5th is a great date for
2 the builder, because a lot of people will be on holiday,
3 and we won't show up. So that's something to take into
4 consideration and vote no now.

5 Thank you.

6 CHAIRMAN VANDERWELL: Thank you.

7 Nick Williams.

8 MS. SMITH: Do you want this?

9 MR. NICK WILLIAMS: Yeah, I'll start with this
10 and then switch out.

11 MS. SMITH: Okay.

12 MR. NICK WILLIAMS: Hi. I'm Nick Williams. I
13 have several reasons that I think this is a particularly
14 bad idea for the community of the Vistas.

15 The first is, essentially, fit within the
16 master plan. And I've asked to use the document
17 cameras, because Mr. Erickson's done a really nice job
18 of overlaying the original master plan with the
19 development that's occurred.

20 And what you can see is that Vista Village West
21 and Vista Village South simply have not been built their
22 single-family homes now. Additionally, you can see that
23 there was a park that was supposed to be constructed. A
24 school was supposed to be at the end. And there was
25 supposed to be a fire station immediately across

1 Los Altos. None of those things happened.

2 From the original master planning document --
3 that's probably illegible, but it is in your packets as
4 well. It says that the two projects were envisioned to
5 be identical to that of the Vista Village West. In
6 fact, these two projects may be developed and operated
7 together with Vista Village West to achieve its
8 economies of scale and management, each site to include
9 five to six acres of about 64 homes and densities of
10 about a dozen per acre.

11 As those two other sites have not been built,
12 there is no sense of cohesion. And as you can see from
13 the master plan, you can -- the envisioning was not for
14 these apartment complexes to exit directly under
15 Los Altos. They were to exit interior, into the
16 neighborhood of the Vistas. They were to be using
17 Goodwin Road. They were to be using Canyon Vista. And
18 they would be separated from the rest of the homes in
19 the area by a street. They weren't supposed to be
20 bordering it immediately next-door, with only a little
21 bit of common area between them.

22 So this isn't exactly a fit for the master
23 plan. And, I think, the master plan provides enough
24 gray area that this is definitely open for
25 interpretation as it hasn't been followed thus far.

1 Another thing in the master plan is it says, in
2 all instances, in all of the mass, in all of the
3 apartment and townhome areas, it limits to 68 homes.
4 Again, this was also not followed. The lot size has
5 increased. The density has not. But it's now a
6 seven-acre lot instead of a five- to six-acre lot.

7 With regard to some of the very specific
8 project concerns, one that's a major concern to me is
9 fire danger. The Earthstone fire and another fire just
10 last week were caused by nothing more than target
11 shooters. That's a small spark setting off what, in the
12 case of the Earthstone, was 65 square miles of burn.

13 When I look at a plan provided by Lumos, I see
14 75 homes with five-by-five patios with barbecues on them
15 throwing sparks into an open, unlandscaped common area.
16 I'm not an attorney, but if my house burned down because
17 of a bunch of sparks that came off of a townhome that
18 was in a common area in a community that had a master
19 plan that called for a fire station across the street,
20 I'd probably be talking to one.

21 And, of course, traffic. I'm definitely not a
22 traffic engineer. And --

23 (Sound.)

24 CHAIRMAN VANDERWELL: If you can just wrap up
25 your thought.

1 MR. NICK WILLIAMS; My thought is that, by way
2 of comparison, the roundabout at Vista Heights is only
3 50 feet across. Belmar is 85 feet across. And none of
4 those are four-way roundabouts. The next closest
5 four-way roundabout in Sparks is on South D'Andrea, and
6 it's 150 feet around.

7 This is underbuilt and not able to handle the
8 handle the capacity. And even if it can handle the
9 capacity of this project, you're only increasing the
10 amount of work and the increased cost that you're going
11 to have to spend to deal with this in the future when it
12 is underrated.

13 CHAIRMAN VANDERWELL: Thank you.

14 MR. NICK WILLIAMS; Thanks.

15 CHAIRMAN VANDERWELL: Joseph Medulla.

16 MR. JOSEPH MEDULLA: Hi. Joseph Medulla,
17 2326 Stone View Drive. Thanks for listening to us
18 tonight.

19 I'm not so prepared as my neighbors are. But
20 I'm a very busy person, tired. I'm sure a lot of you
21 are. I'm sure all my neighbors are. But I'm still
22 here, because this matters to us. And I will continue
23 to come here as long as this is an issue.

24 I agree with my neighbors. I think, it's been
25 stated, all the problems that we think that this would

1 cause. The traffic. I mean this lot is surrounded by
2 homes. This is not something that can easily be put in
3 there and, you know, have an alternate exit or build
4 another road. I mean this, the ship has sailed on this
5 a long time ago.

6 And at the end of the day, this is purchased
7 zoned as it is, and we're here to rezone something. You
8 can't, you can't go ahead and buy something and then
9 change your mind on it and say, well, now I want it to
10 be this. This was known ahead of time. It was known
11 that this was going to be a problem. It was known that
12 this was going to be a fight. And, like I said, we'll
13 continue to come here and do this.

14 Finally, I guess, I'd urge you, if you do a
15 continuance, July 5th is a terrible idea. I'm sure a
16 lot of people are going out of town. We'll still be
17 here, but, you know, it's just a bad thing to do, and
18 it's just going to make us that much more mad about, you
19 know, what's going on here in our community.

20 So that's it. Thank you.

21 CHAIRMAN VANDERWELL: Thank you.

22 Tom Minunoz? Munoz?

23 MR. TOM MUNOZ: Munoz.

24 CHAIRMAN VANDERWELL: I apologize.

25 MR. TOM MUNOZ: Yes, good evening. Yes, my

1 name is Tom Munoz, and I live at 4688 Goodwin Court.
2 And my neighbor Mary, who spoke earlier, we live in this
3 cul-de-sac. There's a rock hill. And then on the other
4 side is where this planned development is.

5 And just I mean some of my concerns are it's a
6 very quiet area there now. If you put something like
7 that into that location, it's going to create a lot of
8 noise. I mean you can -- it just vibrates and carries
9 through the whole area there.

10 And, you know, me living there in that area, I
11 enjoy being able to go on the patio and looking out at
12 the nice dark sky at night. It's -- I can just imagine,
13 or, hopefully, I have to imagine, but, you know, the
14 lights and the noise coming from this, this complex or
15 this project there.

16 Also, it really concerned me about this the
17 idea that they're going to have to dynamite this area.
18 That, I mean, I think that any one of you individuals,
19 if you're in that situation, you wouldn't want to be
20 living near a site where they're having to use
21 explosives and shaking that whole area there.

22 Other things are, it's just the -- and, again,
23 it's just this site is, as one other person mentioned,
24 the terrain is -- I don't know how they're going to dig
25 in there to put in pavement, and so forth, for these

1 homesites.

2 You know, as the other gentleman mentioned, the
3 drainage issues would just be tremendous. And, I think,
4 that's a huge concern.

5 A couple of last things here is the lack of
6 privacy. You know, if they build it there, what's going
7 to happen is you're going to get kids and maybe even
8 adults trying to walk up that hill that's behind my
9 property there and in a cul-de-sac, to just get a view
10 of the site or, you know, the area there. Just, you
11 know, it's just people are going to do that. And,
12 again, you're going to be, they're going to be looking
13 down in people's backyards.

14 You know, I understand, I think, that that rock
15 part is supposed to not be disturbed. But, you know,
16 with you using dynamite, and so forth, I don't know how
17 that's not going to be, you know, an issue. And it's
18 just that you've got people walking up on that hill,
19 there's issues with erosion and, also, liability if
20 somebody falls, you know, down that, you know, the rocks
21 there. It's a pretty, pretty steep hill.

22 So I just ask that, yeah, we don't kick this
23 down the road, that we, you know, have the courage to go
24 ahead and vote tonight. And, I think, you can see that
25 most people here don't want this here. It doesn't fit.

1 And so I respectfully ask that you vote on this
2 tonight and vote it down. You now, don't open the door
3 to something that can't be closed later.

4 And I thank you so much.

5 CHAIRMAN VANDERWELL: Thank you.

6 Cherie Egger.

7 MS. CHERIE EGGER: That's close.

8 CHAIRMAN VANDERWELL: Sorry. That's why,
9 that's why you get to say it again, so you can correct
10 me.

11 MS. CHERIE EGGER; I had one of these copies
12 put on your desks.

13 CHAIRMAN VANDERWELL: Great.

14 MS. CHERIE EGGER: I believe, they're in your
15 box.

16 CHAIRMAN VANDERWELL: Okay. And if you can say
17 your name for the record, please.

18 MS. CHERIE EGGER: I will. My name's Cherie
19 Egger, and I am one of the 1,500 residents that live in
20 the Vistas. I thank you in advance for allowing my
21 input.

22 I am against rezoning for the following
23 reasons.

24 Pedestrian and bike safety for children
25 attending Bud Beasley Elementary School only two blocks

1 from the roundabout, and the adults who walk, run and
2 bike in the area of the townhomes and proposed entrance
3 and exit roads.

4 Gridlock at Vista Heights roundabout, including
5 drivers already blowing through the yield signs.

6 Traffic flow for workers and residents with the
7 additional proposed two roads.

8 The outcome of drivers driving through
9 alternate streets to avoid the roundabout and zipping
10 across Los Altos to get to their destination faster.

11 For the drivers from all of the Vistas and most
12 of Miramonte development, their only access to Los Altos
13 is the Vista Heights roundabout. And there's already
14 too much congestion. And, I think, you've already heard
15 that tonight.

16 The gridlock lowers our property values.

17 Fire and disaster evacuation.

18 There are already going to be many more drivers
19 on Los Altos due to the building of the 700 apartments.
20 There are going to be children walking to Whitehead
21 Elementary. They're going to have to cross Los Altos
22 and Vista Boulevard to go through Pah Rah Park to get to
23 Whitehead. As a retired elementary P.E. teacher, I can
24 tell you, they will be walking home after clubs and team
25 games and playing with their friends at Pah Rah Park

1 before their parents get home from work.

2 I'm also concerned about the ecosystem, water,
3 garbage, power, cell towers, sewer.

4 The traffic congestion, more vehicles in the
5 neighborhood and more people mean more planning.

6 I do have suggestions on how some of this can
7 be alleviated. With these suggestions, I have concerns
8 of the cost to the City of Sparks, its citizens' safety,
9 and quality of life.

10 For 13 years, I taught pedestrian and bicycle
11 safety to over 7,000 children in our elementary schools
12 in Washoe County. It was in conjunction with the Nevada
13 Department of Pedestrian and Bicycle Safety. The
14 children can learn safety, but they can't learn judgment
15 and quick responses. That comes with growing up.

16 What I'd like to suggest, also, is flashing
17 yield and flashing stop signs at each entrance to
18 Los Altos within a quarter of a mile of the Vista
19 Heights roundabout. Flags to wave that are stored in
20 containers on either side of the streets, and crossing
21 guards. Enforce laws for parking on the bike lane. Add
22 parking for the grounds crews along Los Altos.

23 This is my favorite. Build a road from Vista
24 Boulevard to the area behind the proposed townhomes. It
25 would be utilized by all homes south of the Vista

1 Heights roundabout.

2 Unlock the fire roads during the fire season.

3 I realize there are other tough questions of
4 congestion and gridlock that slower driving on Vista
5 Boulevard near our warehouses and the diminishment of
6 lanes on I-80 near John Ascuaga's Nugget on the freeway.

7 A wonderful job was done at the intersection of
8 McCarran and Pyramid. I believe, the City of Sparks can
9 do this. We have such a great city, with thoughtful
10 decisions made all the time. Please, keep us in mind
11 when you're making this one.

12 Thank you very much.

13 CHAIRMAN VANDERWELL: Thank you.

14 Diane Armstrong?

15 MS. DIANE ARMSTRONG: I'm Diane Armstrong, and
16 I live at 1606 Spring View Court, right on the corner of
17 Canyon View and Spring View Court, about a block from
18 the Santa Barbara four-way stop.

19 And I can tell you that the traffic since we
20 bought our house in 1991 -- we were original owners of
21 the fifth subdivision that Barker built in there. And
22 the traffic has gotten just out of control. People come
23 down that hill 45 and 50 miles an hour.

24 This is a real safety issue. I realize that
25 maybe the P.D. should be looking at this a little more

1 seriously than they do. But I just think about all of
2 those townhomes going in, with one entrance and the same
3 egress around that roundabout. It's just incredible to
4 me that we'd even consider something like that.

5 I think that, you know, as citizens of the
6 community, we need to think about our vulnerable
7 populations. And that's our school kids, and that's our
8 elderly. And if you look around this room, there are a
9 lot of silver-haired people in this room. Some of us
10 use hair color. But, you know, we're still climbing up
11 there.

12 And the Los Altos area, people walk up and down
13 that area all day long, even in the heat of the day.
14 And they have their dogs with them, or they have their
15 grandkids with them. And I just think that we need to
16 think about what we're going to do about the traffic
17 congestion.

18 I know that Ian said that there was a traffic
19 study done. I beg to differ. I don't think it was a
20 comprehensive study of the traffic gridlock that we
21 experience. I don't leave my home until after 10:00 in
22 the morning, and I am home by 3:00. Because coming off
23 of Vista onto Los Altos, I wait through two stoplights
24 just to make that merge lane.

25 And I feel sorry for the people that live out

1 at Wingfield, because they've got one entrance into that
2 area, unless they come down Pyramid, and that's equally
3 as bad during rush hours.

4 So I ask you, as the Planning Commission, to
5 take into consideration the vulnerable populations that
6 we have living in that area, and not to consider any
7 high-density building in that area.

8 I mean, for God's sake, originally, that plot
9 was planned for a community center, you know. And now
10 we're talking townhomes or apartments? I don't even
11 think this should be on the table. And I would ask you,
12 respectfully, to table this permanently, until, you
13 know, maybe there's another plan that would be more
14 advisable for that area. But certainly not townhouses.

15 And I have to echo the concerns about blasting
16 up there. That ground is -- it's all volcanic. I mean
17 if you've done any hiking in this area at all, if you've
18 gone out to Canoe Peak, it's just like Canoe Peak. I
19 mean it's solid rock. And those poor people, they're
20 going to have broken windows. Those are supposed to be
21 lifetime cement roofs on our houses. It's very
22 expensive to have repair work done. Who's going to take
23 on the liability?

24 So with that, I thank you.

25 CHAIRMAN VANDERWELL: Thank you.

1 Steve Armstrong, would you like to speak?

2 MS. STEVE ARMSTRONG: Yes.

3 CHAIRMAN VANDERWELL: Because you guys filled
4 out the same one, so I didn't know if you were going to.

5 MR. STEVE ARMSTRONG: And I live at the same
6 home as Diane. So. Still there.

7 I guess, I could state, kind of as a planner of
8 a planner, because I've done a lot of planning studies
9 myself. And I've done the Truckee Meadows plan. That's
10 the latest, the last one I did before I retired. And
11 before that, I did Fernley and Wadsworth.

12 But the really interesting one was out at
13 Pyramid Lake. You know, when I did the big city thing,
14 every acre has to be planned, every square foot. You
15 got to put something on it. And I mean that's what you
16 do as a planner.

17 But then you go out to Pyramid Lake, and you're
18 just trying to get electricity out there, so they got
19 the lights on. There's a lot of open space, a lot of
20 room to enjoy things.

21 When I moved here in 1991, I'd walk up the
22 parkway, go up to Canoe Peak. I found rock rings, you
23 know, for hunting rings, hunting blinds. I'd stand up
24 my walks, found a hundred sites out there of
25 petroglyphs. It's a really rich area culturally.

1 And I just think about sometimes, as a planner,
2 what you do is you plan open space. Just leave it as it
3 is. That's development. And I look at that little
4 piece of land. And I look at all the sites that I've
5 been to out here. And there's line of sight. You go
6 line of sight from this peak to that peak, maybe 10,000
7 years ago, I don't know, 8,000 years ago, and that's how
8 they communicated. And it won't even be beyond my
9 belief to believe that little spot up there was a line
10 of sight into the valley.

11 And I think, what a wonderful opportunity to
12 turn that into an interpretive trail for the elementary
13 school, get the tribal leaders involved, put up some
14 interpretive signs, make it something interesting.
15 Don't sit there and just build every square foot that we
16 have. Leave some open space.

17 I mean I'm not going to be here. But my kids,
18 you know, and my grandkids, they're going to be here.
19 And I'd like to leave something, a legacy for them, too,
20 in the future.

21 So, I think, I used up my time. I'll give it
22 to somebody else.

23 CHAIRMAN VANDERWELL: Thank you.

24 Toni Powell.

25 MS. TONI POWELL: I'll decline to speak. I

1 think, my fellow neighbors have very eloquently
2 commented.

3 CHAIRMAN VANDERWELL: Thank you.

4 Matthew Wright?

5 Is he still here? Here he comes.

6 MR. MATTHEW WRIGHT: Hi there.

7 CHAIRMAN VANDERWELL: Hello.

8 MR. MATTHEW WRIGHT; I'm Matthew Wright. I
9 live on Goodwin.

10 CHAIRMAN VANDERWELL: Can you please go up to
11 the mic, so everybody can hear what you say? Thank you.

12 MR. MATTHEW WRIGHT: Yeah. It kind of breaks
13 up out there.

14 CHAIRMAN VANDERWELL: Sorry.

15 MR. MATTHEW WRIGHT: It's okay. I live on
16 Goodwin Road. And I have a lot of the same concerns as
17 these other folks.

18 The roundabout for the exit out of that place
19 is definitely not built to accommodate that many more
20 vehicles. I will say that. If you come out of that
21 upper community, there's a huge blind spot. I don't
22 even take that roundabout if I'm coming from the park up
23 the hill. I actually turn and go south on the street
24 before that, so I can come out by my street, just to
25 avoid the traffic in that thing and the lack of

1 responsibility when people are driving in there.

2 I really wish you'd put the fire station in
3 that's supposed to go there, before you sold the land.
4 I don't know if you've been up that street where the
5 roundabout is. If you go up to the roundabout by the
6 park there and hang a right, that development,
7 Miramonte, goes all the way back. There's so much land
8 back there. You can't tell me you're not going to
9 develop that, too. That really should be a fire
10 station. I know that's kind of -- we've passed that,
11 but, you know, that's what was designed to be there.

12 The last thing that I'll say is the gal that
13 spoke first from Lumos, if this was all okay, she'd
14 probably have stuck around.

15 So I want to thank all the people behind me for
16 being here. I live in a great place. And this is a
17 room of great people. I don't know all of them. But
18 the ones around my house are awesome people. They treat
19 my kids like their own. And I like that. And I don't
20 want all this congestion to change that.

21 Thank you for your time.

22 CHAIRMAN VANDERWELL: Thank you.

23 Micah Wright.

24 COMMISSIONER CAREY: Might not be there.

25 CHAIRMAN VANDERWELL: Yeah. I'll wait.

1 Okay. It looks like the same writing.

2 Mr. Wright, is Micah --

3 UNIDENTIFIED MAN: No, there was something
4 else. He had to leave.

5 CHAIRMAN VANDERWELL: Okay. Thank you.

6 Okay. Kevin Cralle ("Krayl"). And if I
7 butchered your last name, I apologize.

8 MR. KEVIN CRALLE: Yes, my name is Kevin Cralle
9 ("Krau-lee").

10 CHAIRMAN VANDERWELL: Thank you.

11 MR. KEVIN CRALLE; I'm at 2234 Vista Terrace
12 Lane. And thank you, Madam Chairman, for this chance to
13 speak.

14 Thank you to my neighbors, especially Spencer
15 and Jerry Ericksen, for sending out the notifications.
16 This 400-plus notifications that the builders said they
17 sent out, I did not receive one. And had I not received
18 one from the Ericksens for the meeting on the 23rd, I
19 would have not known about it at all, and I would have
20 thought that this had been a dead issue, since I knew it
21 had been voted down previously.

22 Thank you, also, more neighbors, for speaking
23 so eloquently on all the conditions that will come with
24 this. I mean we already have -- you know, I grew up
25 here. I've been here since 1960, not consecutively, and

1 I was here even prior to that.

2 So many mistakes I've seen in the Reno and
3 Sparks area due to this very thing and the reason why
4 we're here tonight.

5 I respectfully ask the Council to vote this
6 down this evening. I oppose it, as do my neighbors. I
7 would like to see it just left, left alone, for that
8 matter. It's a hill, you know. And, obviously, the
9 original developer felt that way, too, or otherwise
10 there would have been homes there 20, 30 years ago.

11 We also have -- what about, you know, I don't
12 think we've addressed construction traffic. Getting in
13 and out, just to, you know, begin any project at all,
14 would be a tremendous downfall to the community and
15 adding more traffic, let alone when it's finished and
16 having more residents in an area.

17 I don't know of anybody that lives in a
18 single-family home adjacent to a multifamily home that's
19 happy about it. So I don't think that's really a good
20 idea, either.

21 So we've got, also, environmental concerns,
22 environmental impacts. We have, I mean I don't know how
23 many neighbors are behind me that come down the street
24 and feed down onto Los Altos and then down onto Vista.
25 Whether you're taking one route or the other, it's just

1 not a good idea. There's plenty of other areas, plenty
2 of areas that actually in Reno and Sparks need to be
3 redeveloped versus developed.

4 And so they just have -- you know, that's about
5 all I can say about this. Thank you.

6 CHAIRMAN VANDERWELL: Thank you.

7 Joseph Heil?

8 I could be pronouncing the name wrong, too.

9 Last name is spelled H-E-I-L, first name Joseph?

10 Okay. Dorothy Hurt?

11 Okay. Norm Frank?

12 MR. NORM FRANK: I thank you for this time.

13 In '97, my wife, Marny, picked out our lot and
14 the house. And in '98, February, we took possession of
15 it and have enjoyed it ever since.

16 Coming from the area we came from, we knew the
17 city was going to build. It has to build. They have to
18 keep building. We didn't expect it to be as fast as it
19 is.

20 But, anyhow, this lot we hope would stay
21 vacant. We'd like it be a minor park, whatever, for
22 people to enjoy.

23 But the biggest problem is, is the traffic.
24 You've been hearing about this time and time and time
25 again. From Los Altos south, nothing has been done to

1 Vista Boulevard to make the problem go away. Sparks
2 Boulevard, it's a little bit different, a little bit
3 better. But Pyramid Highway, from McCarran South, is
4 even worse. It's the worst part of the whole city.

5 Now, as I come down from my hill, sometimes I
6 can see this little haze laying in the valley. If
7 there's no wind, it's a little bit thicker.

8 Ladies and gentlemen, this started small. I
9 used to run into L.A. in the '60s and '70s. At that
10 time, if you was on the west side of L.A., you couldn't
11 see the mountains. They've cleaned it up. One of the
12 things they've cleaned up is they made the traffic
13 slower. They've put express lanes. They widened the
14 roads out. If they needed a freeway from point A to
15 point B, it got built.

16 We need the roads being built here. You have
17 to widen them out. We have to make non-stoplights.
18 These people are trying to get from here to USA Parkway.
19 The freeways are jam-packed. You need to tell the
20 government they've got to widen our freeway. Because a
21 two-lane freeway just doesn't get it in our area, you
22 know. And we're building up too fast, too soon. So
23 you've got to try and keep track with it. And that's
24 the only thing we can do.

25 I thank you very much.

1 CHAIRMAN VANDERWELL: Thank you.

2 Ray English?

3 MR. RAY ENGLISH: The first thing, I'd like to
4 thank the Commissioners for having this meeting and
5 allowing us to speak.

6 I've heard a lot of people, and I agree with
7 them. I've lived in this area for a year. My name is
8 Ray English, and I live at 2164 Stone View Drive.

9 What I'm hearing is called infrastructure.
10 Okay. Everybody's concerned about infrastructure.
11 We're talking about what we believe the infrastructure
12 problems are. Isn't it the responsibility of the City
13 to plan the infrastructure and plan development
14 according to the infrastructure?

15 I haven't heard one mention of any studies of
16 infrastructure that allow this development. I've built
17 four houses in my life where I've gone into new
18 developments. Those developments were coming into place
19 before I went there. Every one of them had
20 infrastructure in place, put there by the city. Okay.
21 I haven't heard once tonight a talk about the City's
22 infrastructure concerns or the studies by the City of
23 the infrastructure, not one thing. I've heard nothing
24 from the developer about the infrastructure.

25 How can we decide to make an allowance for them

1 to build these things without knowing what the
2 infrastructure will allow? And that's the only thing
3 I'm going to say. Because I agreed with everything else
4 I've heard. But I've heard nothing from the City about
5 infrastructure.

6 Thank you.

7 CHAIRMAN VANDERWELL: Thank you.

8 All right. Daniel Mestre? And I probably
9 butchered your last name. And it's probably Danielle,
10 isn't it?

11 MS. DANIELLE MESTRE: That's correct.

12 CHAIRMAN VANDERWELL: Thank you.

13 MS. DANIELLE MESTRE: I'll be quick.

14 CHAIRMAN VANDERWELL: Oh, no worries.

15 MS. DANIELLE MESTRE: I think, earlier, he had
16 said that the drainage ditches and everything was --

17 CHAIRMAN VANDERWELL: State your name, please.

18 MS. DANIELLE MESTRE: Oh. Danielle Mestre.

19 CHAIRMAN VANDERWELL: Thank you.

20 MS. DANIELLE MESTRE: The man from the City of
21 Sparks said that the drainage ditches were able to hold
22 all of the water. I think, he said that was fine.
23 Sorry. I've been standing there awhile.

24 I don't know if you guys -- I have pictures.
25 We had a storm about two weeks ago. And it rained for

1 like an hour, just one hour, right over us. We had a
2 cloud. I have pictures of the drainage ditch that was
3 put in that --

4 CHAIRMAN VANDERWELL: If you'd like to, you can
5 put them on the --

6 MS. DANIELLE MESTRE: But I'd like to give them
7 to you guys, too, to see. Okay? I don't know if --

8 CHAIRMAN VANDERWELL: Sure.

9 MS. DANIELLE MESTRE: I mean I have quite a
10 few. But these are the drainage ditches that --

11 CHAIRMAN VANDERWELL: There you go. They're
12 showing up fine.

13 MS. DANIELLE MESTRE: -- in 2005 were redone,
14 because the mountain behind it slid into the houses that
15 were down below. Okay.

16 This, as you can see right now, wasn't even
17 holding the water that was coming out of there after a
18 year storm, I mean after a one-hour storm. This water
19 was billowing up, ready to spill out over that ditch.
20 And if you go to that ditch, it's probably about this
21 high (demonstrating).

22 And that ditch, also, comes right behind my
23 house, which we call Mestre Creek, was Mestre River,
24 with rapids. And I have pictures of that, also.

25 But all of that, coming from our area --

1 right? -- led down to the area down below us. The store
2 that was down -- this is the area right below the
3 shopping mall that's right there. I can't recall it
4 right now.

5 UNIDENTIFIED MAN: Aspen.

6 MS. DANIELLE MESTRE: Yeah. This was the
7 shopping mall that was down below us. So that was as it
8 slowed down.

9 I also have pictures. I mean this is the
10 flooding. These are pictures for you to see the
11 flooding. And the more you build on that land, the more
12 you take away that land as a sponge to take that water,
13 the more everybody, all the building that you're doing
14 in Wingfield, all of this is going to be affected by
15 what you do behind it. And us.

16 Not only on top of that, but I have pictures of
17 the fire. I had an aerial coming in in October. I took
18 pictures of the fire that we had, that the houses that
19 are on this one, right here, if it had jumped over, that
20 would have been it. You know. I mean we saw
21 Santa Rosa. I never thought that a fire could go that
22 quickly. And if you want to put 200, I mean however
23 many people are going to be, even if it was a hundred,
24 right on the top of us, and expect all those people to
25 be able to evacuate and evacuate down into Vista or

1 anywhere, I don't know. I don't know. The planning of
2 that just seems terrible.

3 I mean these are your pictures. This is my
4 Mestre River. This is behind my house. Okay. This
5 fence right here butts up to people below me on Orinda.
6 Okay.

7 So that's all I have to say. Oh, here's one
8 more.

9 CHAIRMAN VANDERWELL: Sure.

10 MS. DANIELLE MESTRE: Okay. In 2005 -- I have
11 been watching this since 2005. And it comes down from
12 the top of the mountain. It's almost like a natural
13 waterfall. And that is not anything put in by anybody
14 to have that drainage come down. So this is the same
15 mountain back here that slid in 2005. Right? This is
16 natural. This is coming out of there naturally.

17 So my whole thing that I'm saying is the more
18 you build back there, the concrete, all of that stuff is
19 going to start to come down onto us. So.

20 I have more. I mean they were out there
21 cleaning them today, because I'm sure that there were
22 complaints about how much water was in there. But this
23 would happen no matter if you cleaned it or not. There
24 is so much water coming down. And that's a one-hour
25 storm. What if it was two or three, that we were just

1 dumped on?

2 That's it.

3 CHAIRMAN VANDERWELL: Thank you.

4 MS. DANIELLE MESTRE: Thank you. Did you want
5 the pictures, or no?

6 CHAIRMAN VANDERWELL: We're good. Thank you.

7 MS. DANIELLE MESTRE: Okay.

8 CHAIRMAN VANDERWELL: Tracy Johnston?

9 Tracy Johnston?

10 Okay. Tim Wagner?

11 Okay. That's it for my requests to speak. If
12 there's -- oh. Oh, here come Mr. Wagner.

13 Mr. Wagner?

14 MR. TIM WAGNER: Yes, Madam Chair.

15 CHAIRMAN VANDERWELL: Perfect. Thank you.

16 Do you have other one? Okay. Perfect. Oh,
17 same person. She just spoke.

18 MR. TIM WAGNER: Madam Chair, Council, thank
19 you. My name is Tim Wagner. I live at 4770 Vista
20 Mountain Drive.

21 There is nothing that I can say that can add to
22 what has already been said. There's a wide variety of
23 arguments against it. There's only one argument for
24 this. It's based on an invalid document, called a
25 master plan, that was not followed. Therefore, we have

1 the situation that we do now.

2 We don't have the civic, or the community
3 center. We don't have the fire station. We don't have
4 the other two multiple-family developments in this area.

5 That's the only leg that this project has to
6 stand on. You've listened to the concerns and valid
7 arguments of the citizens, the residents of that
8 neighborhood, against it. The traffic, the safety, and
9 such.

10 So I would say, please, vote your common sense
11 that -- against it. And let's vote it now. This, the
12 arguments aren't going to change in the next month. The
13 desires of the developer are not going to change in the
14 next month. Let's vote on it tonight.

15 Thank you.

16 CHAIRMAN VANDERWELL: Thank you.

17 So Mr. Wagner was my last speaker. Is there
18 anybody that didn't speak that would like to come up and
19 speak?

20 Okay. And if you'll just state your name and
21 your address. And then, when you're done, if you'll
22 fill out a comment card, we'd appreciate that.

23 MR. BRANDON NEUPHER: Good afternoon. My name
24 is Brandon Neupher. I live at 2206 Vista Terrace Lane.

25 I purchased this property about two years ago.

1 And I moved up here because I loved the community. It
2 was a great place. Before I purchased, I'd pull up to
3 the street, turn off my truck, roll down the windows and
4 listen to peace and quiet.

5 And that's why I moved here. I work in Fallon,
6 Nevada. So I commute about 750 miles a week. And I
7 choose to do that because of the community.

8 I have two kids in school. And the schools are
9 overcrowded. And we all know that Nevada ranks last or
10 nearly last in the national rankings. And when that was
11 asked at the meeting the other week, the response was,
12 well, that's a Washoe County issue. The last I checked,
13 we are Washoe County. I'm Washoe County. You're Washoe
14 County. We're all Washoe County. Which means it's all
15 of our issues.

16 And I ask that you take that into consideration
17 when voting on this, and not make it a bigger issue for
18 us in that development.

19 Thank you.

20 CHAIRMAN VANDERWELL: Thank you. And if you'll
21 please fill out a comment card.

22 MR. BRANDON NEUPHER: Sure.

23 CHAIRMAN VANDERWELL: Anyone else?

24 Okay. Sir. And, again, if you'll state your
25 name and your address, and.

1 MR. TONY KELCH: Good afternoon, or evening.
2 My name is Tony Kelch. I live at 5300 Los Altos
3 Parkway. I live at the apartments over at High Rock.
4 I've been living in Canyon Vista and High Rock for
5 probably since '04.

6 So the biggest thing with me in our area is
7 traffic is, it's terrible. The people there coming off
8 the hill, they're always doing at least 45, if not 50
9 miles an hour. Every day, when I go out, I leave early
10 just to go to work. And that's the only time I can get
11 out is -- if I leave at 6:00 o'clock, I don't start till
12 8:00 o'clock in the morning.

13 And It's hard. It's really, really hard. And
14 adding more townhomes up, up above is just going to be a
15 nightmare for the traffic.

16 And, you know, the place is a beautiful area.
17 I love it. I always have, ever since I moved here. And
18 I just hope you guys just do the right thing.

19 And that's all I have to say. Thank you.

20 CHAIRMAN VANDERWELL: Thank you. If you'll
21 please step over and fill out a comment card for us.
22 Thank you.

23 Okay. Anyone else?

24 Yes, sir.

25 MR. MARVIN COCHRAN: Marvin Cochran, 4595 Vista

1 Mountain Drive. I already filled out a comment card. I
2 had chose not to speak at that time, but.

3 CHAIRMAN VANDERWELL: Okay. That's fine.

4 MR. MARVIN COCHRAN: Anyway, there's one thing
5 that, you know, the big issue is the single entry into
6 this development on that roundabout. And what I -- at
7 the time of our meeting two weeks ago, or whatever it
8 was, they said it was a two-year build.

9 Well, I'm here to tell you, having watched
10 development in this community, if they have to develop
11 that roundabout into something that will handle the
12 traffic -- it won't handle it right now. But if they're
13 to do that, it's a 10-year process. You've watched the
14 roads grow in this town, and you've watched this
15 community grow. And it -- nothing happens fast.

16 So I'm telling the developer -- I told him at
17 the meeting that, if you choose to do this, you're out
18 10 years, you know, or better. So, you know, whatever
19 that does to your development, I would say, it's
20 probably going to kibosh it.

21 So that's all I have to say.

22 CHAIRMAN VANDERWELL: Thank you.

23 Okay. Anyone else?

24 MR. TERRY RIDDLE; Hello.

25 CHAIRMAN VANDERWELL: Hi.

1 MR. TERRY RIDDLE: Thanks for letting me come
2 up and speak. Yeah, my name is Terry Riddle. I live at
3 5196 Canyon Ridge Drive.

4 And nobody has really addressed a lot of the
5 issues that I put up with, and that's noise. And the
6 noise is because we're in a canyon. That canyon, when
7 there's a motorcycle in the canyon, a car, a loud
8 exhaust, whatever, when they come up that canyon,
9 they -- it echoes off both sides of that canyon.

10 So what it means is, there's over a hundred
11 people face that canyon, that live on Los Altos. Okay.
12 Those people now and have not for years had a backyard
13 to barbecue in, to visit with friends, family, people
14 from church, kids, whatever. It's too noisy. I don't
15 have a backyard anymore. I have, on the back of my
16 house, I have an inch and a half of sheetrock, plus
17 insulation, and whatever else I can stack behind it to
18 stop the noise.

19 The noise is so bad on Los Altos Parkway that
20 it affects everybody in the entire subdivision. Now,
21 when you get kids with their hotrod motorcycles or guys
22 that want to blow out their Harleys, or guys that want
23 to take out the hotrod and get on it and clean them out
24 on the weekend, uphill or downhill, it's a horsepower
25 deal. Coming up that hill, you need horsepower to make

1 it to the top of that hill. Horsepower makes noise.
2 That's what happens. The more, the steeper the hill,
3 the more it takes to get to the top of the hill. Cars
4 with loud exhaust are twice as loud.

5 We don't have a concrete retaining wall
6 anywhere up and down that Los Altos Parkway to protect
7 us. If we had a retaining -- or buffers, like they do
8 on Vista and everyplace else, it would be notable. But
9 the thing of it is, is we don't. So it goes right
10 through the wood fences and right into the back of the
11 homes. It shakes the windows. It shakes the walls.
12 And my quality of life and everybody's quality of life
13 on the parkway, which is the Los Altos, up and down, has
14 been destroyed over these years, and it's never been
15 addressed.

16 So the question is, to the City, what are you
17 going to do about the noise? And is it going to be
18 addressed before you allow somebody else to build on top
19 of the hill and take all that noise, all that
20 horsepower, and put it on the top of the hill every day
21 and on the way down?

22 The other thing is, is there are no speed
23 signs. The speed signs are very reasonable to get as
24 far as cost. I believe, they're about 18 or 19 thousand
25 dollars each. They work very well over on Mira Loma.

1 And they slow the people down. So people realize that
2 they're going too fast.

3 Now, coming downhill, the people are doing --
4 they've done studies. And I don't agree with their
5 studies, because I've watched the studies out my window.
6 When they're coming down the hill, a lot of people are
7 doing 45 to 55 miles an hour.

8 People going up the hill, they got to hit
9 passing gear sometime, right? So when they hit passing
10 gear, they love to hear that noise, and they put their
11 foot in it farther. And what it does, it blows out the
12 pipes. Guys love it. Ladies don't pay attention to it,
13 but. Away they go, you know. And the same thing with a
14 Harley, a motorcycle, a crotch rocket.

15 And thank you very much for your time.

16 CHAIRMAN VANDERWELL: Thank you. And if you
17 didn't fill out a card, if you please will for us.

18 MR. TERRY RIDDLE: Yes, ma'am.

19 CHAIRMAN VANDERWELL: Thanks.

20 Okay. Anyone else?

21 Yes, sir.

22 MR. MICHAEL KWASNA: Mike Kwasna, 2260 Stone
23 View Drive.

24 I'm not the smartest man in the room. I don't
25 pretend to be smart. I don't pretend to know what the

1 traffic situation is going to be, what the utilities,
2 the infrastructure. What I do know is what I observe.
3 And what I've observed is good neighbors looking me in
4 the eye and saying, I need to move. This project is
5 scaring me. It's scaring people who've lived across the
6 street from me for decades and are now packing their
7 bags. And that, to me, is It's sad. I don't know how
8 you feel about it. But it's sad to me.

9 It's your responsibility to build this city in
10 a smart way, one that doesn't drive good people out of
11 it. Growth is going to come. Jobs are coming. We
12 can't stop that. But we can do it smarter.

13 What more thing I feel worth mentioning. I
14 just received an email from a Washoe County school about
15 an hour ago. And Bud Beasley is extending their no-bus
16 zone by a quarter mile. Which means that more kids are
17 going to be forced to walk to school, even before the
18 project gets started. So please give that
19 consideration.

20 Thank you.

21 CHAIRMAN VANDERWELL: Thank you. If you'll
22 please fill out a comment card for us.

23 MR. MICHAEL KWASNA: I already did that, ma'am.

24 CHAIRMAN VANDERWELL: Okay. All right. Anyone
25 else?

1 MR. JOHN LEMAY: Hello.

2 CHAIRMAN VANDERWELL: Hello.

3 MR. JOHN LEMAY: My name is John LeMay,
4 5506 Vista Terrace, Vista Terrace Lane. My wife and I
5 have lived in the Vistas since '91, both native
6 Nevadans.

7 And, I think, one thing that has not been
8 addressed here is back in the '80s, when Bob McDonald
9 and Tim teamed up with the Barkers, they created
10 probably the premier subdivision in the valley. The
11 City of Sparks has done very well in regulating and
12 making sure that this subdivision is not developed in a
13 way that's not consistent with what the Barkers and
14 McDonalds laid out.

15 And, I think, when you look at it, it's a true
16 Nevada subdivision, in the sense that it's bigger lots,
17 homes that are spaced appropriately. It's not a
18 DiLoreto. It's not a California subdivision that was
19 built on where you could reach out and touch your
20 neighbor's house on either side.

21 I think, that's the ambiance that was created.
22 And, I think, it would do a disservice to everybody if
23 this is allowed to go forward.

24 Now, I'm a contractor, and I appreciate that
25 this land could be developed, and somebody does need to

1 make money off of it. How that's done, I think it needs
2 to be done in a fashion that is appropriate.

3 And the City's done well. And we truly are --
4 I'm born and raised here. And I grew up in a family
5 where we built. And we're an industry. And I could
6 look around, like at the Caughlin Ranch, and they --
7 that's a pretty development, but it does not -- is not
8 as nice as the Vistas. We really do have the crown
9 jewel in Washoe County.

10 So, I guess, all I'd say is don't screw it up.
11 Thank you.

12 CHAIRMAN VANDERWELL: Thank you. Did you fill
13 out a card previously?

14 MR. JOHN LEMAY: Yes.

15 CHAIRMAN VANDERWELL: Okay. Perfect. Thank
16 you.

17 Okay. Anyone else? This will be the last
18 chance. So if anybody wants to speak, you're welcome to
19 come up and speak.

20 Yes, sir.

21 MR. RANDY CONNORS: Yeah, thank you.

22 CHAIRMAN VANDERWELL: Woop, this mic over here.

23 MR. RANDY CONNORS: I'd like to see you.

24 CHAIRMAN VANDERWELL: Oh, yes, you can move it.

25 MR. RANDY CONNORS: Okay.

1 CHAIRMAN VANDERWELL: If it'll move for you.

2 MR. RANDY CONNORS: That's all right. I'll
3 scoot over.

4 CHAIRMAN VANDERWELL: Okay.

5 MR. RANDY CONNORS: Good evening. My name is
6 Randy Connors. I'm at 2326 Abacus Court.

7 And I'd like to thank the Planning Commission
8 for being here tonight and, also, my fellow citizens,
9 because I think that good government only happens when
10 we all get involved.

11 I want to make a point to the Commission, and
12 through you to the City Council, that the notification
13 requirements, I believe, are inadequate. And I know,
14 according to the Nevada Planning Guide of February 2017,
15 that within Washoe County mailed notices for zoning
16 issues like this are only required within 750 feet of
17 the property, the subject property. But, I think, this
18 is far too small of an area for an issue like this.

19 I used some basic mapping processes to
20 determine that an approximate buffer of the property
21 would only include about 370 of the property owners in
22 this, that would be affected by this particular zoning
23 issue.

24 And, again, by some basic mapping work, I
25 determined that there are about 1,000 homeowners,

1 including me, that have -- that should have been mailed
2 some meeting notices. And not because we're within that
3 750-foot buffer, because we're not, but because this
4 issue is very important to us, because we all ingress
5 and egress out of that through Vista Heights or, on the
6 other side, Goodwin, through or directly into that
7 property or directly by that property.

8 And most of us weren't notified of this
9 meeting. Now, I noted that the City can post notices at
10 different buildings and different locations. And I
11 noted that the City can also post the notices online.
12 And that's very good. But I really don't think that
13 meets the needs of our citizens.

14 In the Nevada Attorney General's Open Meeting
15 Law Manual, part 5.01, it states: The right of citizens
16 to attend open public meetings is diminished greatly if
17 they are not provided with an opportunity to know when
18 the meeting will take place and what the subjects will
19 be.

20 One of the primary objectives of the open
21 meeting law is to allow members of the public to make
22 their views known to the representatives on issues of
23 general importance to the community. This type of
24 communication would not be -- would be impossible --
25 excuse me -- if the public were denied the opportunity

1 to appear at the meeting through lack of knowledge that
2 a meeting would be held.

3 In my opinion, the 750-foot standard for
4 mailing notices denies us, the public, you and I, the
5 right to attend meetings that are of great importance to
6 our community. I encourage our Planning Commission and,
7 through you, the City Council to develop a better
8 standard.

9 Lastly, according to the Attorney General's
10 open meeting manual law, excuse me, law manual, a public
11 body must mail a copy of the notice to any person who
12 has requested notice of meetings. That's NRS
13 241.020(3)(c).

14 I am formally requesting a mailed notice to any
15 further meetings regarding this development by the
16 Planning Commission or the City Council. And I urge my
17 fellow citizens to do the same.

18 Thank you very much.

19 CHAIRMAN VANDERWELL: Thank you. And did you
20 previously fill out a speaking card?

21 MR. RANDY CONNORS: I did, yes, ma'am.

22 CHAIRMAN VANDERWELL: Okay. Perfect. Thank
23 you.

24 All right. Yes, sir.

25 MR. RON KING: Madam Chair and members of the

1 Commission, staff, my name is Ron King, for the record.
2 My residence is at 2175 Canyon Point Court in the
3 Vistas.

4 And I've really held back on wanting to say
5 something. We've had great stuff. These are great
6 people, aren't they? They're great people. As are you.

7 What I would like to do in the time that I have
8 is to remind, which I haven't heard -- and I know that
9 these people know it. And I know it. Because I'm one
10 of those elderly people in the Vistas that on the advice
11 of three or four of my physicians, I walk four or five
12 times a week through the neighborhood. And I love to
13 walk.

14 What that lot has not been called is actually a
15 hill. It's a little mountain. And there's a very small
16 flat area. And there's going to have to be a lot of
17 excavation that's going to be happening.

18 So I did hear about the construction. How are
19 we going to deal with that? Can we? We can probably
20 set some rules and say, okay, you're only going to blast
21 with your dynamite to break up that solid rock between
22 8:00 and 5:00 Monday through Friday. But still that's
23 got people down below that are going to be disturbed.

24 My other concern is I give you, I want to give
25 you, all of you a challenge. And I'm giving this as to

1 the Commissioners involved. If you have not walked that
2 hill, if you have not been on that road and taken the
3 time to walk at the top of that, you got to realize that
4 at the north -- at the west end of that proposed area is
5 very, very steep. And as I can see from the plot plan,
6 there's going to be retaining walls in certain portions
7 of this area. They're going try to battle their way
8 through that rock.

9 But over here on the west end, there doesn't
10 appear to be any kind of a barrier that's going to stop
11 people, kids, bikes, motorcycles, garbage trucks. I
12 can't imagine trying to get a fire truck in there. In
13 our cul-de-sac, they can't get a fire truck in there.
14 They have to back it in. And these roads are very, very
15 narrow.

16 But, so those are some of the concerns that I
17 have. And the things that these folks have brought up
18 are great. And I just appreciate their input. I hope
19 you will listen to them.

20 Deny the rezoning, so that we don't have to go
21 any further. Deny it. Pass it on to the City Council,
22 so that we can move on, we can enjoy it. Leave Mother
23 Nature alone.

24 Samuel Clemens wrote in a lot of his writings,
25 he said, we never learn. We never learn. And you know

1 back how far he goes? Virginia City, beyond that. We
2 never learn. Let's not let this be one of those times
3 that we never learn, and we look back and say, holy
4 mackerel, why didn't we do this?

5 It just doesn't fit, Commissioners. It just
6 does not fit. Please vote it down.

7 Let him donate it. There must be a way that he
8 can get some benefit, through his taxes, through a
9 grant, through something, that he can get by just
10 donating that as open space. And let us have that open
11 space to enjoy, so that I, as an old guy, in that
12 neighborhood, can still walk up that hill and look out
13 myself.

14 Thank you very much.

15 CHAIRMAN VANDERWELL: Thank you. Did you
16 previously fill out a card?

17 MR. RON KING: Yes.

18 CHAIRMAN VANDERWELL: Okay. Thank you.

19 Okay. Anyone else?

20 Yes, sir.

21 MR. JERRY ALLEN: Jerry Allen. I'm at
22 4284 Desert Highlands Drive.

23 I haven't heard anything mentioned from the
24 Commission about the 40 homes that they're -- or 40
25 townhouses they're going to start to build next week in

1 our area. So if you think Los Altos is bad now, then
2 next week will be the beginning of a new beginning.

3 So, I think, that's enough. In my opinion, I
4 think that we should be done.

5 I urge you to vote this down and not kick the
6 can down the road to July 5th. We won't be in town
7 then. We'll be on vacation. So, I think, that's a
8 ploy. And I urge you to please vote this down.

9 CHAIRMAN VANDERWELL: Thank you.

10 MR. JERRY ALLEN: M-hm (affirmative).

11 CHAIRMAN VANDERWELL: Anyone? Are there any
12 other requests to speak?

13 Okay. With that, I'm going to close the public
14 hearing. And we're going to take probably about a
15 10-minute break, and then we will be right back.

16 * * * * *

17 (A break was taken.)

18 * * * * *

19 CHAIRMAN VANDERWELL: Okay. I'm going to
20 call -- okay. We're going to call the meeting back to
21 order, please.

22 Okay. So I have closed the public hearing, and
23 I have brought it up to the Commission for questions,
24 comments. So I'm open, if anybody's got any questions.

25 Commissioner Carey.

1 COMMISSIONER CAREY: Thank you, Madam Chair. A
2 couple questions for staff.

3 Thank you, Ian. I just want to make sure I
4 understand what our options are tonight as a Commission.
5 Your recommendation in the staff report was approval.
6 We also have the option to deny the application. But
7 the applicant is requesting a continuance. Do we have
8 the option to table this item?

9 MR. CRITTENDEN: I may refer that to counsel
10 that we have here. But, yes, you have an option to
11 recommend approval to the City Council or recommend
12 denial to the City Council. You can continue the
13 meeting to a date certain, or you can choose not to do
14 that.

15 That's not accurate?

16 MS. MCCORMICK: That does sound accurate. I
17 would add, however, that there is a provision in our
18 code that if the Planning Commission does not make a
19 recommendation to the City Council at a certain period
20 of time, then not making that recommendation will be
21 deemed a recommendation of approval.

22 So if the Commission is inclined to do that, is
23 inclined to table this item maybe, please be cognizant
24 of that. And that is only for the rezone. That would
25 not be for the development agreement.

1 UNIDENTIFIED MAN: I didn't hear you.
2 Recommendation of approval or denial if there's no
3 action taken?

4 MS. MCCORMICK: It would be --

5 CHAIRMAN VANDERWELL: Excuse me, sir. We don't
6 address from the -- but I'll have her repeat herself.

7 UNIDENTIFIED MAN: Okay.

8 CHAIRMAN VANDERWELL: Thank you. But please
9 don't.

10 MS. MCCORMICK: If the Commission failed to
11 take action within a certain period of time, that would
12 be deemed a recommendation of approval.

13 Again, that is just a recommendation. City
14 Council can do what the City Council wants to do.

15 COMMISSIONER CAREY: Thank you. Appreciate the
16 clarification.

17 So, Ian, it sounded like, from the testimony
18 earlier from the applicant's representative, they're
19 asking for a continuance to work with the neighborhood
20 to work out some additional revisions to the plan. Does
21 staff have a recommendation whether to, that we should
22 support that or not? Or is it completely up to us?

23 MR. CRITTENDEN: I'll let the Community
24 Services Director answer that question.

25 MR. MARTINI: Commissioner Carey, for the

1 record, Madam Chair, members of the Commission, John
2 Martini, your Community Services Director.

3 As much as I appreciate that question to staff,
4 Commissioner Carey, that's actually in your purview. I
5 think, counsel laid out your options. I think, staff
6 tried to summarize them the best they could in the staff
7 report.

8 I would, if you are considering tabling this
9 item, that comes with a little bit of duty for you. You
10 have to explain why you're tabling it and what you need
11 the applicant to do to bring it off the table.

12 If you choose to continue it, I think, it is
13 reasonable for you to continue it, you must continue it
14 to a date certain. And, I think, it's reasonable for
15 you to contemplate how much time you want to give the
16 developer. The July 5th date was brought up today. If
17 you don't feel that that is enough time, you can
18 certainly extend that down the road.

19 As Assistant Director Ornelas reminded me in
20 the hallway, we do preschedule two Planning Commission
21 hearings a month. There will be. You could ask, or you
22 could direct for it to be continued to that second
23 meeting in July. If you feel they need more time, you
24 could, you could continue to August, you could continue
25 to September.

1 Now, counsel is probably getting a little
2 nervous at this point. You have to have reasons to do
3 such a long continuance. Reasons could be you have a
4 desire to allow the developer more time to work with the
5 community, to work on more refinement to their design,
6 and you feel that's an acceptable amount of time.

7 It's really up to the pleasure of this
8 Commission, as long as you follow the rules and
9 Counselor McCormick doesn't start saying, stop. If that
10 helps you.

11 COMMISSIONER CAREY: Thank you, Madam Chair.

12 COMMISSIONER READ: I have a comment.

13 Commissioner Read.

14 CHAIRMAN VANDERWELL: Can you --

15 COMMISSIONER CAREY: I --

16 CHAIRMAN VANDERWELL: Here.

17 COMMISSIONER READ: Yeah, thank you.

18 CHAIRMAN VANDERWELL: 'Cause we have, yeah,
19 we're having issues.

20 So, the Commissioners, I will remind you, if
21 you can please make sure that your mic's close enough so
22 everybody can hear in the back.

23 COMMISSIONER READ: I am not in favor of a
24 continuance. I think, it would be disrespectful for the
25 people that have come here who --

1 (Applause.)

2 CHAIRMAN VANDERWELL: I've asked, I've asked
3 that you keep all of this to a minimum, please, and be
4 respectful.

5 COMMISSIONER READ: So I'm not in favor of
6 that, because I think it would undermine the people that
7 have come and spoken today. And I am in favor of doing
8 a vote today.

9 CHAIRMAN VANDERWELL: Thank you, Commissioner
10 Read.

11 Anyone else have any comments?

12 COMMISSIONER FEWINS: Yes. Commissioner
13 Fewins.

14 CHAIRMAN VANDERWELL: Yes, Commissioner Fewins.

15 COMMISSIONER FEWINS: If I could ask Armando,
16 please, to come up to talk.

17 I would like some clarification, Armando, about
18 what, essentially, a zoning change is versus a
19 development agreement. Because that, it is asking for a
20 development agreement. And what is the difference
21 between just a typical rezoning to MF, and in this case
22 multifamily, to a development agreement? Could you just
23 talk about the difference between the two.

24 MR. ORNELAS: So Armando Ornelas, Assistant
25 Community Services Director.

1 Commissioner Fewins, members of the Planning
2 Commission, the distinction is, essentially, with a
3 straight rezoning, what they're asking for in this case
4 is multifamily zoning that allows a certain permitted
5 density. There is no specific project tied to that.
6 They could then come in with the project that would have
7 as many as 108 units based on zoning.

8 And so, in this instance, the development
9 agreement, it doesn't replace the rezoning. It
10 accompanies the rezoning request. And so the way that
11 the -- the development agreement is, essentially,
12 binding. And it is a way to, essentially, condition and
13 define the project at this stage, where when you
14 otherwise wouldn't be able to have any definition
15 necessarily or to attach any conditions to the approval.

16 So, for example, in section 3, planning and
17 development of project, it specifies the permitted uses
18 and density. So that's what it specifies, that there's
19 a maximum of 75 units versus the 108 that would be,
20 that's allowed by this zoning, the rezoning, rezone. It
21 specifies that the permitted use types are single-family
22 detached and attached, as well as multifamily.

23 The reason that the multifamily zoning is
24 needed in this instance is that in order to develop
25 townhomes, you have to have it. It's not strictly a

1 single-family product. Now, the development agreement
2 does also allow single-family. So.

3 And then it specifies a maximum density, 10
4 units per acre. And then it calls out that there's
5 going to be a minimum open space preservation of 1.54
6 acres. All right.

7 In that section, I would note that it says:
8 permitted uses and density, subject to all the terms and
9 conditions of this agreement and after developer agrees
10 to design and construct the site and buildings in
11 substantial conformance with the project plan attached
12 hereto as Exhibit C, the Code, the Vistas handbook and
13 as follows.

14 So it's a binding agreement. At some point in
15 the future -- and I know there was, there was concerns
16 about these for us tonight. At some point in the
17 future, if they wanted to do something other than the
18 townhome product that's shown in Exhibit C, or something
19 more than 75 units, this agreement would have to be
20 amended by the Planning Commission, and specifically by
21 the City Council, before that could occur and before a
22 public hearing.

23 So it's not to say that it can't ever be
24 changed and that this planning agreement, you know,
25 extends beyond 50 years and can't be changed at all.

1 But it requires, then, this process, just as a rezoning
2 required an additional process.

3 COMMISSIONER FEWINS: So it was brought up in
4 public comment that the current landowner would sell the
5 property to another entity. At the time, would the
6 development agreement then continue to honor the deed to
7 the property?

8 MR. ORNELAS: Yes. This, this is a recording
9 against the title of the property. And it runs with
10 land, not with the owner.

11 COMMISSIONER FEWINS: Thank you.

12 COMMISSIONER SHABAZZ: Madam Chair, may I
13 follow?

14 CHAIRMAN VANDERWELL: Yes, Commissioner
15 Shabazz.

16 COMMISSIONER SHABAZZ: Just a point of
17 clarification for my own sake. And this is Commissioner
18 Shabazz.

19 My main question here, based on what you just
20 said, is if we were, as a panel, to be leaning toward --
21 not saying that we are -- a continuance, based upon, you
22 know, some of the -- some of what was brought in,
23 brought up tonight, and giving the developer a chance to
24 vet that and change the plan, is that, is that
25 something, based upon what you've just said, is that

1 something that they can, that the developer can or
2 should do, or does it at this level remain pretty
3 amorphous as far as what the plan actually is?

4 In other words, to put a finer point on it, a
5 mention about a secondary egress and trying to meet
6 that, would that be something that they, that, you know,
7 at a later date they could address?

8 MR. ORNELAS: So this -- Commissioner Shabazz,
9 Armando Ornelas, Assistant Community Services Director.
10 In terms of your question, this plan is, essentially, at
11 a conceptual level. Right?

12 COMMISSIONER SHABAZZ: Right.

13 MR. ORNELAS: The developer has not yet, you
14 know, incurred all of the expense of designing the
15 project for a site that they don't have a land use
16 accounted for.

17 What I would imagine that the developers would
18 take the time to do, if they were granted a continuance,
19 would be to take the planning a little further, you
20 know, maybe do a little additional analysis in terms of
21 slopes, in terms of the engineering for the site.

22 And, you know, one possibility, and this is
23 speculation on my part, would be that, you know, as they
24 get this, get into this a little further, that they
25 realize that the actual yield for a townhouse project on

1 a site like this that has some constraints, both because
2 of its particular shape and because of the topography,
3 you know, that the yield might be actually significantly
4 less or somewhat less than the 75 units. In which case,
5 one change that might occur to the development agreement
6 or the proposed development agreement would be that that
7 permitted 75 units would be something less. Right?

8 In terms of your -- what you also alluded to,
9 it may be that, you know, that issue of ingress and
10 egress into the site would be examined further. There
11 would be additional discussions with City engineering
12 staff and perhaps the fire department. And that that
13 plan would evolve, if you will, to -- and reflect some
14 changes based on that additional analysis and work.

15 So it's my understanding that that is what was
16 alluded to or what was discussed by Ms. Fuss when she
17 asked for a continuance. They're looking at, or asking
18 for this continuance for the purpose of spending some
19 additional time to make some more possible refinements
20 to the plan.

21 So, again, speculation on my part, but those
22 are the sorts of changes that you might see if this came
23 back to -- after a continuance.

24 COMMISSIONER SHABAZZ: Thank you. I have
25 nothing further.

1 CHAIRMAN VANDERWELL: Okay. Thank you.
2 Anyone else have any questions?
3 Okay. Ian, if I can, I have a question.
4 I realize that we talked about the fact that
5 there was a traffic study and everything else. And
6 several of the residents that spoke, spoke about the
7 roundabout and the size of the roundabout, and as we
8 keep putting more housing up there, that they're having
9 issues getting through the roundabout.
10 So can that be addressed as far as that, is
11 there a plan to make it larger, or?
12 Mr. Martini?
13 MR. CRITTENDEN: Mr. Martini --
14 MR. MARTINI: You're making us play chairs
15 here.
16 CHAIRMAN VANDERWELL: Say.
17 MR. CRITTENDEN: -- may have more specific
18 stuff.
19 What I can tell you is the approach is a
20 traffic study was done to assess the amount of traffic
21 and the impact it would have on Los Altos and whether it
22 can continue to meet the level of service that is
23 required. And that traffic study said, yes, it would
24 continue to meet the level of service required, with
25 this additional housing. In fact, it was looking at the

1 higher density that would be associated with just a
2 straight zoning MF2. So it was actually looking at the
3 108-unit. So.

4 CHAIRMAN VANDERWELL: Okay.

5 MR. CRITTENDEN: So that traffic analysis was
6 done.

7 Speaking specifically about the roundabout, I
8 would have to defer to the man here.

9 CHAIRMAN VANDERWELL: Thank you.

10 MR. MARTINI: Madam Chair, John Martini, your
11 Community Services Director.

12 I've been with the City for a while. And with
13 my gray hair comes some memory. There are a lot of
14 questions about that roundabout. I was here working on
15 the Miramonte development. In fact, I was having this
16 discussion with Mr. King, who's in the back of the room.

17 There is some history to this roundabout. When
18 the developer of Miramonte came in for their
19 entitlements, that developer, Centex Homes, at the time,
20 the residents at the time did not want the big
21 roundabout at the Vista Heights roundabout. To put that
22 roundabout in, it took out a lot of the beautiful
23 landscaping that is currently there, that is maintained
24 by the Vistas' HOA.

25 The feeling was, their request was to put in

1 the least obtrusive, if you would, the minimum size of a
2 roundabout. And I would sit here and tell you today
3 it's a tracked circle. It's not a roundabout.

4 CHAIRMAN VANDERWELL: M-hm (affirmative),
5 right.

6 MR. MARTINI: So should this Commission choose
7 to forward a recommendation of this development
8 agreement and rezoning forward for the Council's
9 consideration, and should the Council then approve both
10 requests as well, the next step after a rezone, and in
11 conformance with the development agreement, would be
12 when we start engineering.

13 Now, Ian has spoken tonight. We have done
14 capacity analysis. We have done extensive studying of
15 this area. It goes all the way back to 1988 when the --
16 or, and actually before 1988, when the Vistas were
17 considered. We have studied it again when Miramonte was
18 added. Los Altos Parkway's an RTC road. It's included
19 in the RTP.

20 I'm never popular when I say this. Los Altos
21 is designed to accommodate up to about 14,000 trips a
22 day. We're currently not there.

23 The levels of service for our regional roads,
24 Vista and Los Altos Parkway in particular, with the
25 concern in the area we're talking about tonight, if we

1 go back into the '80s, pre-RTC, and then RTC came along
2 in the '90s, our original levels of service were C. As
3 a region, through our policymakers, those levels of
4 service have been moved from C down to D.

5 But we do see a lot of congestion at Vista
6 Boulevard during the peak hour. Los Altos Parkway, I
7 will tell you, is not necessarily the point of
8 congestion. It's the intersection of South Los Altos
9 Parkway and Vista.

10 And I'll remind the Planning Commission, and
11 Mr. Carey's probably pretty aware, the 2040 RTP includes
12 an upgrade of Vista to six lanes from Prater Way to the
13 freeway.

14 So that multimillion-dollar project in the
15 future will start relieving some of the congestion on
16 Vista, which will allow our collective -- Los Altos
17 Parkway's a great example, to start freeing more, you
18 know, have more free left turns for you folks who are
19 going down in the morning.

20 And, you know, from my observations and from
21 the traffic that we've seen, the p.m. peak isn't nearly
22 as congested, because most folks are making a free right
23 up Los Altos Parkway, and that move is pretty
24 uncongested. It is, it is in the morning. I do agree
25 with our citizens. When I went through this morning, I

1 caught two cycles at 7:30 to get to the left. It is
2 existing today.

3 This project, as envisioned, will add
4 additional trips. They will be distributed north and
5 south. They're just like any other.

6 But to get back to the roundabout, there's a
7 history there. But it will have to be restudied should
8 this, this project or a project on this property that
9 wants to utilize the roundabout, has a fourth leg. We
10 may end up with the big roundabout. It may come to
11 that. We'll know when we have more advance planning.
12 And it actually is married to the site.

13 CHAIRMAN VANDERWELL: Okay. Thank you. I
14 appreciate that. And I don't know. You may want to
15 stay there, 'cause I have another follow-up question.

16 I have a question regarding the -- I think, it
17 was the -- and I forgot the resident's last name where
18 she has the river in the backyard.

19 MR. MARTINI: M-hm (affirmative).

20 CHAIRMAN VANDERWELL: I'm going to have to say,
21 that is concerning for me, with the runoff down the
22 hill.

23 MR. MARTINI: If I can, Madam Chair.

24 CHAIRMAN VANDERWELL: Sure.

25 MR. MARTINI: The Vistas was one of the first

1 planned developments off of a development plan.

2 CHAIRMAN VANDERWELL: M-hm (affirmative).

3 MR. MARTINI: The folks that came before me
4 approved a master drainage plan that included a lot of
5 hillside elements and flows that are directed at homes.
6 The techniques that you guys see in the later planned
7 unit developments, our experience in the Vista taught us
8 a lot of lessons as far as hillside development and what
9 to do with drainage.

10 So I'm not going to disagree with the homeowner
11 who was here showing these pictures. We do see that in
12 the Vistas. The City has come in and invested money.
13 But the hillside slough led to about a million and --
14 and, I think, it was actually over a million dollars
15 worth of concrete channel construction to catch that
16 water that comes off the hillside. It brings it down
17 that spillway and puts it into the channel on North
18 Los Altos Parkway.

19 The ditch that runs down South Los Altos
20 Parkway that combines the runoff from Vista, the Vistas
21 as well as Desert Highlands, was redesigned right about
22 when I got here in 1999. And that big rock-lined ditch
23 is what came out of that.

24 So lessons have now been learned.

25 The development was set up where a lot of that

1 drainage off the hillside became the responsibility of
2 the Vistas' HOA. They're not, or most of those
3 structures are not City structures. We, as a staff,
4 over the 18 years I've been here, have tried to work
5 with the Vistas for solutions. But ownership is theirs.

6 So the picture she showed of the water coming
7 down the hillside, I believe she called it the
8 waterfall.

9 CHAIRMAN VANDERWELL: Uh-huh (affirmative).

10 MR. MARTINI: That's actually a storm drain
11 outlet that was put down into an old canyon. We don't
12 do that anymore. We put those in engineered structures
13 now.

14 So there is history here. This is one of our
15 older, it is our first planned unit development. So
16 some lessons were learned, and problems do exist.

17 CHAIRMAN VANDERWELL: All right. Thank you.

18 COMMISSIONER SHABAZZ: Madam Chair, if I may.

19 CHAIRMAN VANDERWELL: Yes, Commissioner
20 Shabazz.

21 COMMISSIONER SHABAZZ: I'm not sure who to
22 direct this question to, but.

23 MR. CRITTENDEN: It's probably me again.

24 COMMISSIONER SHABAZZ: It's probably you, yeah.
25 So regarding Finding Z1, I'm looking at Goal

1 H1. Now, my understanding is this development is
2 supposed to be a luxury condo development. How do we
3 meet Goal H1 if that is, in fact, that, if that is, in
4 fact, the goal on this project?

5 MR. MARTINI: Commissioner Shabazz, before
6 Mr. Crittenden answers your question, I need one
7 clarification. Where are you drawing the luxury
8 condominium thought from?

9 COMMISSIONER SHABAZZ: Just from my
10 understandings of -- from the Study Session that we went
11 through, and just the materials that we're looking at,
12 the two-car garages that are supposed to be a part of
13 the plan.

14 MR. MARTINI: Oh, you're talking about the
15 existing townhouse proposal?

16 COMMISSIONER SHABAZZ: Right.

17 MR. MARTINI: Okay.

18 MR. CRITTENDEN: So. Well, I don't have a copy
19 of Goal H1 here. Can you read that for me?

20 COMMISSIONER SHABAZZ: It says "Facilitate
21 development of housing that is available, affordable and
22 accessible to a diverse and growing population,
23 including senior citizens."

24 MR. CRITTENDEN: So the question of
25 affordability and availability is not one of affordable

1 housing in terms of a percentage AMI unit. A variety of
2 housing types tends to make your housing options more
3 robust. And that was the intent of staff, was to imply
4 that giving more variety of options allows for more
5 opportunities for people into the housing market.

6 COMMISSIONER SHABAZZ: Okay. Yeah, that was.
7 Because the other thing, I was looking at the letter
8 from Jeff Bonano in which he states that, or, well, he
9 states that it is a luxury high-end apartments and
10 townhomes that we're doing and that he would like to see
11 more affordable.

12 And, now, of course, I'm not saying that,
13 anything from that. I'm just trying to get to that goal
14 and understand what the developer has in mind. Because
15 I had heard from the residents tonight that there is a
16 fear that what will be built there will lend itself to
17 Section 8 or something of those likes.

18 MR. MARTINI: I'm going to direct that question
19 to our Assistant Director with regard to housing
20 programs and Section 8. I think, there's some
21 misunderstanding here.

22 CHAIRMAN VANDERWELL: M-hm (affirmative).

23 COMMISSIONER SHABAZZ: Understood.

24 CHAIRMAN VANDERWELL: Thank you.

25 MR. ORNELAS: Armando Ornelas, Assistant

1 Community Services Director.

2 So, I mean I'm not going to speak to the
3 Section 8 possibility necessarily, other than to say
4 that if these units -- whoever owns these units can
5 choose to accept a Section 8 voucher.

6 COMMISSIONER SHABAZZ: Right.

7 MR. ORNELAS: Now, depending on the price for
8 the unit, if they're renting the unit out, you know, it
9 may not be anywhere close to what the asking, you know,
10 asking price for that unit is. So I mean that, that's,
11 it's a possibility.

12 COMMISSIONER SHABAZZ: Right.

13 MR. ORNELAS: I'd probably say it's not a
14 probability.

15 COMMISSIONER SHABAZZ: M-hm (affirmative).

16 MR. ORNELAS: And, you know, and then, of
17 course, there's an assumption there that the units will,
18 in fact, be rented out. I mean these may very well be
19 owner-occupied units.

20 COMMISSIONER SHABAZZ: Okay.

21 MR. ORNELAS: Right? So does that address your
22 question?

23 COMMISSIONER SHABAZZ: It actually does. Thank
24 you very much.

25 CHAIRMAN VANDERWELL: Any other questions?

1 Okay. I will, at this time I will entertain a
2 motion, or.

3 COMMISSIONER FEWINS: Madam Chair.

4 CHAIRMAN VANDERWELL: Yes, Commissioner Fewins.

5 COMMISSIONER FEWINS: Commissioner Fewins. We
6 heard a lot of discussion tonight, especially, that
7 said, from the public. And I've -- I think, one, in my
8 opinion, one continuance, essentially, with the public
9 comment and working with the developer, I think, is not
10 out of line.

11 So with that, I move to continue PCN18-0019 to
12 the July 19th Planning Commission.

13 COMMISSIONER SHABAZZ: Madam Chair, I second.

14 CHAIRMAN VANDERWELL: Okay. I have a first and
15 a second. Any discussion?

16 Commissioner Carey.

17 COMMISSIONER CAREY: Appreciate the motion on
18 the table. A couple comments for the record, if I may.
19 And this is mostly to the applicant.

20 I think, from what, you know, they put in the
21 development agreement that was proposed tonight makes
22 for a better project than what was proposed last August.
23 And so I would encourage the applicant to continue to
24 work with the neighborhood and refine the revision to
25 make it more acceptable.

1 I think, there's a lot of, I think, there's a
2 lot of issues that were brought up tonight. But I would
3 make those comments in mind. And I'd support the
4 continuance as well.

5 COMMISSIONER PETERSEN: I'd like a --

6 CHAIRMAN VANDERWELL: Commissioner Petersen.

7 COMMISSIONER PETERSEN: Commissioner Petersen.
8 I'd like a --

9 CHAIRMAN VANDERWELL: Can you move your mic a
10 little closer, please, Commissioner. Thank you.

11 COMMISSIONER PETERSEN: I'd like a
12 clarification on the date again in the motion, please.

13 CHAIRMAN VANDERWELL: Commissioner Fewins said
14 a date certain, July 19th.

15 COMMISSIONER PETERSEN: 19th? Thank you.

16 CHAIRMAN VANDERWELL: Okay. Any further
17 discussion?

18 Commissioner Read.

19 COMMISSIONER READ: Commissioner Read. I still
20 do not support a continuance. I feel that the applicant
21 has had plenty of time to address the concerns of the
22 neighborhood. I think, you know, they had time to
23 submit the continuance request after the public meeting,
24 and they waited a week. So I still do not support a
25 continuance.

1 CHAIRMAN VANDERWELL: With that, I'm going to
2 also echo Commissioner Read's. I won't be supporting
3 the continuance, either. We have residents that have
4 come out and take time out of their lives and things
5 like that. And, I think, this is something that should
6 have been continued to be handled.

7 So, with that, I'll call for the vote. All in
8 favor?

9 COMMISSIONER CAREY: Aye.

10 COMMISSIONER FEWINS: Aye.

11 COMMISSIONER SHABAZZ: Aye.

12 CHAIRMAN VANDERWELL: Not in favor?

13 COMMISSIONER PETERSEN: Nay.

14 COMMISSIONER READ: No.

15 COMMISSIONER BROCK: Nay.

16 CHAIRMAN VANDERWELL: Nay.

17 Okay. Motion carries that it will not be
18 continued. What do we need to do next?

19 (Applause.)

20 CHAIRMAN VANDERWELL: Hey, I've asked. I won't
21 ask again. I need you guys to please stay respectful.

22 COMMISSIONER CAREY: Madam Chair, could we have
23 a roll call vote?

24 CHAIRMAN VANDERWELL: We sure can.

25 COMMISSIONER CAREY: On that one, just for

1 clarification.

2 CHAIRMAN VANDERWELL: Marilie.

3 MS. SMITH: Commissioner VanderWell?

4 CHAIRMAN VANDERWELL: Nay.

5 MS. SMITH: Commissioner Carey?

6 COMMISSIONER CAREY: Yea.

7 MS. SMITH: Commissioner Brock?

8 COMMISSIONER BROCK: Nay.

9 MS. SMITH: Commissioner Fewins?

10 COMMISSIONER FEWINS: Yea.

11 MS. SMITH: Commissioner Petersen?

12 COMMISSIONER PETERSEN: Nay.

13 MS. SMITH: Commissioner Read?

14 COMMISSIONER READ: Nay.

15 MS. SMITH: Commissioner Shabazz?

16 COMMISSIONER SHABAZZ: Yea.

17 MR. ORNELAS: So it's four. Okay. Three-four.

18 CHAIRMAN VANDERWELL: Okay. What do we need to

19 do next?

20 MR. ORNELAS: I believe, the motion failed.

21 So.

22 CHAIRMAN VANDERWELL: This motion failed.

23 MR. ORNELAS: So you need to then, I think,

24 need another motion.

25 CHAIRMAN VANDERWELL: Okay. Does anybody want

1 to take a --

2 COMMISSIONER FEWINS: Yep, I'll take a stab.
3 Commissioner Fewins here. I move to find that the
4 proposed development agreement DA18-002 associated with
5 PCN18-0019 consistent with the Sparks Comprehensive
6 Plan, and forward a recommendation of approval to the
7 City Council.

8 CHAIRMAN VANDERWELL: Commissioner Carey.

9 COMMISSIONER CAREY: Are you calling for a
10 second?

11 CHAIRMAN VANDERWELL: Yeah, I need a second.

12 COMMISSIONER CAREY: I'll make the second.

13 CHAIRMAN VANDERWELL: Okay. Any discussion?

14 COMMISSIONER FEWINS: Yeah. Commissioner
15 Fewins.

16 CHAIRMAN VANDERWELL: Yes.

17 COMMISSIONER FEWINS: I would like to talk
18 about a discussion. When we heard this before, it was
19 just a zone change. And at that time, I did not find
20 that the zone change fit in with the existing land uses
21 just for a strictly multifamily zone change.

22 With the development agreement, I find, with
23 the decreased amount of units that are going to be on
24 this property, and with the public comment that has said
25 that they would be very favorable in a single-family

1 development that could -- which would be detached homes,
2 which could also be similar with zoning that had smaller
3 lots and different things, would, essentially, amount to
4 the same amount of homes that are going to be on the
5 parcels anyway.

6 I find that with the development agreement that
7 is deeded onto the property, the process is something
8 that worked. With a townhome, a for-sale, two-car
9 garages, which they're going to work with staff, I
10 think, very well, with this being zoned multifamily
11 since 1988 -- I personally live in the Vistas as well.
12 To have a nice project that's going to -- and I know our
13 planning staff works very, very well with developers on
14 building very nice projects. I find that a townhouse
15 for-sale development is going to be compatible with the
16 existing uses.

17 So that's why I'm in favor of the development
18 agreement.

19 CHAIRMAN VANDERWELL: And Commissioner Carey.

20 COMMISSIONER CAREY: Additional comment, if I
21 may. I agree with Commissioner Fewins. I also believe
22 that the development agreement does provide a good level
23 of transparency for the public. When we were here last
24 August, we didn't have a project in mind. It was
25 strictly a rezoning action, that if it was approved at

1 that point, it would allow for 108 units.

2 This development agreement provides some
3 transparency to the public on what sort of project is
4 being proposed on the site. And it does limit the
5 development to 75 units.

6 So, I think, this is a good action, and I would
7 support the motion to recommend to forward it to City
8 Council for approval.

9 CHAIRMAN VANDERWELL: Anyone else?

10 Okay. I'll call for the vote. All in favor?

11 (Commission members said "aye.")

12 CHAIRMAN VANDERWELL: Do you want to do roll
13 call, please?

14 MS. SMITH: Commissioner VanderWell?

15 CHAIRMAN VANDERWELL: Yea.

16 MS. SMITH: Commissioner Carey?

17 COMMISSIONER CAREY: Yea.

18 CHAIRMAN VANDERWELL: Commissioner Brock?

19 COMMISSIONER BROCK: Yea.

20 MS. SMITH: Commissioner Fewins?

21 COMMISSIONER FEWINS: Yea.

22 MS. SMITH: Commissioner Petersen?

23 COMMISSIONER PETERSEN: Nay.

24 MS. SMITH: Commissioner Read?

25 COMMISSIONER READ: Yea.

1 MS. SMITH: Commissioner Shabazz?

2 COMMISSIONER SHABAZZ: Yea.

3 CHAIRMAN VANDERWELL: Okay. Thank you. Motion
4 carries.

5 Okay. We -- I would like to ask that you
6 continue to respect us. We still have business to
7 conduct.

8 (There were comments from the audience.)

9 UNIDENTIFIED MAN: I'd like to make a request
10 that there's --

11 CHAIRMAN VANDERWELL: No. There's -- I'm
12 sorry. There's no more public comment. We've closed
13 the public comment.

14 (There were comments from the audience.)

15 UNIDENTIFIED MAN: How do I get to --

16 CHAIRMAN VANDERWELL: We have closed, we've
17 closed the public comment, sir.

18 UNIDENTIFIED MAN: -- talk to the City about
19 this?

20 CHAIRMAN VANDERWELL: You may contact the City
21 first thing in the morning.

22 UNIDENTIFIED MAN: Who do I talk to?

23 COMMISSIONER CAREY: There'll be a public
24 comment period at the end of the meeting, right?

25 CHAIRMAN VANDERWELL: Yes, there will.

1 UNIDENTIFIED MAN: I'll be seeing you in the
2 morning.

3 MR. ORNELAS: You won't see me in the morning.
4 You can call me on Monday.

5 CHAIRMAN VANDERWELL: All right. With that,
6 let's move along. Let's move.

7 Okay. With that, I need a motion for the
8 zoning.

9 Commissioner Carey.

10 COMMISSIONER CAREY: Madam Chair, I'll give
11 this a shot. I move to forward a recommendation of
12 approval to the City Council for the rezoning request
13 RZ18-003 associated with PCN18-0019 based on findings Z1
14 through Z3 and the facts supporting these findings as
15 set forth in the staff report.

16 COMMISSIONER FEWINS: Commissioner Fewins.
17 Second.

18 CHAIRMAN VANDERWELL: Okay. I have a first and
19 a second. Are there any question -- any comments?

20 With that, I'll call for the vote. All in
21 favor?

22 (Commission members said "aye.")

23 CHAIRMAN VANDERWELL: Any opposed?

24 COMMISSIONER PETERSEN: Nay.

25 CHAIRMAN VANDERWELL: Okay. With that, motion

1 carries.

2 Next, we'll move along to general business,
3 CA-1-18, consideration of possible action in accordance
4 amending Title 20 of the Sparks Municipal Code.

5 MR. RUNDLE: I don't think I have any public
6 comment here today. Jim Rundle, Planning Manager, here
7 to present an item on a code amendment.

8 There is currently an interest in locating a
9 winery that would use fruit produced off-site in the
10 Victorian Square area. However, a winery is not a
11 permitted use in downtown Victorian Square, the
12 mixed-use district of the downtown Victorian Square.

13 This zoning code amendment was initiated by the
14 City Council's vote on May 14th to direct staff to move
15 forward with an analysis of a zoning amendments.

16 The Planning Commission in this case is the
17 recommending body to the City Council.

18 During the 2015 Legislative Session, Assembly
19 Bill Number 4 was passed granting Washoe and Clark
20 counties the ability to allow commercial wineries and
21 tasting rooms. Subsequently, in the 2015 zoning code
22 update, the City Council approved 'winery' as a
23 permitted use in the City of Sparks in the agricultural
24 zoning districts.

25 The current request, while not permitted in

From: Jody Ericksen
To: [Crittenden, Ian](#)
Cc: [Smith, Marilie](#)
Subject: public comment on PCN18-00
Date: Saturday, May 26, 2018 4:15:40 PM
Attachments: [vistas handbook versus actual development.pdf](#)

Ian,

I have spent some time reading the Vistas Master Plan and studied how it compares to the actual development in the area. It is clear that high-density parcels were meant to be developed together with a central village within the Vistas development as a whole. If six of the seven "village" features were instead built as single family homes, then the one remaining parcel in question no longer fits with surrounding land use. **Please see the attached pdf document**, which overlays the planned sites of the Vista Master Plan with what has actually been built. Please share this with the Planning Commission.

Here are some additional problems I see with PCN18-0019 that I would also like shared with the Planning Commission:

1) Due to the large amount of excavation of the sloping lot currently planned by the developer, there is genuine concern that blasting will have to be used. This will lead to ground vibrations and potential damage to surrounding structures. The safety of surrounding structures against blast vibrations necessitates further study before excavation as well as monitoring during any actual blasting. This is not a remote development, but one that would be near many existing homes, several with retired occupants. Excavation and construction noise over a prolonged period (at least two years according to the developer's recent presentation to homeowners) will seriously impact the quality of life for all surrounding residents.

2) The Miramonte development feeds into Los Altos and has already exacerbated traffic in the area. There are serious issues concerning the safety of children and others using the crosswalks near the roundabout at Vista Heights as well as the ability of residents to evacuate during a highly-likely fire emergency. At the very least there needs to be crosswalk lights to indicate to cars when pedestrians are at the roundabout. We understand that traffic issues can be situational; however, this particular lot is at the choke point for two of the major access roads for the Vistas (Goodwin and Vista Heights) and would impede traffic from a large portion of the entire Vistas development. It appears that the only traffic study being used for this proposed development is one done in 2016 for the Miramonte Townhomes. In Figure 1 and 2 in the Traffic Works traffic study dated Aug 9, 2016, the Los Altos Parkway / Vista Heights roundabout near the lot does not show a four way intersection, which clearly indicates that development on the lot was not considered. Also, the misidentification of street names (Vista Hills instead of Vista Heights) in the traffic study does little to inspire confidence.

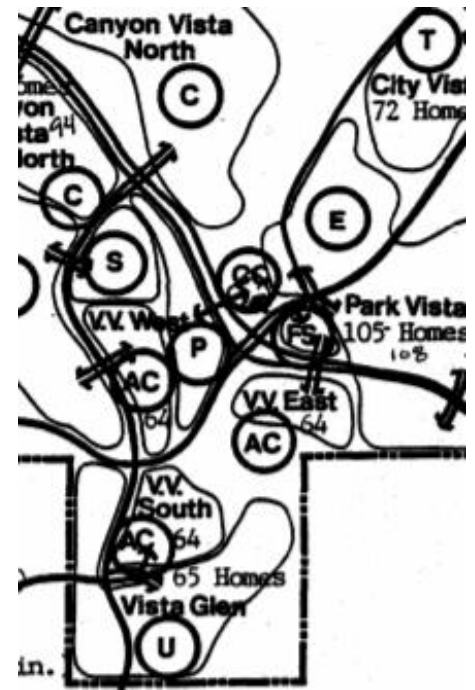
3) The proposed development provides only the bare minimum parking required for

tenants, and guests will invariably have to use the side streets of the Vistas and Desert Highlands for parking. If this townhome development does get approved, there needs to be more parking spaces. In the surrounding areas the norm is one parking space per bedroom. This coupled with extra guest parking spaces would help ensure that residents of this high-density housing would not park in the surrounding streets of the Vistas.

4) Within the Vistas Master Plan, the one feature with multi-family homes not in the central village (City Vista Townhomes) was explicitly noted as a liberal density of 6 units to the acre. This makes it clear that the original developer intended a low density for multi-family homes adjacent to single family where they are not buffered by the central village elements. If there are going to be townhomes, they need to be half the density that is being proposed now. The expectation of those living in the Vistas (based on the precedent of substituting single-family homes for other elements identified in the Master Plan) is that more single family homes would be built on this particular lot.

Jody Ericksen
2265 Stone View Drive
Sparks, NV 89436
775-626-6954

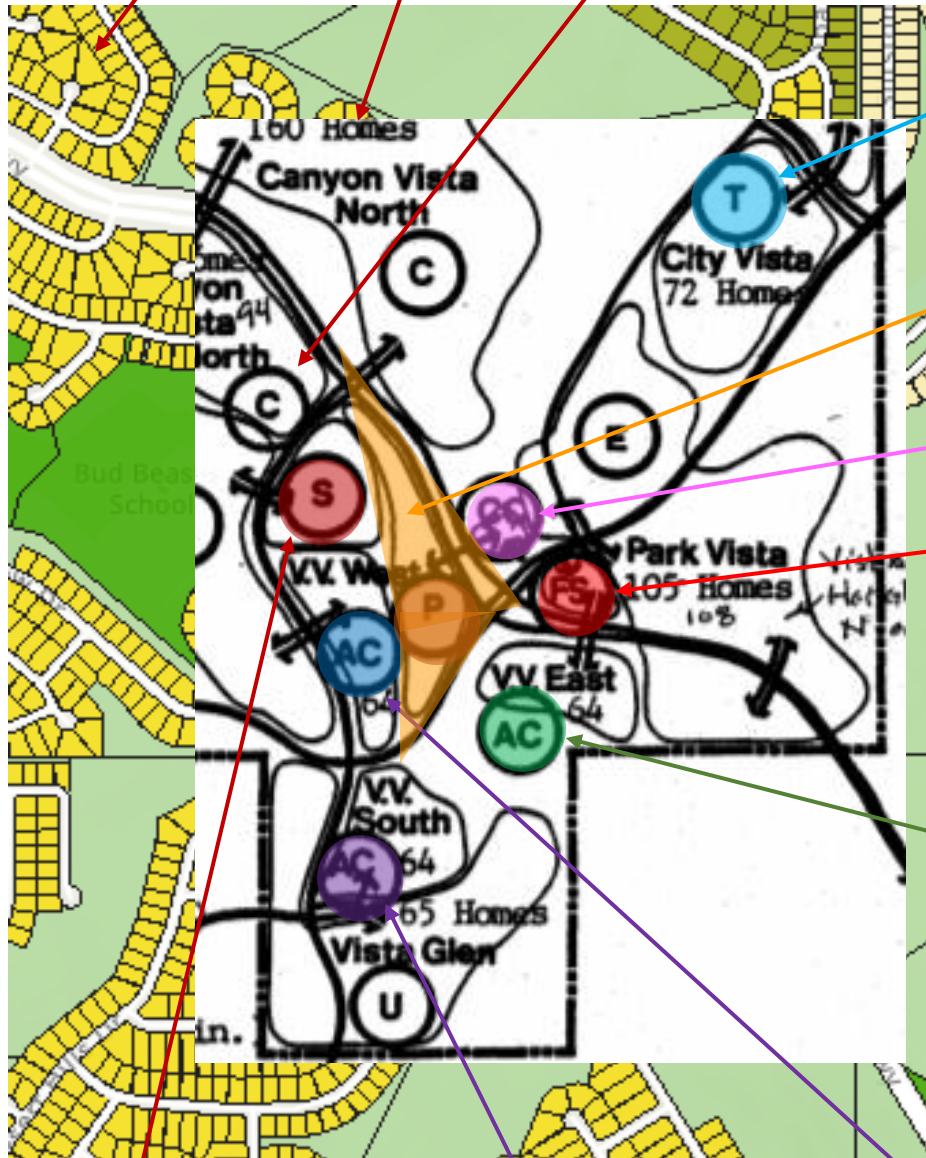
Vistas Master Plan versus Actual Development



planned **single family homes**
(Canyon Vista North – 160 homes)
became **single family homes**

planned **single family homes**
(Spring Vista – 100 homes)
became **single family homes**

planned **single family homes**
(Canyon Vista South – 50 homes)
became **single family homes**



planned **townhomes**
(City Vista – 72 homes/12
acres or 6 homes/acre)
became **single family homes**

planned **park** that
became **single family homes**

planned **community center**
became **single family homes**

planned **fire station**
became **single family homes**

planned **apartments**
(Vista Village East – 64 homes)
is **currently being disputed**

planned **school**

planned **apartments**
(Vista Village South – 64 homes)
is **single family homes**

planned **apartments**
(Vista Village West – 64 homes)
became **single family homes**

What did the Vistas Master Plan intend? Here is relevant language verbatim.

p20 8. Vista Village West

The intent is to create a “village” feeling in the natural bowl that includes this project and the school, the park, the fire station, the community center site, and the “built edges” of Vista Village South and Vista Village East. The apartment structures, being more massive than single family homes and with the landscaped grounds around them, add to the potential for creating the desired village effect at the community’s core.

p20 10. City Vista

This site lies between mini estates of Park Vista and the estates planned to the north. Luxury townhomes are positioned for views to the south and the west. These homes are envisioned as “downhill units” with view-oriented rooms looking out and stepping down the moderate slopes. The twelve-acre site includes about 72 homes at a liberal density of $6 \pm$ units to the acre.

p21 12. Vista Village East and 13. Vista Village South

These two projects are envisioned to be identical to that of Vista Village West.

p30 Table 2 Phasing Schedule (Vista Village East was intended to be built in 1992)

Based on the Vistas Master Plan language, it is clear that the high-density features were meant to be developed together to provide a central village within the Vistas development as a whole. If **six of the seven** features were **built as single family homes** instead, then the one remaining feature no longer fits with the surrounding land use.

If Master Plan agreements are meant to give homeowners clarity on what can be developed in their neighborhood (as is the case with more recent planned communities), then the precedent set by the Vistas Master Plan is that multi-family elements will be replaced by single family homes. Had the Vistas Master Plan been followed more faithfully, then the argument that multi-family homes belong on the disputed site would be more compelling.

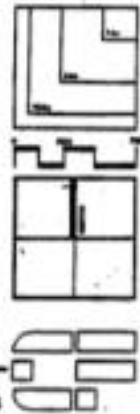
The one feature with multi-family homes not in the central village (City Vista Townhomes) was explicitly noted as a liberal density of 6 units to the acre. This makes it clear that the original developer intended a low density for multi-family homes adjacent to single family where they are not buffered by the central village elements.

From Master Plan in Vistas Handbook



Vista Hollow	205 Homes
Westview	155 Homes
Spring Vista	100 Homes
Canyon Vista North	180 Homes
Canyon Vista South	80 Homes
Point Vista	140 Homes
Southview	135 Homes
Vista Village West	84 Homes
Park Vista	105 Homes
City Vista	72 Homes
Vista Village East	84 Homes
Vista Village South	84 Homes
Vista Glen	85 Homes
Total	1,814 Homes

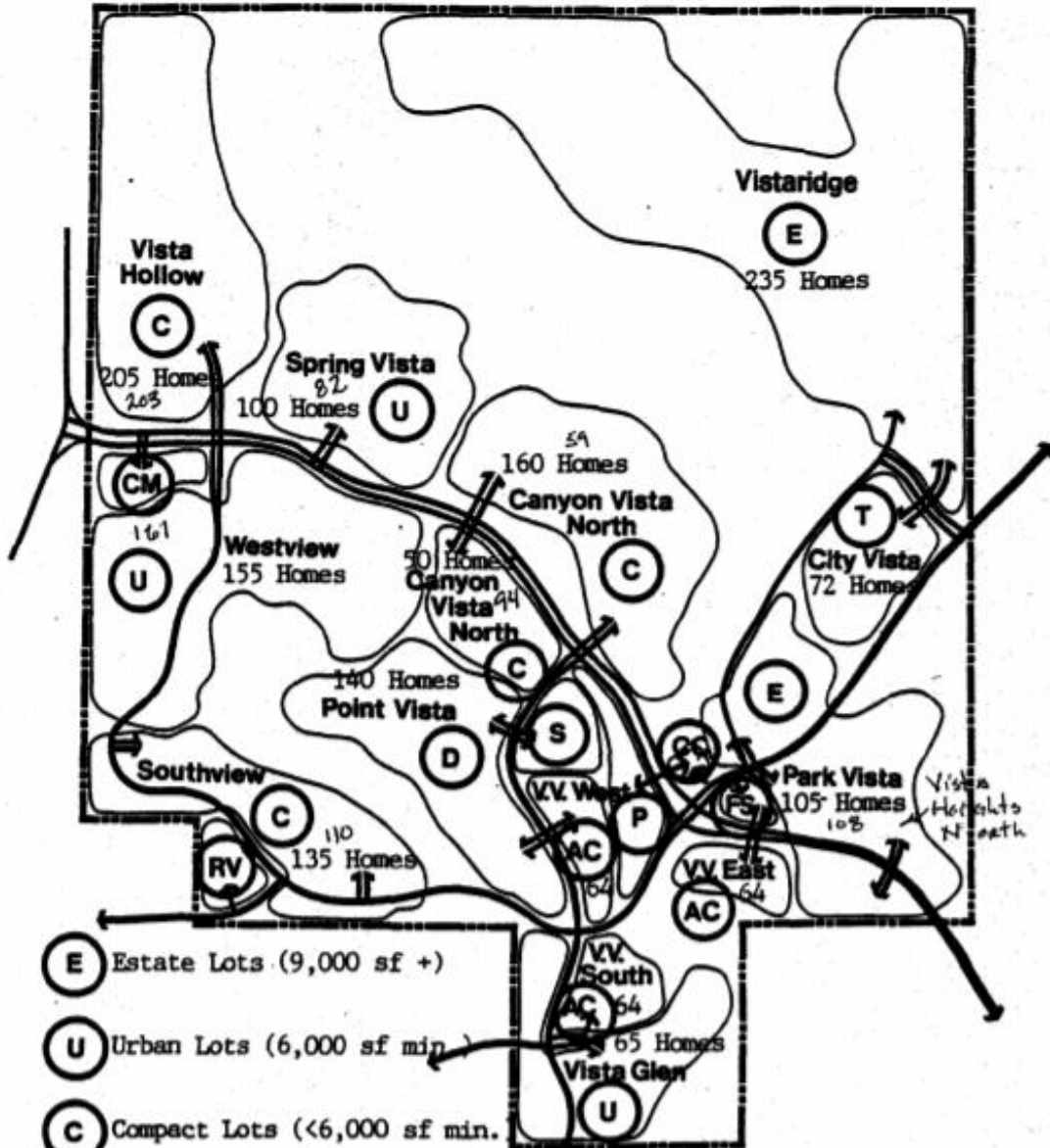
School	5 Acres
Park	9 Acres
Community Center	2 Acres
Convenience Commercial	3 Acres
Fire Station	1.5 Acres
RV Storage	4 Acres



MASTER PLAN

ILLUSTRATIVE PLAN

Codega & Fricke, Inc.
engineers + planners

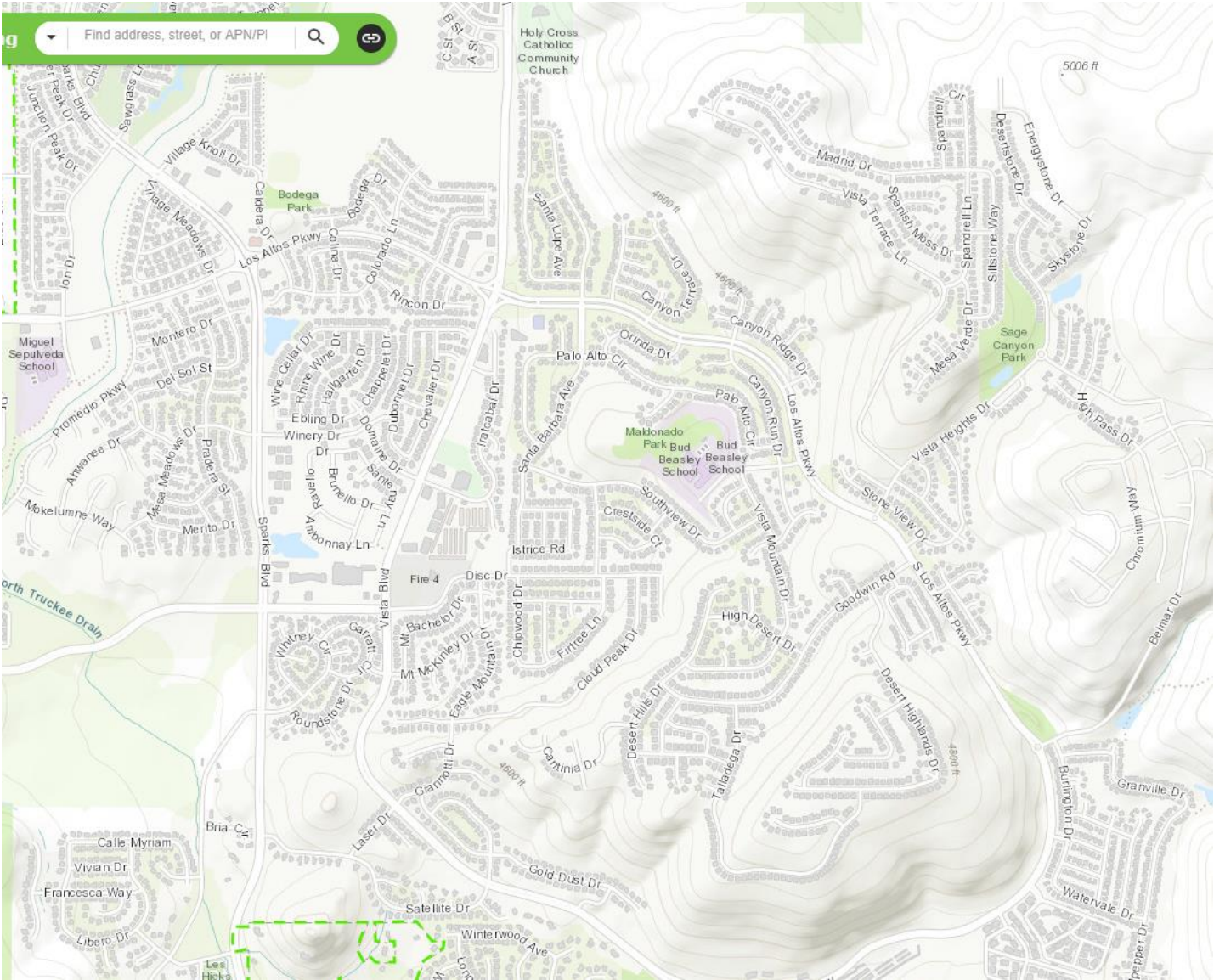


- (E) Estate Lots (9,000 sf +)
- (U) Urban Lots (6,000 sf min.)
- (C) Compact Lots (<6,000 sf min.)
- (D) Duplex
- (T) Townhome
- (AC) Apartments/Condominiums
- (CM) Commercial
- (RV) RV Storage
- (S) School
- (P) Park
- (CC) Community Center
- (FS) Fire Station



MASTER PLAN
3. Land Use Plan

College & Pacific Inc.
 architects + planners
 1000 University Ave.
 Berkeley, CA 94702



Smith, Marilie

From: ejones@bellebs.com
Sent: Tuesday, June 05, 2018 10:33 AM
To: Crittenden, Ian; Smith, Marilie
Cc: Abbott, Donald; Lawson, Ed; Smith, Ron; Thomas-Bybee, Charlene; Dahir, Kristopher
Subject: Case PCN18-0019 Concerns

Dear Mr. Crittenden and Sparks City Council Members,

I am writing to you to express my concern and opposition regarding the development of the land at 2255 S. Los Altos Parkway in Sparks. I have lived in the neighborhood, on the Los Altos hill for fifteen years now. I have seen the hill develop over that time period to an almost overcrowded state. I am not only writing to you as a homeowner, but I'm also writing you in the capacity of a board member (Treasurer) for both Bud Beasley Elementary School PTO and the Desert Highlands Home Owners Association. I have heard more opposition to this than I can count from neighbors, parents and teachers. Our main concerns are that of safety of the school children, overcrowding of Bud Beasley and traffic. I will elaborate further below.

Our first concern is the safety of our children. Washoe County School District's transportation department just announced that bus zones will increase by $\frac{1}{4}$ mile next year. This will result in at least 25% more children (ages 5-11) walking to school. A lot of them will have to walk down Los Altos, and cross the proposed development's entrance onto Los Altos. Most children will be walking to school around the time people are driving to work. This increases the risk of children getting hit. We already have minor problems with traffic safety as it is. I cannot see how another 75+ (more likely 150) cars would affect this. As a mother, this is a real concern.

Second, as a board member at Bud Beasley Elementary school, I can see how crowded our school currently is. My daughter is entering the third grade and I was told that her class size was going to be in the high-20's next year! If you add even 75 more children (evenly disbursed) to the school (K-5th, by the time the condos are built), this will increase each grade by 12.5 students. Bud Beasley does not have the capacity to accommodate these children (on top of all the single family home development in the zone).

Over the last fifteen years, traffic and road conditions have deteriorated immensely. There are more potholes than I can count on Los Altos. Adding another 75-150 cars a day to this will break down the road even more. Additionally, getting down the hill during rush hour could take up to 20 minutes! I am also concerned with the traffic situation if another wildfire occurs and every homeowner has to leave the hill at one time.

Please, I beg you, do what is right and do not allow Landstar to make this parcel into multifamily units. Please preserve our beautiful hill and keep Sparks the city we have all have grown to love. Thank you for your time and consideration. I know you will do what your constituents desire!

Erin Jones, CPA
Partner



Belle Business Services, LLC

Crittenden, Ian

From: Sara Mignerey <sissybells@hotmail.com>
Sent: Saturday, June 02, 2018 2:15 PM
To: Crittenden, Ian
Subject: Community Opposed to PCN18-0019

Good Afternoon,

Let me introduce myself. My name is Sara Kwasna and I am a home owner and community member of the Vistas HOA who would like to share my thoughts and concerns regarding PCN18-0019.

My husband and I live at 2260 Stone View Drive in Sparks and we have attended all of the meetings regarding the 7.72 acre parcel that has caused much controversy in our community. When the land was being considered for apartments, we expressed our concerns in writing and attended the City Counsel meeting that was held in November, the result of which was the developer application being withdrawn. Now that the parcel is being considered for town homes, those concerns have not abated. In fact, after attending the meeting that was held at Bud Beasley Elementary School on May 23rd, our concerns have increased.

The developer, Landstar Company, as well as the planners (both private and the representative from the City of Sparks) who were present at the meeting, were not able to address the community's concerns regarding the increased traffic that would result from 70+ town homes whose only entrance and exit would be via the roundabout. They could not speak to how the school, Bud Beasley Elementary, would cope with the additional children who would attend an already overcrowded building. They could not answer how to better protect the children who walk to and from school that would be using the sidewalk that is only placed on the side of the street where the entrance to the townhouses would be. Neither could they provide one single example of how this development would *benefit* our community.

When asked if the developer would consider building a 55 and older community, which would lessen the impact on traffic and the school, he was not willing to do that. When asked if the market collapses while building these townhouses, if he would be willing to sell them for the same prices as our homes are selling for rather than offloading them cheaper in order to protect himself, he could not answer. He was fond of calling us his "neighbors" but the truth is, he is simply looking to do what is most profitable for him, and then returning to his Californian home.

No one is opposed to the development of that parcel for single family homes. It is the density of town homes, apartments, and condominiums that we are opposed to. However, with the developer's \$350,000-400,000 price point *per town home*, he is seeing dollar signs over the lives of the people who work and reside in this area.

As an educator, I experience the overcrowding of our schools on a daily basis. As a mother, I can tell you that my fourth grader (who attends Bud Beasley) has 35 students in her class and my kindergartener has 25 in hers. There are partitions set up in the common areas to create "classrooms" and portable buildings near the parking lot, and yet they are still bursting at the seams. While I understand that state law does not allow school impact fees from developers, the City Counsel should consider how a multi-family town home community would affect an already overcrowded school.

When I look around Sparks, I am flabbergasted by the amount of building that is happening in our town. Apartments, town homes, condos, and single-family houses are popping up *everywhere*. Real estate prices continue to rise, yet economically speaking, our area is overdue for a recession. We have all witnessed what happens when the bubble bursts. The developer said that it would take a projected 18 months before they were ready to break ground, and another 2 years to build. What happens when the market takes a dive mid-project? The developer is keen on selling his town homes for what our houses in the Vistas are going for *now*, but is not willing to do that later on should the economy change. In the wake of such an event, we could end up with partially completed town homes, vacant buildings, or Section 8 housing, all which would impact the residents of the Vistas and the value of our own properties.

The master plan for this community was laid out in the late 1980's and since then, so much has changed. Yet the developer and the planners want to hold firm to the idea that the parcel in question was originally zoned as multi-family. This may be true, but when so much of the master plan has been ignored, the master plan is no longer relevant and should be re-assessed before *any* rezoning or development agreement is approved.

I vehemently oppose the building of these town homes and I hope that city counsel members will not allow this parcel to be developed for multi-family use.

Thank you for your time,

Sara M. Kwasna

Crittenden, Ian

From: Nan Watz <nanwatz4747@gmail.com>
Sent: Monday, June 04, 2018 11:27 AM
To: Crittenden, Ian
Subject: PCN18-0013

I thought this was voted down. I DO NOT WANT IT IN MY NEIGHBORHOOD. To much traffic. I like where I live, quiet and rural..lets keep it that way!

Nan Watz

Crittenden, Ian

From: Bob Oliphant <bobbyo_13@icloud.com>
Sent: Friday, June 01, 2018 4:56 PM
To: Crittenden, Ian
Subject: Fwd: Vistas apartment project

Sent from my iPad

Begin forwarded message:

From: Bob Oliphant <bobbyo_13@icloud.com>
Date: June 1, 2018 at 4:46:09 PM PDT
To: cbybee@cityofsparks.us
Subject: Fwd: Vistas apartment project

Sent from my iPad

Begin forwarded message:

From: Bob Oliphant <bobbyo_13@icloud.com>
Date: June 1, 2018 at 4:40:55 PM PDT
To: icrittenden@cityofsparks.us
Subject: Fwd: Vistas apartment project

Sent from my iPad

Begin forwarded message:

From: Bob Oliphant <bobbyo_13@icloud.com>
Date: June 1, 2018 at 4:34:49 PM PDT
To: icrittenden@cityofsparks.us
Cc: Bob Oliphant <bobbyo_13@icloud.com>
Subject: Vistas apartment project

Dear Mr. Crittenden,

Our family has lived in the Vistas neighborhood in Sparks since 1992 and currently still reside there.

We would appreciate your vote against the proposed apartment/townhouse project being considered in the Vistas. It makes no sense to put 75-100 apartment/townhouse units smack dab in the middle of an existing, decades old, neighborhood that is exclusively

single family homes. If and when this piece of property is developed, it should be consistent with the the lot size and setbacks of the surrounding homes. Please consider these arguments when it's time to vote on this project.

Thanks, Bob and Patty Oliphant
Sent from my iPad

June 3, 2018

2212 Stone View Drive

To the Sparks Planning Commission Re: PCN18-0019,

My wife and I have lived at 2212 Stone View Drive for the last 24 years. We are adamantly to the proposed zoning change (Case PCN18-0019} from PD Vistas to MF2/PUD. As this is the last parcel in the Vistas to be developed it is critical for the City of Sparks to approve a zoning change that will be the most compatible to the Vistas and to the benefit of the local residents and the City of Sparks.

Our specific concerns are:

Any MF townhomes built will have markedly elevated profile that will not be consistent or comparable to the single family homes that completely surround this last parcel in the Vistas. Whatever may have been planned in the 1980's for the future development of the Vistas, is not relevant as the Vistas comprises only single family residential (SFR).

The zoning requested is too high a density for this parcel and is incompatible with current architecture surrounding the parcel. There has been no MF housing developed in the Vistas at all. This parcel should be zoned for no more than Single Family to keep the density on par with all other surrounding neighborhoods.

The current proposal by the developer has inadequate parking onsite for the residents and visitors. Los Altos is not an option for parking and therefore the only other parking option is in the surrounding neighborhood streets. This would negatively impact the current residents and should be unacceptable to the City of Sparks. All parking no matter what the zoning must be required to be onsite.

This is a short list of problems with zoning this parcel to MF2. I am sure that the hundreds of residents in the Vistas have more items to add.

Please DO NOT zone this parcel for anything but SFR. Do not leave us with a project that will stick out like a sore thumb and never be welcome in the Vistas.

Sincerely,

Gary and Laurie Smith

Crittenden, Ian

From: Gust Proutsos <hir15@att.net>
Sent: Tuesday, June 05, 2018 2:50 PM
To: Crittenden, Ian
Subject: PCN18-0019

Dear Ian Crittenden,

We attended the neighborhood meeting on May 23, 2018, held by Lumos & Associates regarding the Los Altos Zoning Map Amendment. The property owner did not fully address the issues of multi-family and traffic density in our community. Those in attendance were told that the project would take approximately two years to completion. In the meantime, the surrounding neighborhoods would have to contend with construction noise and traffic. The plan shows ingress and egress to Los Altos at the roundabout and Dry Gulch Street, with about two vehicles per unit (150) crossing a sidewalk now used by children of Bud Beasley School and adults walking their dogs. We are concerned about safety of these individuals. Because of continuing construction of new homes in the Vista Heights, traffic has increased exponentially along the parkway and access to Vista is very difficult. The 75+/- units in the 7.72 acres will only compound the traffic issues. We are voicing our opposition to the proposed amendment to rezone from planned development to multi-family in the Vistas Planned Unit Development Handbook.

Gust and Petite Proutsos
4660 N Cactus Hills Dr
775-626-6608
Hir15@att.net

Crittenden, Ian

From: Paul Lamarca <plamarca1320@gmail.com>
Sent: Tuesday, June 05, 2018 11:31 AM
To: Crittenden, Ian
Subject: Public Comment on PCN18-0019

Dear Mr. Crittenden,

I am sending you my comment to oppose a multi-family housing development being proposed at the base of Vista Heights Drive and Los Altos Prkwy. Having lived in this neighborhood for many years (Abacus Court) and contending with the limited access for families living northeast of Los Altos up and off of Vista Heights, I believed this planned development will create significant safety concerns.

Unless multiple additional access routes can be created for the existing homes as well as the planned units, this location is not at all desirable.

Thank you in advance for taking my comments into consideration.

Respectfully, Paul LaMarca

Crittenden, Ian

From: Robin Merrill <robinmer@aol.com>
Sent: Thursday, June 07, 2018 6:51 AM
To: Abbott, Donald; Lawson, Ed; Smith, Ron; Dahir, Kristopher; Ornelas Jr, Armando; Melby, Karen; Rundle, James; Crittenden, Ian; Cummins, Jonathan
Cc: Thomas-Bybee, Charlene
Subject: Re: PCN18-0019 (rezoning to MF2/PUD at 2255 S. Los Altos Pkwy, Sparks, NV)

Good Morning Everyone,

Below is a copy of a letter we sent to Councilwoman Bybee in regards to the proposed rezoning at 2255 S. Los Altos Pkwy in Sparks. We ask that you please consider the existing homeowners concerns about traffic at the roundabout at Los Altos Pkwy and Vista Heights Rd and the commute traffic at the intersection of Los Altos Pkwy and Vista Blvd, as well as the overcrowding issue at Bud Beasley Elementary when making your decision about the development. We have looked at the Final Staff Report and base a few comments on the information from the report as well.

We appreciate your time to read our thoughts and concerns.

Sincerely,

Robin Merrill

From: Robin Merrill <robinmer@aol.com>
Sent: Wednesday, June 6, 2018 5:48:14 PM
To: Thomas-Bybee, Charlene
Cc: icleanbeaches@gmail.com
Subject: PCN18-0019 (rezoning to MF2/PUD at 2255 S. Los Altos Pkwy, Sparks, NV)

Dear Councilwoman Bybee,

Our family would like to thank you for your service to the City of Sparks and your commitment to public service and your community. We realize your job is both rewarding and difficult, and with this in mind we're writing to express our concern about the proposed residential development of 75 townhomes on Los Altos Parkway at the round-about at Vista Heights Dr, just north of Goodwin Rd.

Our family purchased our first home 15 years ago in The Vistas for many reasons, among them; it offered a beautiful, quite neighborhood, close to an elementary school with a great reputation, and well-maintained landscaping of public areas. We love our community and we're grateful to live in such a wonderful place. As we experience and encourage our community's growth, one issue remains constant – traffic. There is only one way for residents in the area to get off our big hill and that way is Los Altos Parkway.

In the mid-2000's, we attended several City of Sparks public hearings regarding the Miramonte development to the east, mainly to address the traffic issue. We were told one of the requirements for any further building was to expand Los Altos Parkway to facilitate traffic. That was never done. Following that, the Ventana development in the same area has added more homes. And now we're planning to add even more residential units to an already busy road? Page 63, Response to Neighborhood Concerns, #3, in the Final Staff Report states "The project itself, does not generate more than 80 PM peak hour trips and does not require a formal traffic impact study." The reality is

the increase in the number of cars coming from 75 homes at peak traffic times would add significantly to the bottleneck at Los Altos Pkwy and Vista Blvd each weekday morning by drivers going to work, taking their kids to Mendive Middle School that starts at 7:30 am, to Reed High School which starts at 7:45 am, plus high schoolers that drive themselves to school. Sometimes drivers have to sit through the light two or three times to make a left onto Vista Blvd. We do not consider this "at or near free flow (Level of Service C)" traffic! What we want to emphasize are these important topics:

1. The Vistas residents have only ONE way out in case of an emergency, and that way out is Los Altos Pkwy. Adding another residential development ON Los Altos Pkwy will put everyone at greater risk of not being able to evacuate effectively if needed and will increase an existing bottle-neck at Vista Blvd every weekday. This is both a safety and a traffic issue.

2. Overcrowding at Bud Beasley Elementary will become worse than it already is. With the addition of hundreds of new homes in the Vistas during the past decade and no additional school to accommodate the increase in the number of K-12 students, 75 townhomes (zoning for MFU) will negatively impact Bud Beasley Elementary School; the students, the staff, the administration, and the surrounding area.

This development was strongly opposed by residents in August 2017, which resulted in the Planning Commission's recommendation of denial to the City Council and, in turn, the developer withdrew their request. We have not changed our minds – it's more inappropriate now than ever with the additional residential building (Miramonte and Ventana developments) and increased traffic in the Vistas. 75 townhomes are not consistent with the surrounding existing land uses (single-family homes). Single-family, detached homes would be consistent and appropriate at this location.

Charlene, we ask that you please consider the negative impact the location of an MFU zoning permit on Los Altos Pkwy at Vista Heights Rd would have in our community. The traffic and safety issues already at hand will only get worse. Growth is inevitable and a positive impact to a City, but only if it's done appropriately and in the right places. We are proud and happy to live in the Vistas, but **homeowners need your support to vote no on this zoning change.**

Thank you for your time and attention to this possible change in our community. And thanks again for your service to our City!

Happy homeowners,

Robin and Scott Merrill
2343 Abacus Ct
Sparks, NV 89436

Crittenden, Ian

From: Regina Cowell <regina1172@gmail.com>
Sent: Wednesday, June 06, 2018 7:06 PM
To: "dabbott@cityofsparks.us"@SProofA1.sparks.city;
"elawson@cityofsparks.us"@SProofA1.sparks.city;
"rsmith@cityofsparks.us"@SProofA1.sparks.city;
"cbybee@cityofsparks.us"@SProofA1.sparks.city; Dahir, Kristopher
Cc: Crittenden, Ian
Subject: Development

Dear City Planers,

This is an opinion of a Vista's homeowner just off of Goodwin.

Putting 75 townhouses on 7.7 acres in the middle of single family homes is not a good plan. I would not be opposed to lower density single family. Please do not let this pass ! If allowed the impact would be a huge detriment to our neighborhood.

Thank you,

Regina Cowell
4550 Desert Hills Dr
Sparks NV 89436

Crittenden, Ian

From: Katharine Turkle <katharine.turkle@gmail.com>
Sent: Wednesday, June 06, 2018 6:58 PM
To: Crittenden, Ian
Subject: Vote NO on the Vistas Multi-Family Proposal (MF-2)

STOP the development of 75 townhomes on the vacant lot on Los Altos Parkway near the Vista Heights roundabout. I am strongly opposed to this development for many reasons.

To just name a few...

- Damage and disturbances to nearby homes & residences during a long and messy construction time.
- Apartment/ townhomes are not consistent with the community family feel that we have in our neighborhood and would degrade our strong sense of community.
- The safety of our children and all residence is already in question due to the poor traffic & crosswalk management. Additional homes would make this dramatically worse and cause a severe setback to the current solution we are working on for our know road safety & usability issues.
- There are not enough parking spaces allocated for the current development plan and that will inevitably exacerbate our, already crowded, street parking. As it is people are parking illegally every night due to insufficient parking in this neighborhood.

I am happy to discuss this with you in much more detail at your next earliest appointment time.

Sincerely, Katharine Turkle

Crittenden, Ian

From: Jina Yoo <jinayoo1@gmail.com>
Sent: Wednesday, June 06, 2018 4:59 PM
To: Crittenden, Ian; Smith, Marilie; Abbott, Donald; Lawson, Ed; Smith, Ron; Thomas-Bybee, Charlene; Dahir, Kristopher
Subject: STOP the development of 75 townhomes on the vacant lot on Los Altos Parkway near the Vista Heights roundabout!

Dear City Officials:

As a resident near the Los Altos Parkway and Vista Heights area, the development of 75 townhouses would cause a significant negative impact to the neighborhood that any future plans do not seem to address.

We are already experiencing significant delays exiting the canyon during peak commuting hours due to the increased population, and should a natural disaster or other emergency require residents to evacuate the area (such as the potential of the Earthstone fire in summer of 2017), this would not be possible in a timely manner as Los Altos only runs one direction each way through the canyon.

The Vista Heights and Belmar roundabouts already create dangerous road conditions as motorists do not yield when entering and there are parks at both of these ends of the neighborhood where children, elderly, families, pets, etc. are constantly in risk of being hit by motorists. Also there are more townhomes being built now across from the Silver Bear Swim Center that will be adding to traffic problems. The traffic study completed in 2016 does not consider traffic impact on the Los Altos/Vista Heights roundabout. At the very least there needs to be crosswalk lights to signal cars. I understand that traffic issues can be situational; however, traffic issues affect everyone in the Vistas, since Los Altos is our access point. Also, this particular lot is at the choke point for two of the major access roads for the Vistas (Goodwin and Vista Heights) and would impede traffic from a large portion of the entire Vistas development.

The proposed development provides only the bare minimum parking required for tenants, and guests will invariably have to use the side streets of the Vistas and Desert Highlands for parking. There would need to be more parking spaces as a condition of this development. The norm in the surrounding areas is one parking space per bedroom.

The original master plan that includes the school, and other community resources such as fire department, community center, and others have yet to be planned in to accommodate the current residents. The only one that was built is the school to which is overcrowded and with more residents, would create more overcrowding issues. This already fights against the recent school budget cuts made to bus routes and other resources that continue year over year.

Given the nature of the lot in review, have environmental studies been conducted to ensure that existing structures will not be impacted by moving land to accommodate for such a development? Residents would consider any damages to be the responsibility of the City of Sparks or the developer, which would need to be taken into consideration and built into any statement of work/contracts to protect the current residents.

Thank you for your consideration in stopping the development of 75 townhomes on the vacant lot on Los Altos and Vista Heights.

Sincerely,
Sparks Resident

Jina Yoo Harvey

Crittenden, Ian

From: Samantha Myers <samanthaolarey@gmail.com>
Sent: Thursday, June 07, 2018 1:18 PM
To: Crittenden, Ian
Subject: Fwd: PCN18-0019
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png

Hello Mr. Crittenden,

I'm writing you to express my concern and opposition to the development of land at 2255 S. Los Altos Parkway. My husband and I purchased our home on Goodwin 4 years ago. When purchased this was a single-family development and we purchased here because of the single-family zoning. The increase in traffic on Los Altos in the past few years has been significant now you want to add 70+ to that. How will anyone get out on Los Altos during the rush hour? Also we plan to start a family here that will be a huge increase to the traffic and school system.

Please the homeowners in this area are begging you not to change the zoning.

Samantha Myers

Crittenden, Ian

From: Andrew <abknoz@sbcglobal.net>
Sent: Thursday, June 07, 2018 11:45 AM
To: Crittenden, Ian
Cc: Smith, Marilie; dabbot@cityofsparks.us; Lawson, Ed; Thomas-Bybee, Charlene; kdahir@cityofsparks.com; Smith, Ron
Subject: Proposed Rezoning for new housing, Los Altos Parkway

As a resident of 6 years in the Desert Highlands/Liberty Hill area, we have seen an ever increasing flow of traffic congestion. The building which is already in process has no doubt added to much of this. The proposed high density housing on Los Altos at the round about will not only add more cars to the road but no doubt raise the stress on the schools as well as the response to calls from the police department. I know you are well aware of the stresses these two already have placed on them. Why would we grow any further past our current support services. As residents, we love our community that was about just that, community. The growth outmeasures responsible planning. We strongly encourage you reconsider approving this development.

Thank you,
Andrew and Kathleen Knox
2181 Talladega Ct.
Sparks
Sent from my iPad

Crittenden, Ian

From: Michele Shull <shull001@hotmail.com>
Sent: Thursday, June 07, 2018 10:33 AM
To: Crittenden, Ian
Subject: Fw: PCN18-0013
Attachments: scan.pdf

Good morning Mr. Crittenden,
Please find attached a letter in opposition to the appeal regarding PCN18-0013. Would you please see that this letter is included in the materials presented to the Sparks City Council for its consideration.

Thank you,
Michele M. Shull
Ron Shull

June 5, 2018

Sparks City Council
Sparks City Hall
431 Prater Way
Sparks, NV 89431

RE: PCN18-0013

Dear City Council:

As you are aware, this permit request was denied by the Sparks Planning Commission, and rightly so. You may have read the letter we submitted to the Planning Commission, and we reiterate our strong objections to this permit request for much of the same reasons as stated in that letter.

For over 23 years, we have owned and resided on a 10-acre parcel located at 7405 Patrina Way in the Spanish Springs area of Washoe County, Nevada. This is a rural residential area; it is not suited for business/commercial activity. The pavement ends on Dolores Drive at Starhill Way, and so ends any County or City maintenance of Dolores Drive beyond that point. Dolores Drive is the only way for potential patrons to get to Patrina Way in order to access the major recreational facility. The dirt road is already in need of repair, and the added traffic will further deteriorate the condition of the road. Who is going to pay to repair and upkeep this road? It certainly will NOT be the patrons of this major recreational facility. Nor will it be Washoe County or the City of Sparks; they have declined responsibility to do any maintenance beyond the paved portion of Dolores Drive.

When we purchased our 10-acre parcel, we knew exactly how it was zoned and for what use, as did our neighbors around us. Although a few

Crittenden, Ian

From: Gust Proutsos <hir15@att.net>
Sent: Tuesday, June 05, 2018 2:50 PM
To: Crittenden, Ian
Subject: PCN18-0019

Dear Ian Crittenden,

We attended the neighborhood meeting on May 23, 2018, held by Lumos & Associates regarding the Los Altos Zoning Map Amendment. The property owner did not fully address the issues of multi-family and traffic density in our community. Those in attendance were told that the project would take approximately two years to completion. In the meantime, the surrounding neighborhoods would have to contend with construction noise and traffic. The plan shows ingress and egress to Los Altos at the roundabout and Dry Gulch Street, with about two vehicles per unit (150) crossing a sidewalk now used by children of Bud Beasley School and adults walking their dogs. We are concerned about safety of these individuals. Because of continuing construction of new homes in the Vista Heights, traffic has increased exponentially along the parkway and access to Vista is very difficult. The 75+/- units in the 7.72 acres will only compound the traffic issues. We are voicing our opposition to the proposed amendment to rezone from planned development to multi-family in the Vistas Planned Unit Development Handbook.

Gust and Petite Proutsos
4660 N Cactus Hills Dr
775-626-6608
Hir15@att.net

Crittenden, Ian

From: Paul Lamarca <plamarca1320@gmail.com>
Sent: Tuesday, June 05, 2018 11:31 AM
To: Crittenden, Ian
Subject: Public Comment on PCN18-0019

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Unless multiple additional access routes can be created for the existing homes as well as the planned units, this location is not at all desirable.

Thank you in advance for taking my comments into consideration.

Respectfully, Paul LaMarca

Crittenden, Ian

From: Robin Merrill <robinmer@aol.com>
Sent: Thursday, June 07, 2018 6:51 AM
To: Abbott, Donald; Lawson, Ed; Smith, Ron; Dahir, Kristopher; Ornelas Jr, Armando; Melby, Karen; Rundle, James; Crittenden, Ian; Cummins, Jonathan
Cc: Thomas-Bybee, Charlene
Subject: Re: PCN18-0019 (rezoning to MF2/PUD at 2255 S. Los Altos Pkwy, Sparks, NV)

Good Morning Everyone,

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Sincerely,

Robin Merrill

From: Robin Merrill <robinmer@aol.com>
Sent: Wednesday, June 6, 2018 5:48:14 PM
To: Thomas-Bybee, Charlene
Cc: icleanbeaches@gmail.com
Subject: PCN18-0019 (rezoning to MF2/PUD at 2255 S. Los Altos Pkwy, Sparks, NV)

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Our family would like to thank you for your service to the City of Sparks and your commitment to public service and your community. We realize your job is both rewarding and difficult, and with this in mind we're writing to express our concern about the proposed residential development of 75 townhomes on Los Altos Parkway at the round-about at Vista Heights Dr, just north of Goodwin Rd.

Our family purchased our first home 15 years ago in The Vistas for many reasons, among them; it offered a beautiful, quite neighborhood, close to an elementary school with a great reputation, and well-maintained landscaping of public areas. We love our community and we're grateful to live in such a wonderful place. As we experience and encourage our community's growth, one issue remains constant – traffic. There is only one way for residents in the area to get off our big hill and that way is Los Altos Parkway.

In the mid-2000's, we attended several City of Sparks public hearings regarding the Miramonte development to the east, mainly to address the traffic issue. We were told one of the requirements for any further building was to expand Los Altos Parkway to facilitate traffic. That was never done. Following that, the Ventana development in the same area has added more homes. And now we're planning to add even more residential units to an already busy road? Page 63, Response to Neighborhood Concerns, #3, in the Final Staff Report states "The project itself, does not generate more than 80 PM peak hour trips and does not require a formal traffic impact study." The reality is

the increase in the number of cars coming from 75 homes at peak traffic times would add significantly to the bottleneck at Los Altos Pkwy and Vista Blvd each weekday morning by drivers going to work, taking their kids to Mendive Middle School that starts at 7:30 am, to Reed High School which starts at 7:45 am, plus high schoolers that drive themselves to school. Sometimes drivers have to sit through the light two or three times to make a left onto Vista Blvd. We do not consider this "at or near free flow (Level of Service C)" traffic! What we want to emphasize are these important topics:

1. The Vistas residents have only ONE way out in case of an emergency, and that way out is Los Altos Pkwy. Adding another residential development ON Los Altos Pkwy will put everyone at greater risk of not being able to evacuate effectively if needed and will increase an existing bottle-neck at Vista Blvd every weekday. This is both a safety and a traffic issue.

2. Overcrowding at Bud Beasley Elementary will become worse than it already is. With the addition of hundreds of new homes in the Vistas during the past decade and no additional school to accommodate the increase in the number of K-12 students, 75 townhomes (zoning for MFU) will negatively impact Bud Beasley Elementary School; the students, the staff, the administration, and the surrounding area.

This development was strongly opposed by residents in August 2017, which resulted in the Planning Commission's recommendation of denial to the City Council and, in turn, the developer withdrew their request. We have not changed our minds – it's more inappropriate now than ever with the additional residential building (Miramonte and Ventana developments) and increased traffic in the Vistas. 75 townhomes are not consistent with the surrounding existing land uses (single-family homes). Single-family, detached homes would be consistent and appropriate at this location.

Charlene, we ask that you please consider the negative impact the location of an MFU zoning permit on Los Altos Pkwy at Vista Heights Rd would have in our community. The traffic and safety issues already at hand will only get worse. Growth is inevitable and a positive impact to a City, but only if it's done appropriately and in the right places. We are proud and happy to live in the Vistas, but **homeowners need your support to vote no on this zoning change.**

Thank you for your time and attention to this possible change in our community. And thanks again for your service to our City!

Happy homeowners,

Robin and Scott Merrill
2343 Abacus Ct
Sparks, NV 89436

Crittenden, Ian

From: Regina Cowell <regina1172@gmail.com>
Sent: Wednesday, June 06, 2018 7:06 PM
To: "dabbott@cityofsparks.us"@SProofA1.sparks.city;
"elawson@cityofsparks.us"@SProofA1.sparks.city;
"rsmith@cityofsparks.us"@SProofA1.sparks.city;
"cbybee@cityofsparks.us"@SProofA1.sparks.city; Dahir, Kristopher
Cc: Crittenden, Ian
Subject: Development

Dear City Planers,

This is an opinion of a Vista's homeowner just off of Goodwin.

Putting 75 townhouses on 7.7 acres in the middle of single family homes is not a good plan. I would not be opposed to lower density single family. Please do not let this pass ! If allowed the impact would be a huge detriment to our neighborhood.

Thank you,

Regina Cowell
4550 Desert Hills Dr
Sparks NV 89436

Crittenden, Ian

From: Katharine Turkle <katharine.turkle@gmail.com>
Sent: Wednesday, June 06, 2018 6:58 PM
To: Crittenden, Ian
Subject: Vote NO on the Vistas Multi-Family Proposal (MF-2)

STOP the development of 75 townhomes on the vacant lot on Los Altos Parkway near the Vista Heights roundabout. I am strongly opposed to this development for many reasons.

To just name a few...

- Damage and disturbances to nearby homes & residences during a long and messy construction time.
- Apartment/ townhomes are not consistent with the community family feel that we have in our neighborhood and would degrade our strong sense of community.
- The safety of our children and all residence is already in question due to the poor traffic & crosswalk management. Additional homes would make this dramatically worse and cause a severe setback to the current solution we are working on for our know road safety & usability issues.
- There are not enough parking spaces allocated for the current development plan and that will inevitably exacerbate our, already crowded, street parking. As it is people are parking illegally every night due to insufficient parking in this neighborhood.

I am happy to discuss this with you in much more detail at your next earliest appointment time.

Sincerely, Katharine Turkle

Crittenden, Ian

From: Jina Yoo <jinayoo1@gmail.com>
Sent: Wednesday, June 06, 2018 4:59 PM
To: Crittenden, Ian; Smith, Marilie; Abbott, Donald; Lawson, Ed; Smith, Ron; Thomas-Bybee, Charlene; Dahir, Kristopher
Subject: STOP the development of 75 townhomes on the vacant lot on Los Altos Parkway near the Vista Heights roundabout!

Dear City Officials:

As a resident near the Los Altos Parkway and Vista Heights area, the development of 75 townhouses would cause a significant negative impact to the neighborhood that any future plans do not seem to address.

We are already experiencing significant delays exiting the canyon during peak commuting hours due to the increased population, and should a natural disaster or other emergency require residents to evacuate the area (such as the potential of the Earthstone fire in summer of 2017), this would not be possible in a timely manner as Los Altos only runs one direction each way through the canyon.

The Vista Heights and Belmar roundabouts already create dangerous road conditions as motorists do not yield when entering and there are parks at both of these ends of the neighborhood where children, elderly, families, pets, etc. are constantly in risk of being hit by motorists. Also there are more townhomes being built now across from the Silver Bear Swim Center that will be adding to traffic problems. The traffic study completed in 2016 does not consider traffic impact on the Los Altos/Vista Heights roundabout. At the very least there needs to be crosswalk lights to signal cars. I understand that traffic issues can be situational; however, traffic issues affect everyone in the Vistas, since Los Altos is our access point. Also, this particular lot is at the choke point for two of the major access roads for the Vistas (Goodwin and Vista Heights) and would impede traffic from a large portion of the entire Vistas development.

The proposed development provides only the bare minimum parking required for tenants, and guests will invariably have to use the side streets of the Vistas and Desert Highlands for parking. There would need to be more parking spaces as a condition of this development. The norm in the surrounding areas is one parking space per bedroom.

The original master plan that includes the school, and other community resources such as fire department, community center, and others have yet to be planned in to accommodate the current residents. The only one that was built is the school to which is overcrowded and with more residents, would create more overcrowding issues. This already fights against the recent school budget cuts made to bus routes and other resources that continue year over year.

Given the nature of the lot in review, have environmental studies been conducted to ensure that existing structures will not be impacted by moving land to accommodate for such a development? Residents would consider any damages to be the responsibility of the City of Sparks or the developer, which would need to be taken into consideration and built into any statement of work/contracts to protect the current residents.

Thank you for your consideration in stopping the development of 75 townhomes on the vacant lot on Los Altos and Vista Heights.

Sincerely,
Sparks Resident

Crittenden, Ian

From: Samantha Myers <samanthaolarey@gmail.com>
Sent: Thursday, June 07, 2018 1:18 PM
To: Crittenden, Ian
Subject: Fwd: PCN18-0019
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png

Hello Mr. Crittenden,

I'm writing you to express my concern and opposition to the development of land at 2255 S. Los Altos Parkway. My husband and I purchased our home on Goodwin 4 years ago. When purchased this was a single-family development and we purchased here because of the single-family zoning. The increase in traffic on Los Altos in the past few years has been significant now you want to add 70+ to that. How will anyone get out on Los Altos during the rush hour? Also we plan to start a family here that will be a huge increase to the traffic and school system.

Please the homeowners in this area are begging you not to change the zoning.

Samantha Myers

Crittenden, Ian

From: Andrew <abknoz@sbcglobal.net>
Sent: Thursday, June 07, 2018 11:45 AM
To: Crittenden, Ian
Cc: Smith, Marilie; dabbot@cityofsparks.us; Lawson, Ed; Thomas-Bybee, Charlene; kdahir@cityofsparks.com; Smith, Ron
Subject: Proposed Rezoning for new housing, Los Altos Parkway

As a resident of 6 years in the Desert Highlands/Liberty Hill area, we have seen an ever increasing flow of traffic congestion. The building which is already in process has no doubt added to much of this. The proposed high density housing on Los Altos at the round about will not only add more cars to the road but no doubt raise the stress on the schools as well as the response to calls from the police department. I know you are well aware of the stresses these two already have placed on them. Why would we grow any further past our current support services. As residents, we love our community that was about just that, community. The growth outmeasures responsible planning. We strongly encourage you reconsider approving this development.

Thank you,
Andrew and Kathleen Knox
2181 Talladega Ct.
Sparks
Sent from my iPad

Crittenden, Ian

From: Michele Shull <shull001@hotmail.com>
Sent: Thursday, June 07, 2018 10:33 AM
To: Crittenden, Ian
Subject: Fw: PCN18-0013
Attachments: scan.pdf

Good morning Mr. Crittenden,
Please find attached a letter in opposition to the appeal regarding PCN18-0013. Would you please see that this letter is included in the materials presented to the Sparks City Council for its consideration.

Thank you,
Michele M. Shull
Ron Shull

June 5, 2018

Sparks City Council
Sparks City Hall
431 Prater Way
Sparks, NV 89431

RE: PCN18-0013

Dear City Council:

As you are aware, this permit request was denied by the Sparks Planning Commission, and rightly so. You may have read the letter we submitted to the Planning Commission, and we reiterate our strong objections to this permit request for much of the same reasons as stated in that letter.

For over 23 years, we have owned and resided on a 10-acre parcel located at 7405 Patrina Way in the Spanish Springs area of Washoe County, Nevada. This is a rural residential area; it is not suited for business/commercial activity. The pavement ends on Dolores Drive at Starhill Way, and so ends any County or City maintenance of Dolores Drive beyond that point. Dolores Drive is the only way for potential patrons to get to Patrina Way in order to access the major recreational facility. The dirt road is already in need of repair, and the added traffic will further deteriorate the condition of the road. Who is going to pay to repair and upkeep this road? It certainly will NOT be the patrons of this major recreational facility. Nor will it be Washoe County or the City of Sparks; they have declined responsibility to do any maintenance beyond the paved portion of Dolores Drive.

When we purchased our 10-acre parcel, we knew exactly how it was zoned and for what use, as did our neighbors around us. Although a few