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.

UNIDENTIFIED WOMAN: Thank you.

MR. CRITTENDEN: Chairman VanderWell --

CHAIRMAN VANDERWELL: Yes.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

which would provide those development standards for the parcel.

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

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

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

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

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

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

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

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

brought into this parcel.

Just go back here to general site planning.

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

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

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

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

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

Policy CF1 requires that the City services be

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

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

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

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

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

single-family to both the north and the south.

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

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

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

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

CHAIRMAN VANDERWELL: Thank you.

Mr. Ornelas.

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

agenda, the appropriate time --

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

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

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

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

CHAIRMAN VANDERWELL: Thank you.

Would the applicant like to speak?

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

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

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

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

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

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

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

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

Thank you.

CHAIRMAN VANDERWELL: Thank you.

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

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

(Laughter.)

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

(Applause.)

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

MS. SMITH: As I was saying --

CHAIRMAN VANDERWELL: Yes.

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

CHAIRMAN VANDERWELL: Okay.

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

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

MS. SMITH: Joseph Mazzuiotelli.

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

CHAIRMAN VANDERWELL: Excuse me.

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

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

CHAIRMAN VANDERWELL: Thank you.

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

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

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

CHAIRMAN VANDERWELL: Okay. Thank you.

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

MS. PEGGY REW: Thank you.

CHAIRMAN VANDERWELL: Thank you.

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

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

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

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

So when does the quality of life come into

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

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

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

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

candidate lied in public.

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

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

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

CHAIRMAN VANDERWELL: Thank you.

Next, we have Bill Wagner.

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

(Laughter.)

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

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

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

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

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

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

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

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

CHAIRMAN VANDERWELL: Thank you.

Next, if we could have Spencer Ericksen.

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

CHAIRMAN VANDERWELL: It sure is.

MR. SPENCER ERICKSEN: Thank you, Ian.

MR. CRITTENDEN: You're welcome.

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

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

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

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

parcels.

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

For all these reasons, Finding Z1 cannot be made.

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

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

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

Finding Z2 cannot be made.

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

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

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

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

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

Thank you for your time.

CHAIRMAN VANDERWELL: Thank you.

Ken Williams.

MR. KEN WILLIAMS: Hello.

CHAIRMAN VANDERWELL: Hello.

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

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

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

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

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

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

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

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

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

And thank you very much. Have a good evening.

CHAIRMAN VANDERWELL: Thank you.

MR. KEN WILLIAMS: Uh-huh (affirmative).

CHAIRMAN VANDERWELL: Next, Miranda Vaulet.

MS. MIRANDA VAULET: Close.

CHAIRMAN VANDERWELL: Sorry.

MS. MIRANDA VAULET: That's okay.

CHAIRMAN VANDERWELL: You can correct me when you get up here. Thank you.

MS. MIRANDA VAULET: It's not needed.

Okay. This is my first time. I'm very informal.

CHAIRMAN VANDERWELL: That's quite all right.

MS. MIRANDA VAULET: So --

CHAIRMAN VANDERWELL: Can you please state your name for the record?

MS. MIRANDA VAULET: Oh. Miranda Vaulet.

CHAIRMAN VANDERWELL: Great. Thank you.

MS. MIRANDA VAULET: I live in the Vistas. I've lived there for nine years.

Basically, I just want to share my experience with you guys that happened yesterday. So I had kids at Bud Beasley, Mendive, and Reed. I was at Bud Beasley for their field day, and it was fun, and everybody's out there. You split the kids. Each class comes to you,

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

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

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

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

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

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

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

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

CHAIRMAN VANDERWELL: Thank you.

MS. MIRANDA VAULET: Thanks.

CHAIRMAN VANDERWELL: Mary Neuhoff.

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

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

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

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

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

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

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

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

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

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

Thank you.

CHAIRMAN VANDERWELL: Thank you.

Jerry Allen.

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

CHAIRMAN VANDERWELL: Okay. Thank you.

This looks like Santana.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAIRMAN VANDERWELL: Thank you.

Rachel Hambleton?

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

CHAIRMAN VANDERWELL: Okay.

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

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

MS. RACHEL HAMBLETON: No, because I feel

like --

CHAIRMAN VANDERWELL: Okay.

MS. RACHEL HAMBLETON: -- (indistinct).

CHAIRMAN VANDERWELL: Micah Hambleton?

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

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

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

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

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

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

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

Thank you.

CHAIRMAN VANDERWELL: Thank you.

Rudy Viola.

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

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

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

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

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

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

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

CHAIRMAN VANDERWELL: Thank you.

Edward Beroza.

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

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

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

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

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

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

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

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

Thank you.

CHAIRMAN VANDERWELL: Thank you.

Gregg Keyes.

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

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

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

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

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

The visual, light and noise impact in the

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

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

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

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

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

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

Thank you.

CHAIRMAN VANDERWELL: Thank you.

Nick Williams.

MS. SMITH: Do you want this?

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

MS. SMITH: Okay.

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

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

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

Los Altos. None of those things happened.

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

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

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

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

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

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

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

(Sound.)

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

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

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

CHAIRMAN VANDERWELL: Thank you.

MR. NICK WILLIAMS; Thanks.

CHAIRMAN VANDERWELL: Joseph Medulla.

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

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

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

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

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

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

So that's it. Thank you.

CHAIRMAN VANDERWELL: Thank you.

Tom Minunoz? Munoz?

MR. TOM MUNOZ: Munoz.

CHAIRMAN VANDERWELL: I apologize.

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

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

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

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

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

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

homesites.

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

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

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

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

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

And I thank you so much.

CHAIRMAN VANDERWELL: Thank you.

Cherie Egger.

MS. CHERIE EGGER: That's close.

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

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

CHAIRMAN VANDERWELL: Great.

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

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

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

I am against rezoning for the following reasons.

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

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

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

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

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

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

The gridlock lowers our property values.

Fire and disaster evacuation.

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

before their parents get home from work.

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

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

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

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

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

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

Heights roundabout.

Unlock the fire roads during the fire season.

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

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

Thank you very much.

CHAIRMAN VANDERWELL: Thank you.

Diane Armstrong?

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

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

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

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

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

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

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

And I feel sorry for the people that live out

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

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

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

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

So with that, I thank you.

CHAIRMAN VANDERWELL: Thank you.

Steve Armstrong, would you like to speak?

MS. STEVE ARMSTRONG: Yes.

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

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

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

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

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

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

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

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

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

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

CHAIRMAN VANDERWELL: Thank you.

Toni Powell.

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

think, my fellow neighbors have very eloquently commented.

CHAIRMAN VANDERWELL: Thank you.

Matthew Wright?

Is he still here? Here he comes.

MR. MATTHEW WRIGHT: Hi there.

CHAIRMAN VANDERWELL: Hello.

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

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

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

CHAIRMAN VANDERWELL: Sorry.

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

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

responsibility when people are driving in there.

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

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

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

Thank you for your time.

CHAIRMAN VANDERWELL: Thank you.

Micah Wright.

COMMISSIONER CAREY: Might not be there.

CHAIRMAN VANDERWELL: Yeah. I'll wait.

Okay. It looks like the same writing.

Mr. Wright, is Micah --

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

CHAIRMAN VANDERWELL: Okay. Thank you.

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

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

CHAIRMAN VANDERWELL: Thank you.

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

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

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

I was here even prior to that.

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

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

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

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

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

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

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

CHAIRMAN VANDERWELL: Thank you.

Joseph Heil?

I could be pronouncing the name wrong, too. Last name is spelled H-E-I-L, first name Joseph?

Okay. Dorothy Hurt?

Okay. Norm Frank?

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

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

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

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

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

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

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

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

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

I thank you very much.

CHAIRMAN VANDERWELL: Thank you.

Ray English?

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

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

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

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

How can we decide to make an allowance for them

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

Thank you.

CHAIRMAN VANDERWELL: Thank you.

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

MS. DANIELLE MESTRE: That's correct.

CHAIRMAN VANDERWELL: Thank you.

MS. DANIELLE MESTRE: I'll be quick.

CHAIRMAN VANDERWELL: Oh, no worries.

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

CHAIRMAN VANDERWELL: State your name, please.

MS. DANIELLE MESTRE: Oh. Danielle Mestre.

CHAIRMAN VANDERWELL: Thank you.

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

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

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

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

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

CHAIRMAN VANDERWELL: Sure.

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

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

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

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

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

But all of that, coming from our area --

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

UNIDENTIFIED MAN: Aspen.

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

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

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

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

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

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

CHAIRMAN VANDERWELL: Sure.

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

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

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

dumped on?

That's it.

CHAIRMAN VANDERWELL: Thank you.

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

CHAIRMAN VANDERWELL: We're good. Thank you.

MS. DANIELLE MESTRE: Okay.

CHAIRMAN VANDERWELL: Tracy Johnston?

Tracy Johnston?

Okay. Tim Wagner?

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

Mr. Wagner?

MR. TIM WAGNER: Yes, Madam Chair.

CHAIRMAN VANDERWELL: Perfect. Thank you.

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

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

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

the situation that we do now.

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

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

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

Thank you.

CHAIRMAN VANDERWELL: Thank you.

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

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

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

I purchased this property about two years ago.

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

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

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

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

Thank you.

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

MR. BRANDON NEUPHER: Sure.

CHAIRMAN VANDERWELL: Anyone else?

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

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

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

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

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

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

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

Okay. Anyone else?

Yes, sir.

MR. MARVIN COCHRAN: Marvin Cochran, 4595 Vista

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

CHAIRMAN VANDERWELL: Okay. That's fine.

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

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

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

So that's all I have to say.

CHAIRMAN VANDERWELL: Thank you.

Okay. Anyone else?

MR. TERRY RIDDLE; Hello.

CHAIRMAN VANDERWELL: Hi.

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

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

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

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

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

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

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

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

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

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

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

And thank you very much for your time.

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

MR. TERRY RIDDLE: Yes, ma'am.

CHAIRMAN VANDERWELL: Thanks.

Okay. Anyone else?

Yes, sir.

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

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

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

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

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

Thank you.

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

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

CHAIRMAN VANDERWELL: Okay. All right. Anyone else?

MR. JOHN LEMAY: Hello.

CHAIRMAN VANDERWELL: Hello.

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

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

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

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

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

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

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

So, I guess, all I'd say is don't screw it up.

Thank you.

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

MR. JOHN LEMAY: Yes.

CHAIRMAN VANDERWELL: Okay. Perfect. Thank you.

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

Yes, sir.

MR. RANDY CONNORS: Yeah, thank you.

CHAIRMAN VANDERWELL: Woop, this mic over here.

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

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

MR. RANDY CONNORS: Okay.

CHAIRMAN VANDERWELL: If it'll move for you.

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

CHAIRMAN VANDERWELL: Okay.

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you very much.

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

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

CHAIRMAN VANDERWELL: Okay. Perfect. Thank you.

All right. Yes, sir.

MR. RON KING: Madam Chair and members of the

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you very much.

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

MR. RON KING: Yes.

CHAIRMAN VANDERWELL: Okay. Thank you.

Okay. Anyone else?

Yes, sir.

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

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

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

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

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

CHAIRMAN VANDERWELL: Thank you.

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

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

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

* * * * *

(A break was taken.)

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

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

Commissioner Carey.

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

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

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

That's not accurate?

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

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

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

MS. MCCORMICK: It would be --

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

UNIDENTIFIED MAN: Okay.

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

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

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

COMMISSIONER CAREY: Thank you. Appreciate the clarification.

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

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

MR. MARTINI: Commissioner Carey, for the

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

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

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

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

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

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

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

COMMISSIONER CAREY: Thank you, Madam Chair.

COMMISSIONER READ: I have a comment. Commissioner Read.

CHAIRMAN VANDERWELL: Can you --

COMMISSIONER CAREY: I --

CHAIRMAN VANDERWELL: Here.

COMMISSIONER READ: Yeah, thank you.

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

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

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

(Applause.)

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

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

CHAIRMAN VANDERWELL: Thank you, Commissioner Read.

Anyone else have any comments?

COMMISSIONER FEWINS: Yes. Commissioner Fewins.

CHAIRMAN VANDERWELL: Yes, Commissioner Fewins.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMMISSIONER FEWINS: Thank you.

COMMISSIONER SHABAZZ: Madam Chair, may I follow?

CHAIRMAN VANDERWELL: Yes, Commissioner Shabazz.

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

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

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

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

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

COMMISSIONER SHABAZZ: Right.

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

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

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

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

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

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

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

COMMISSIONER SHABAZZ: Thank you. I have nothing further.

CHAIRMAN VANDERWELL: Okay. Thank you.

Anyone else have any questions?

Okay. Ian, if I can, I have a question.

I realize that we talked about the fact that there was a traffic study and everything else. And several of the residents that spoke, spoke about the roundabout and the size of the roundabout, and as we keep putting more housing up there, that they're having issues getting through the roundabout.

So can that be addressed as far as that, is there a plan to make it larger, or?

Mr. Martini?

MR. CRITTENDEN: Mr. Martini --

MR. MARTINI: You're making us play chairs here.

CHAIRMAN VANDERWELL: Say.

MR. CRITTENDEN: -- may have more specific stuff.

What I can tell you is the approach is a traffic study was done to assess the amount of traffic and the impact it would have on Los Altos and whether it can continue to meet the level of service that is required. And that traffic study said, yes, it would continue to meet the level of service required, with this additional housing. In fact, it was looking at the

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

CHAIRMAN VANDERWELL: Okay.

MR. CRITTENDEN: So that traffic analysis was done.

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

CHAIRMAN VANDERWELL: Thank you.

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

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

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

The feeling was, their request was to put in

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MR. MARTINI: M-hm (affirmative).

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

MR. MARTINI: If I can, Madam Chair.

CHAIRMAN VANDERWELL: Sure.

MR. MARTINI: The Vistas was one of the first

planned developments off of a development plan.

CHAIRMAN VANDERWELL: M-hm (affirmative).

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

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

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

So lessons have now been learned.

The development was set up where a lot of that

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

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

CHAIRMAN VANDERWELL: Uh-huh (affirmative).

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

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

CHAIRMAN VANDERWELL: All right. Thank you.

COMMISSIONER SHABAZZ: Madam Chair, if I may.

CHAIRMAN VANDERWELL: Yes, Commissioner Shabazz.

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

MR. CRITTENDEN: It's probably me again.

COMMISSIONER SHABAZZ: It's probably you, yeah.

So regarding Finding Z1, I'm looking at Goal

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

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

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

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

COMMISSIONER SHABAZZ: Right.

MR. MARTINI: Okay.

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

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

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

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

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

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

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

CHAIRMAN VANDERWELL: M-hm (affirmative).

COMMISSIONER SHABAZZ: Understood.

CHAIRMAN VANDERWELL: Thank you.

MR. ORNELAS: Armando Ornelas, Assistant

Community Services Director.

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

COMMISSIONER SHABAZZ: Right.

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

COMMISSIONER SHABAZZ: Right.

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

COMMISSIONER SHABAZZ: M-hm (affirmative).

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

COMMISSIONER SHABAZZ: Okay.

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

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

CHAIRMAN VANDERWELL: Any other questions?

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

COMMISSIONER FEWINS: Madam Chair.

CHAIRMAN VANDERWELL: Yes, Commissioner Fewins.

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

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

COMMISSIONER SHABAZZ: Madam Chair, I second.

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

Commissioner Carey.

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

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

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

COMMISSIONER PETERSEN: I'd like a --

CHAIRMAN VANDERWELL: Commissioner Petersen.

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

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

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

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

COMMISSIONER PETERSEN: 19th? Thank you.

CHAIRMAN VANDERWELL: Okay. Any further discussion?

Commissioner Read.

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

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

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

COMMISSIONER CAREY: Aye.

COMMISSIONER FEWINS: Aye.

COMMISSIONER SHABAZZ: Aye.

CHAIRMAN VANDERWELL: Not in favor?

COMMISSIONER PETERSEN: Nay.

COMMISSIONER READ: No.

COMMISSIONER BROCK: Nay.

CHAIRMAN VANDERWELL: Nay.

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

(Applause.)

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

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

CHAIRMAN VANDERWELL: We sure can.

COMMISSIONER CAREY: On that one, just for

clarification.

CHAIRMAN VANDERWELL: Marilie.

MS. SMITH: Commissioner VanderWell?

CHAIRMAN VANDERWELL: Nay.

MS. SMITH: Commissioner Carey?

COMMISSIONER CAREY: Yea.

MS. SMITH: Commissioner Brock?

COMMISSIONER BROCK: Nay.

MS. SMITH: Commissioner Fewins?

COMMISSIONER FEWINS: Yea.

MS. SMITH: Commissioner Petersen?

COMMISSIONER PETERSEN: Nay.

MS. SMITH: Commissioner Read?

COMMISSIONER READ: Nay.

MS. SMITH: Commissioner Shabazz?

COMMISSIONER SHABAZZ: Yea.

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

CHAIRMAN VANDERWELL: Okay. What do we need to do next?

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

CHAIRMAN VANDERWELL: This motion failed.

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

CHAIRMAN VANDERWELL: Okay. Does anybody want

to take a --

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

CHAIRMAN VANDERWELL: Commissioner Carey.

COMMISSIONER CAREY: Are you calling for a second?

CHAIRMAN VANDERWELL: Yeah, I need a second.

COMMISSIONER CAREY: I'll make the second.

CHAIRMAN VANDERWELL: Okay. Any discussion?

COMMISSIONER FEWINS: Yeah. Commissioner Fewins.

CHAIRMAN VANDERWELL: Yes.

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

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

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

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

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

CHAIRMAN VANDERWELL: And Commissioner Carey.

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

that point, it would allow for 108 units.

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

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

CHAIRMAN VANDERWELL: Anyone else?

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

(Commission members said "aye.")

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

MS. SMITH: Commissioner VanderWell?

CHAIRMAN VANDERWELL: Yea.

MS. SMITH: Commissioner Carey?

COMMISSIONER CAREY: Yea.

CHAIRMAN VANDERWELL: Commissioner Brock?

COMMISSIONER BROCK: Yea.

MS. SMITH: Commissioner Fewins?

COMMISSIONER FEWINS: Yea.

MS. SMITH: Commissioner Petersen?

COMMISSIONER PETERSEN: Nay.

MS. SMITH: Commissioner Read?

COMMISSIONER READ: Yea.

MS. SMITH: Commissioner Shabazz?

COMMISSIONER SHABAZZ: Yea.

CHAIRMAN VANDERWELL: Okay. Thank you. Motion carries.

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

(There were comments from the audience.)

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

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

(There were comments from the audience.)

UNIDENTIFIED MAN: How do I get to --

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

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

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

UNIDENTIFIED MAN: Who do I talk to?

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

CHAIRMAN VANDERWELL: Yes, there will.

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

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

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

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

Commissioner Carey.

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

COMMISSIONER FEWINS: Commissioner Fewins. Second.

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

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

(Commission members said "aye.")

CHAIRMAN VANDERWELL: Any opposed?

COMMISSIONER PETERSEN: Nay.

CHAIRMAN VANDERWELL: Okay. With that, motion

carries.

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

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

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

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

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

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

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.

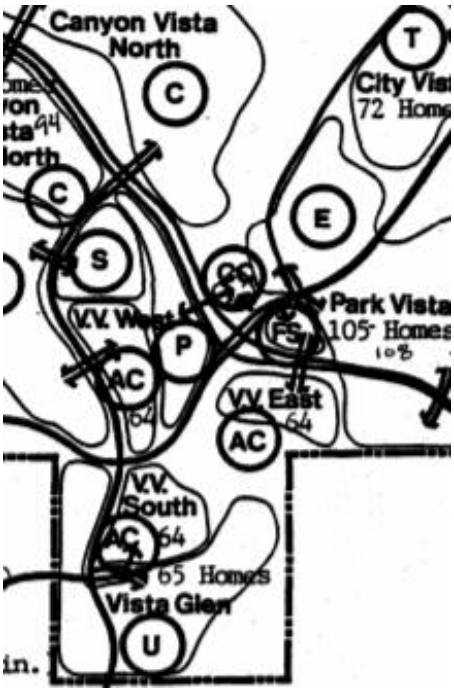
3) The proposed development provides only the bare minimum parking required for

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

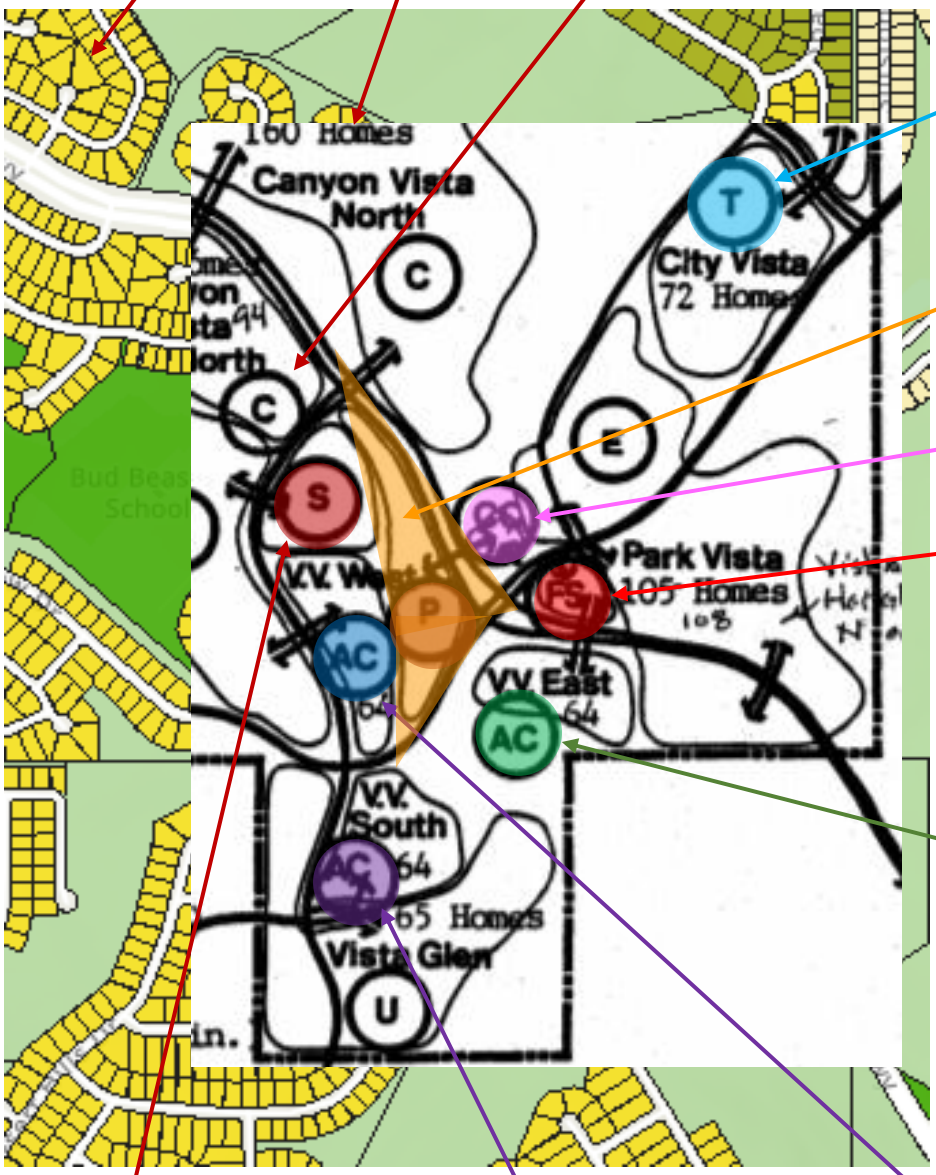
Vistas Master Plan versus Actual Development



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**

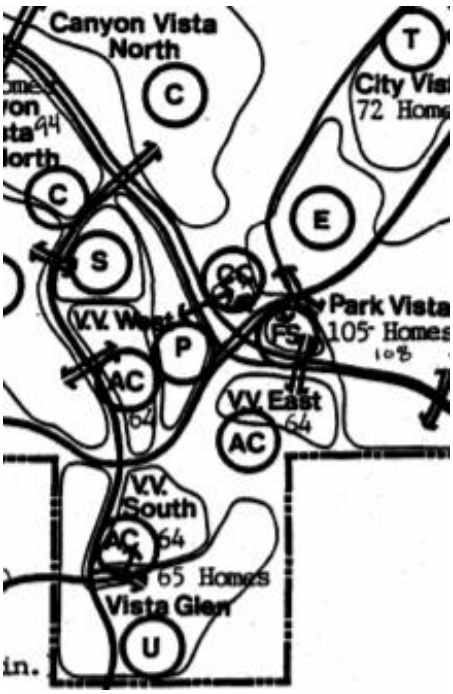
planned **apartments**
(Vista Village East – 64 homes)
is **currently being disputed**

planned **school**

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

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

Vistas Master Plan versus Actual Development



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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 that 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 position 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 hoes at a liberal density of 6 ± 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.

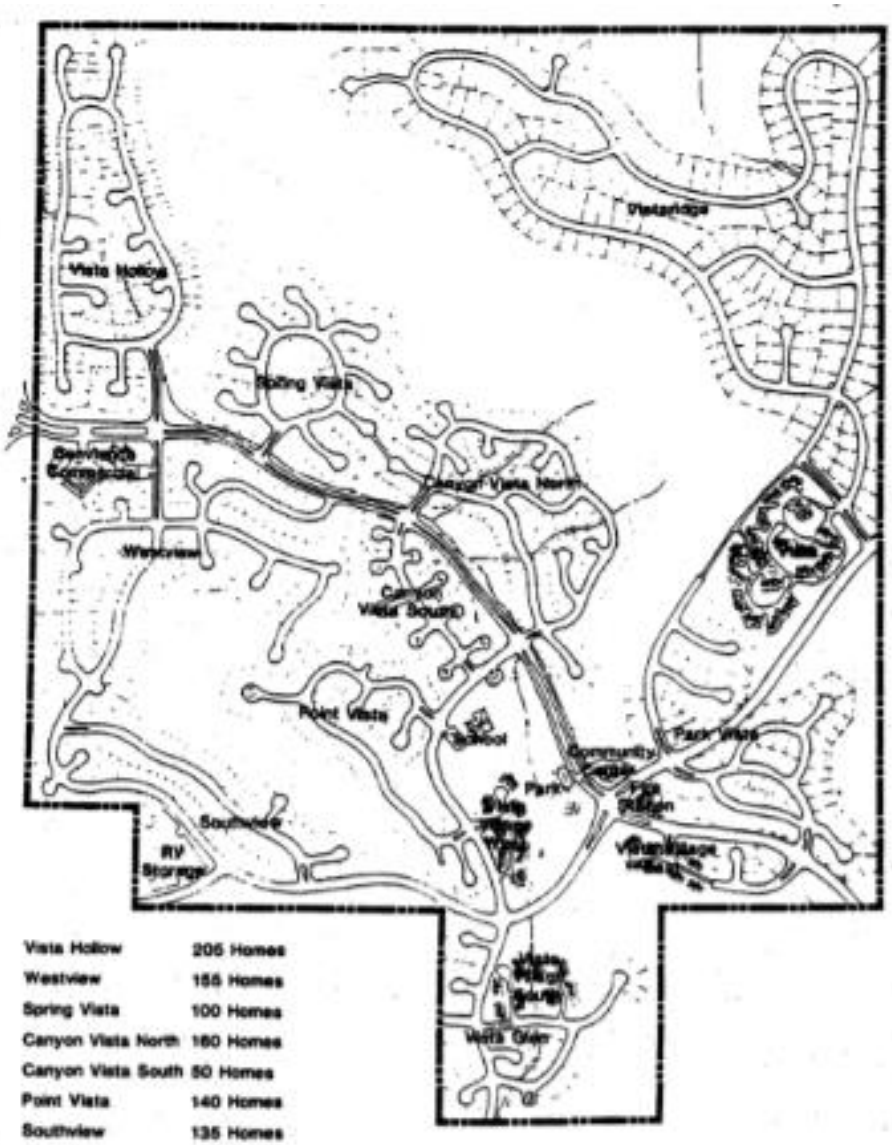
p30 Table 2 Phasing Schedule
(Vista Village East was intended to be built in 1992)

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.

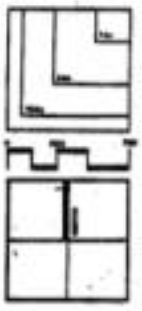
The one feature with multi-family homes not in the central village (City Vista Townhomes) was explicitly noted as a liberal density of 6 units to the acre. This makes it clear that the original developer intended a low density for multi-family homes adjacent to single family where they are not buffered 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	160 Homes
Canyon Vista South	50 Homes
Point Vista	140 Homes
Southview	135 Homes
Vista Village West	64 Homes
Park Vista	105 Homes
City Vista	72 Homes
Vistaridge	235 Homes
Vista Village East	64 Homes
Vista Village South	64 Homes
Vista Glen	65 Homes
Total	1,614 Homes

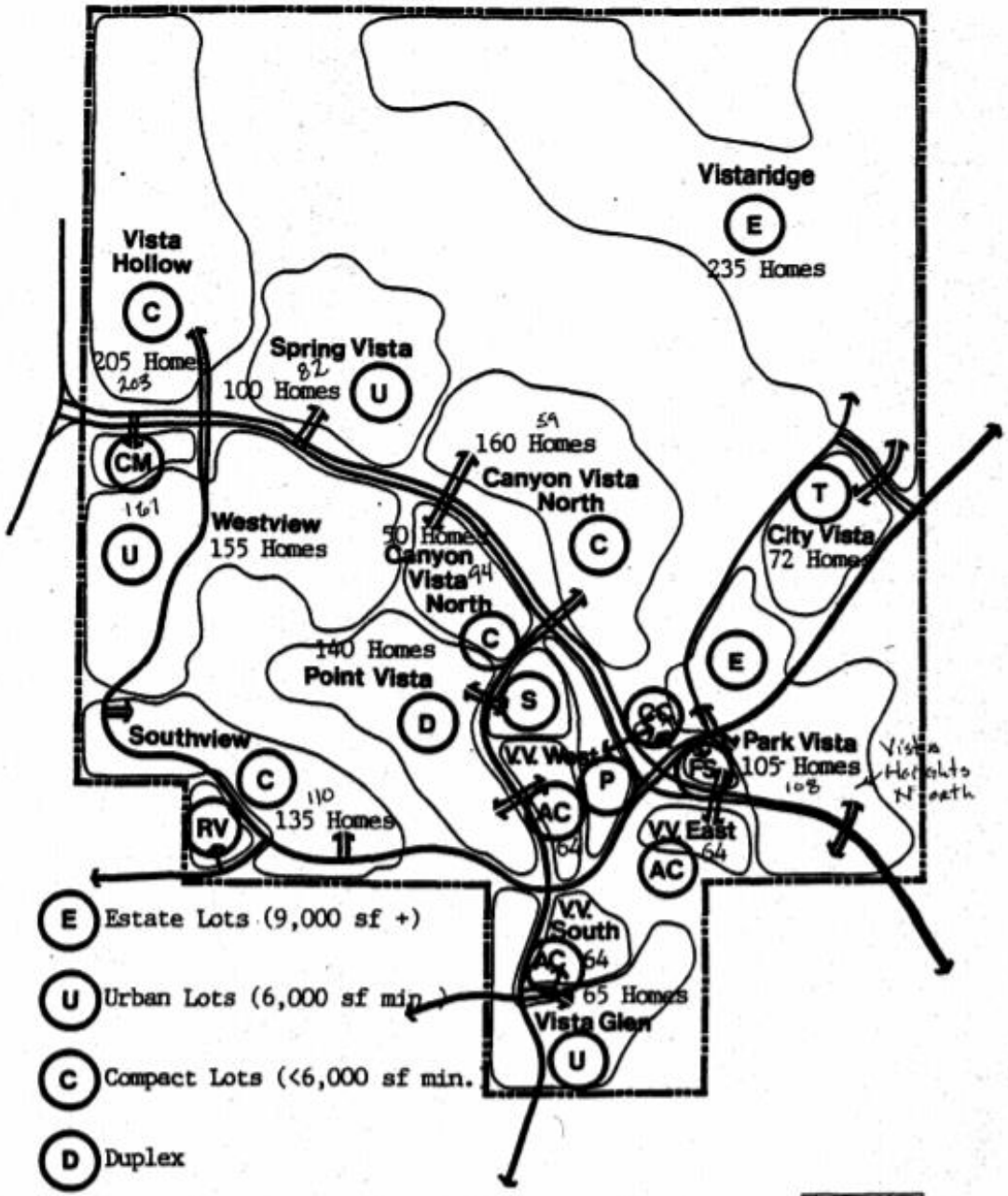
School	5 Acres
Park	9 Acres
Community Center	2 Acres
Convenience Commercial	3 Acres
Fire Station	1.5 Acres
RV Storage	4 Acres



MASTER PLAN

ILLUSTRATIVE PLAN

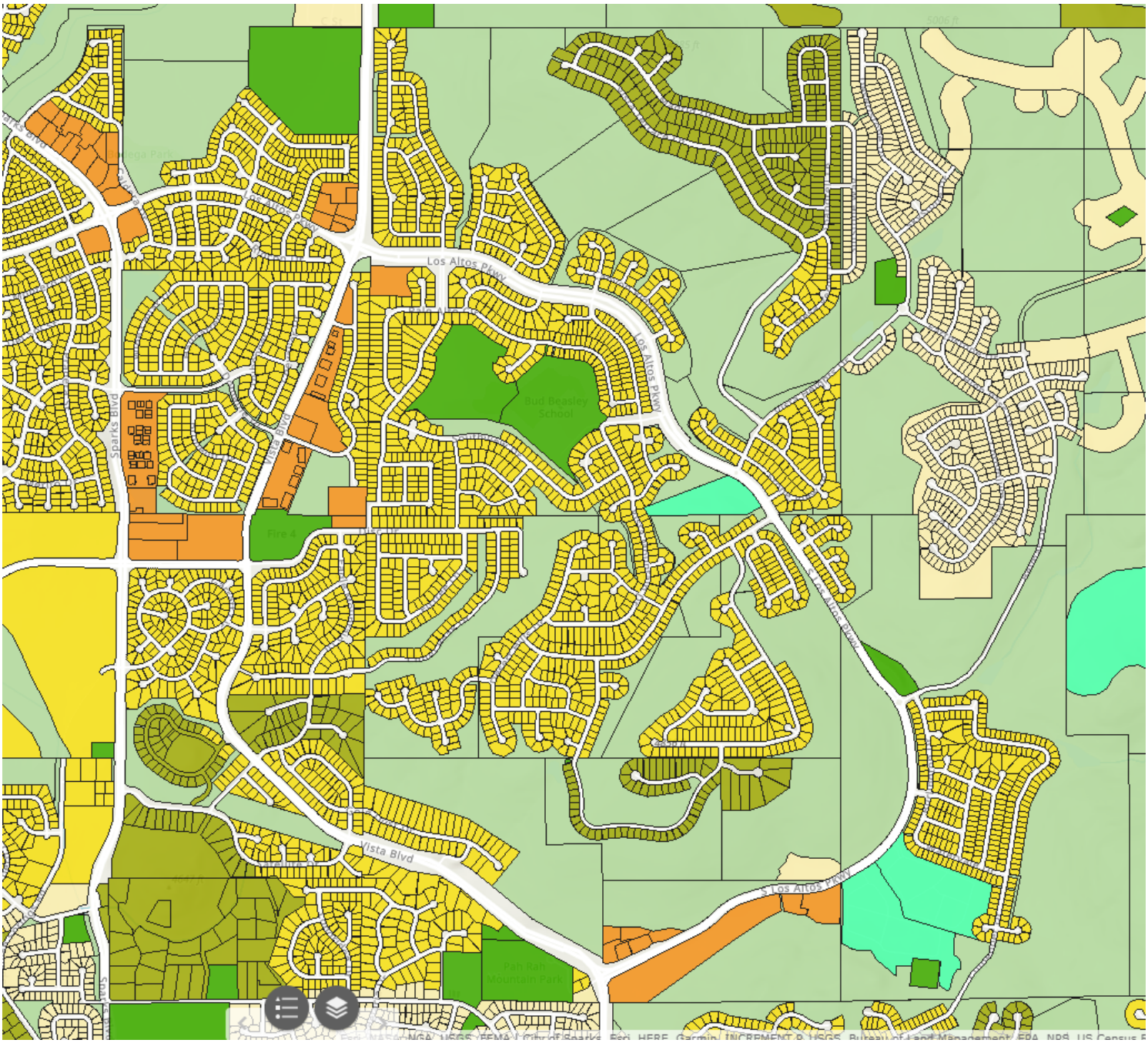
Codega & Fricke, inc.
engineers + planners

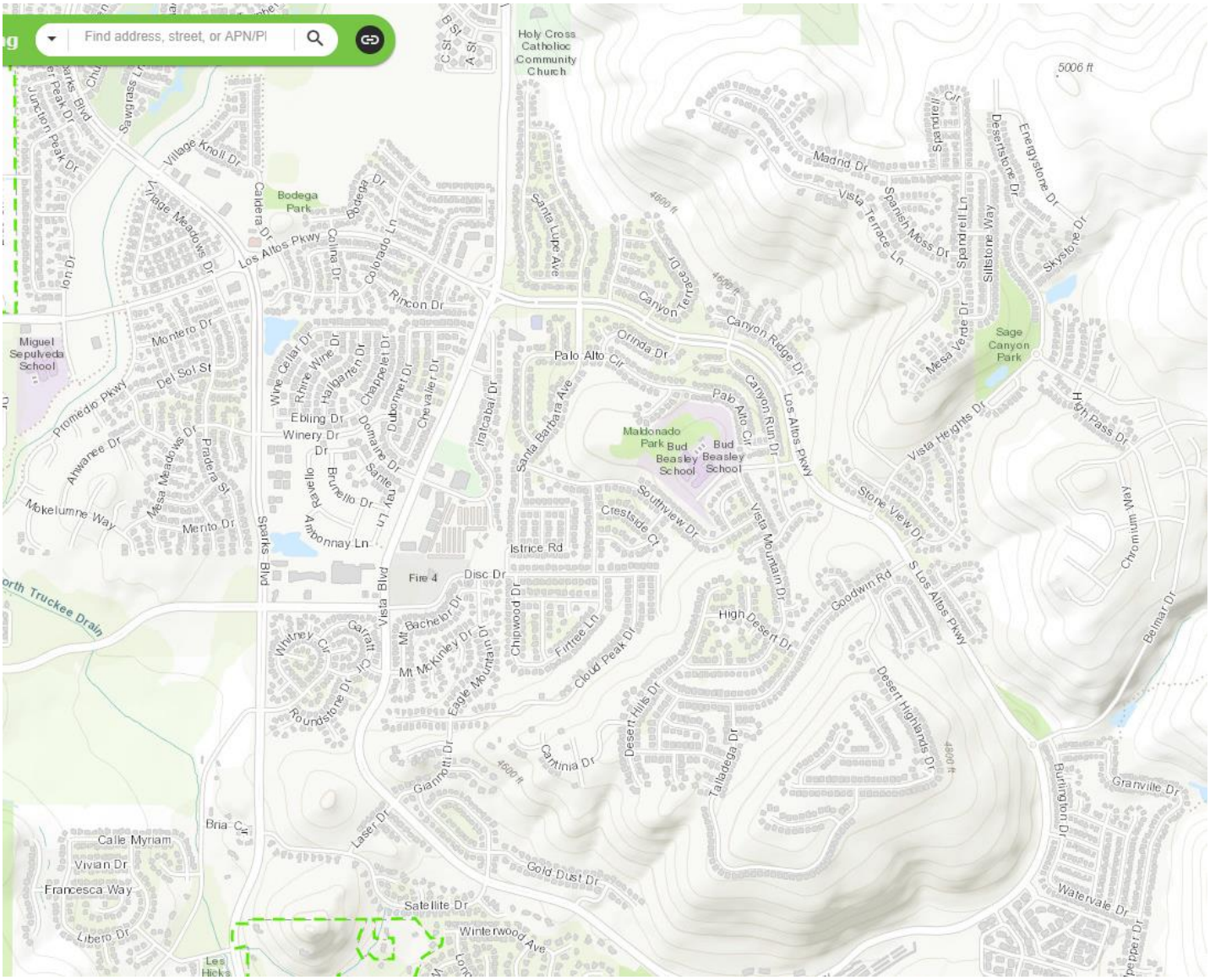


MASTER PLAN

3. Land Use Plan

Larger Maps




Find address, street, or APN/Pl
Holy Cross Catholic Community Church
5006 ft
Madrid Dr
Vista Terrace Ln
Spanish Moss Dr
Spandrell Ln
Siltstone Way
Desertstone Dr
Energystone Dr
Skystone Dr
Sage Canyon Park
Mesa Verde Dr
Village Knoll Dr
Village Meadows Dr
Caldera Dr
Bodega Park
Bodega Dr
Los Altos Pkwy
Colina Dr
Colorado Ln
Rincon Dr
Santa Lupe Ave
4600 ft
Canyon Terrace Ct
Canyon Ridge Dr
Canyon Run Dr
Orinda Dr
Palo Alto Cir
Miguel Sepulveda School
Montero Dr
Del Sol St
Promedio Pkwy
Anwanee Dr
Mokelumne Way
Merito Dr
Mesa Meadows Dr
Pradera St
Sparks Blvd
Wine Cellar Dr
Rhine Wine Dr
Halbarten Dr
Chappelet Dr
Dubonnet Dr
Chevalier Dr
Ebling Dr
Winery Dr
Domaine Dr
Sante Ray Ln
Brunello Dr
Rainbelle Dr
Ambonnay Ln
Jaralcabal Dr
Santa Barbara Ave
Maldonado Park
Bud Beasley School
Bud Beasley School
Southview Dr
Crestside Ct
Vista Mountain Dr
Vista Heights Dr
Stone View Dr
High Pass Dr
Chromium Way
Belmar Dr
Istrice Rd
Fire 4
Disc Dr
Vista Blvd
Mt Bachelor Dr
Mt McKinley Dr
Eagle Mountain Dr
Chipwood Dr
Firtree Ln
Cloud Peak Dr
High Desert Dr
Goodwin Rd
S Los Altos Pkwy
Desert Highlands Dr
4800 ft
Desert Hills Dr
Talladega Dr
Cantinia Dr
Giannetti Dr
4500 ft
Granville Dr
Burlington Dr
Watervale Dr
Whitney Cir
Garratt Ct
Roundstone Dr
Bria Cir
Laser Dr
Calle Myriam
Vivian Dr
Francesca Way
Libero Dr
Gold Dust Dr
Satellite Dr
Winterwood Ave
Lee Hicks
North Truckee Drain

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 ¼ 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

--

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

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!

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Sparks, NV 89436

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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)

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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!

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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

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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

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Thank you,
Andrew and Kathleen Knox
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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:

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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