



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

**To:** Mayor and City Council  
**From:** Janet Stout, Administrative Secretary  
**Subject:** Report of Planning Commission Action  
PCN13009  
**Date:** June 18, 2013

**RE:** PCN13009, BIOSAFE SYSTEM, LLC - Consideration and possible approval of a Special Use Permit request to allow outdoor storage of hazardous materials on a site 7.3 acres in size in the I (Industrial) zoning district located at 706 E. Glendale Ave., Sparks, NV.

At the regularly scheduled Planning Commission meeting held on June 6, 2013, Senior Planner Karen Melby introduced this item and reviewed the information in the staff report. Ms. Melby noted, based on the request by Commissioner Sperber at the Study Session held earlier this week, she added to Conditions 3 and 6 the plan must be reviewed and approved along with being submitted prior to any issuance of any building permit.

The public hearing was opened.

Rob Pyzel with Rubicon Design Group, representing the applicant introduced himself. At the request of Commissioner Sperber, Mr. Pyzel explained the tanks will be contained in a concrete containment basin.

At the request of Commissioner Fewins, Mr. Pyzel stated employees handling the materials will be sure to work in areas where there is ventilation, using gloves along with complying with OSHA regulations. Derek Wilson with Rubicon Design Group representing the applicant introduced himself and explained further, to the Commission, how the chemicals will be used. There was discussion on adding a barrier near the tanks for safety.

The public hearing was closed.

**MOTION:** Planning Commissioner Lean moved to approve the Special Use Permit associated with PCN13009, adopting Findings S1 through S6 and the facts supporting these Findings as set forth in this staff report, subject to the conditions of approval 1 through 9 as listed in this staff report.

**SECOND:** Planning Commissioner Sanders.

**AYES:** Planning Commissioner Lean, Sperber, Sanders, Fewins, and Cammarota.  
**NAYS:** None.  
**ABSTAINERS:** None.  
**ABSENT:** Planning Commissioner Voelz and Nowicki.

Passed.