



MAYOR
Ron Smith

CITY COUNCIL
Donald Abbott, Ward I
Ed Lawson, Ward II
Paul Anderson, Ward III
Charlene Bybee, Ward IV
Kristopher Dahir, Ward V

CITY ATTORNEY
Chet Adams

CITY MANAGER
Neil Krutz

REGULAR CITY COUNCIL MEETING MINUTES

2:00 P.M., Tuesday, May 26, 2020

This meeting was held virtually due to the COVID-19 pandemic

1. Call to Order

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

2. Roll Call

Mayor Ron Smith, Council Members Donald Abbott, Ed Lawson, Paul Anderson, Charlene Bybee, Kristopher Dahir, City Manager Neil Krutz, City Attorney Chet Adams, City Clerk Lisa Hunderman, PRESENT via ZOOM.

3. Opening Ceremonies

3.1 Invocation Speaker

No invocation speaker.

3.2 Pledge of Allegiance

The Pledge of Allegiance was led by City Manager Krutz.

4. Public Comment

Public comment was received via telephone from Dan Flannagan and Roc Cole expressing opposition to the 5 Ridges Development project. Concerns include code and ordinance amendments pertaining to annexed parcels, increased traffic, and ridgeline protection. Mr. Flannagan also emailed a copy of minutes and findings from Washoe County on April 2, 1996 addressing the ridgeline, which was provided to Council.

City Clerk Lisa Hunderman then read into record emails from Shoshana Zeldner, Special Events Program Manager with the University of Nevada, Reno, and Artist Paul Fenekll in support of the "Together, We See Sparks" Creative Placemaking plan. Emails were also read into record from Michael Eastman and Nancy and Howard Danner expressing opposition to 5 Ridges Development.

Public comment was then received via telephone from Ardenea Perry, Kyle Zukoski, and Cheryll Glotfelty expressing opposition to 5 Ridges Development. Concerns include sphere of influence processes pertaining to annexed parcels, code and ordinance amendments, ridgeline protection, and obstructed views.

5. Agenda

5.1 Approval of the Agenda (FOR POSSIBLE ACTION)

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

Motion: Move to approve the agenda with item 11.1 being heard before 9.1 and 10.1 being heard before 9.11.

Moved by: Council Member Anderson

Seconded by: Council Member Abbott

Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir

No: None

Abstain: None

Vote: Motion passed unanimously, 5-0

6. Minutes

6.1 Consideration and possible approval of the minutes of the Sparks City Council meeting for May 11, 2020. (FOR POSSIBLE ACTION)

Motion: Move to approve the minutes of the Sparks City Council meeting for May 11, 2020.

Moved by: Council Member Bybee

Seconded by: Council Member Dahir

Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir

No: None

Abstain: None

Vote: Motion passed unanimously, 5-0.

7. Announcements, Presentations, Recognition Items, and Items of Special Interest

7.1 Proclamation: National Public Works Week

Mayor Smith proclaimed May 17-23, 2020 as National Public Works Week in recognition of public works professionals. The American Public Works Association/Canadian Public Works Association has honored public works employees annually for more than 60 years. The proclamation was read by Mayor Smith and presented to Adam Searcy and Sparks City Engineer Jon Ericson. Mr. Searcy spoke on behalf of the Northern Nevada branch of the American Public Works Association and thanked Council and the City of Sparks for their commitment and dedication to supporting public works. Mr. Ericson noted the Sparks Public Works department has done a tremendous job navigating the continuously changing landscape of operations during a pandemic.

7.2 Presentation: Regional Preparation and Response to Covid-19 Pandemic by the Washoe County District Health Officer

A presentation from Washoe County Health Officer Kevin Dick updating Council on regional efforts to slow the spread of Covid-19. Mr. Dick reminded about the importance of community efforts to engage in social distancing practices and protective measures. Mr. Dick noted 54 deaths in Washoe County from Covid-19, reminding of the seriousness of the illness. To date, 1405 cases are recorded with 604 of those currently active.

Mr. Dick also discussed: ongoing efforts for long-term testing and contact tracing; hospital capacity remains in good standing; 20,566 specimens have been collected for testing, roughly 4.3% of the Washoe County population. Community-based increased testing for asymptomatic people is scheduled June 1 – June 6, 2020. Individuals without symptoms interested in testing must contact Washoe County Health District (WCHD) to schedule an appointment. Additional information is available by calling (775) 328-2427 or visiting the WCHD website. Additionally, mail has been sent to about 1200 random households offering antibody testing for an epidemiology study. This study will help determine how many people in Washoe County have been exposed to Covid-19 and have developed antibodies. Samples for the study will be collected by scheduled appointment for the week of June 8 – June 12 and is currently only offered to those randomly selected households.

Council asked about how many deaths are attributed to assisted living centers; Mr. Dick did not have the specific number available. Council also asked what process will look like if the 1200 households chosen at random for antibodies testing are not responsive, and how far we are from antibody testing. Mr. Dick confirmed in for the study to be legitimate, roughly 250 must respond. To date and 160 have agreed to participate; the hope is increased messaging and education will help increase participation. Mr. Dick also noted the State's lab is currently using antibody tests for study purposes, and while commercial antibody tests are becoming more readily available through commercial channels, there are still questions about their accuracy. Council asked about how the County is going to help businesses meet supply demands for personal protective equipment (PPE) to maintain business operations. Mr. Dick commented PPE remains a challenge as business can resume operations. The Regional Operations Center continues to work with the State on the issue, and businesses can submit requests for assistance acquiring PPE through the Regional Incident Management team. Mr. Dick did not have specific contact information available.

8. Consent Items (FOR POSSIBLE ACTION)

Motion: Move to approve consent item 8.1 as submitted
Moved by: Council Member Abbott
Seconded by: Council Member Dahir
Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir
No: None
Abstain: None
Vote: Motion passed unanimously, 5-0.

8.1 Consideration and possible acceptance of the report of the claims and bills approved for payment and appropriation transfers for the period of April 29, 2020 through May 12, 2020. (FOR POSSIBLE ACTION)

An agenda item from Chief Financial Officer Jeff Cronk requesting Council approval of the report of claims and bills approved for payment and the appropriation transfers for the period of April 29, 2020 through May 12, 2020.

9. General Business

9.1 Consideration, discussion and possible approval of a Tentative Map request for a 460-lot single family residential subdivision on a site approximately 386.87 acres in size located at 555 Highland Ranch Parkway, Sparks, Nevada in the SF-6 (Single-Family Residential – 6,000 sq. ft. minimum lot size) zoning district. (FOR POSSIBLE ACTION)

An agenda item from Development Services Manager Ian Crittenden requesting Council approval of a Tentative Map at 555 Highland Ranch Pkwy. The tentative map is associated with PCN19-0040 for a 460-lot single-family subdivision on a site 88.3 acres in size located in the SF-6 zoning district, adopting Findings T1 through T12 and the facts supporting these findings as set forth in the staff report, and subject to Conditions of Approval 1 through 16.

Council sought clarification on traffic analysis, fire response, and school zoning; Transportation Manager Amber Sosa confirmed with the tentative map it was required the level of service be updated to ensure any potential negative triggers in the traffic area would be addressed. City Engineer Jon Ericson also reiterated traffic will be revisited when Final Maps are submitted for approval. Mr. Crittenden noted Finding T6 specifies Fire and emergency medical service will be provided by the Sparks Fire Department. The project site is located outside the 4-minute travel time standard for SFD, therefore dwelling units within this tentative map will be required to have fire suppression systems. This requirement may be eliminated if the Master Developer can demonstrate, to the approval of the Fire Chief, the dwelling units are within the 4-minute travel time (Condition 15). That will likely only occur if the City constructs a sixth fire station within a four-minute travel time of all or a portion of this proposed subdivision. Finally, Mr. Crittenden confirmed school zoning is up to Washoe County School District and the site is currently zoned for Spanish Springs High School.

Motion: Move to approve the Tentative Map associated with PCN19-0040 for a 460-lot single-family subdivision on a site 88.3 acres in size located in the SF-6 zoning district, adopting Findings T1 through T12 and the facts supporting these findings as set forth in the staff report, and subject to Conditions of Approval 1 through 16.

Moved by: Council Member Dahir

Seconded by: Council Member Abbott

Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir

No: None

Abstain: None

Vote: Motion passed unanimously, 5-0.

9.2 Consideration, discussion and possible approval of the Mayor's recommendation of an appointment to the Enterprise Fund Advisory Committee (EFAC) from the following pool of applicants, listed in alphabetical order: Matthew Robinson and Robert Sandoval. (FOR POSSIBLE ACTION)

An agenda item from City Manager Neil Krutz requesting Council approval of the Mayor's recommendation to appoint applicant Matthew Robinson or Robert Sandoval to the Enterprise Fund Advisory Committee (EFAC). The term is a partial term, May 26, 2020 to December 31, 2020.

Motion: Move to confirm the Mayor's appointment of Robert Sandoval to the Enterprise Fund Advisory Committee for a partial four-year term May 26, 2020 to December 31, 2020.

Moved by: Council Member Anderson

Seconded by: Council Member Bybee

Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir

No: None

Abstain: None

Vote: Motion passed unanimously, 5-0.

9.3 Consideration, discussion, and possible approval of a Resolution (R-3361) amending processes for the Sparks Senior Citizens Advisory Committee for the City of Sparks. (FOR POSSIBLE ACTION)

An agenda item from City Clerk Lisa Hunderman and presented by Assistant City Attorney Allyson McCormick requesting Council approval of a Resolution (R-3361) amending processes for the Sparks Senior Citizens Advisory Committee. The Resolution amends language in the original Resolution pertaining to Committee appointment terms and duties assigned to the Committee Secretary. Council commended volunteers who have managed the process to date and expressed support for this transition.

Motion: Move to approve Resolution (R-3361) amending processes for the Sparks Senior Citizens Advisory Committee.

Moved by: Council Member Abbott

Seconded by: Council Member Lawson

Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir

No: None

Abstain: None

Vote: Motion passed unanimously, 5-0

9.4 Consideration, discussion, and possible approval of a Resolution (R-3362) amending the processes for the Citizens Advisory Committee for the City of Sparks. (FOR POSSIBLE ACTION)

An agenda item from City Clerk Lisa Hunderman and presented by Assistant City Attorney Allyson McCormick requesting Council approval of a resolution (R-3362) amending processes for the Citizens Advisory Committee. The Resolution amends language in the original Resolution pertaining to Committee appointment terms and duties assigned to the Committee Secretary.

Motion: Move to approve Resolution (R-3362) amending processes for the Sparks Citizens Advisory Committee.

Moved by: Council Member Lawson
Seconded by: Council Member Bybee
Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir
No: None
Abstain: None
Vote: Motion passed unanimously, 5-0.

9.5 Consideration, discussion, and possible approval to submit an application for the Office of Criminal Justice Assistance (OCJA) 2020 Justice Assistance Grant (JAG) to purchase investigative equipment, approximately \$84,000. (FOR POSSIBLE ACTION)

An agenda item from Police Chief Pete Krall requesting Council approval to submit an application for the Office of Criminal Justice Assistance (OCJA) 2020 Justice Assistance Grant (JAG) to purchase investigative equipment, approximately \$84,000. The grant would be used to purchase an Ocean Systems tower and required training, a Talino Forensic Workstation, and a Laser Scanning System.

Motion: Move to direct the Sparks Police Department to submit an application for the OCJA 2020 JAG Grant in the amount of approximately \$84,000, for the purchase of the Ocean Systems Tower and training, the Talino Forensic Workstation, and a Laser Scanning System.

Moved by: Council Member Anderson
Seconded by: Council Member Bybee
Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir
No: None
Abstain: None
Vote: Motion passed unanimously, 5-0.

9.6 Consideration, discussion, and possible approval of a construction contract (AC-5667) for the Tyler Way and 18th Street Sanitary Sewer Project, PWP# WA-2020-251, with Sierra Nevada Construction, in the amount of \$1,011,007. (FOR POSSIBLE ACTION)

An agenda item from Assistant City Manager John Martini and presented by Utility Manager Kevin Porter requesting Council approval of a construction contract (AC-5667) for the Tyler Way and 18th Street Sanitary Sewer Project, PWP# WA-2020-251, with Sierra Nevada Construction, in the amount of \$1,011,007. The project will upsize sections of existing sanitary sewer in the Tyler Way and 18th Street area. Council commended staff for their work.

Motion: Move to approve construction contract (AC-5667) for the Tyler Way and 18th Street Sanitary Sewer Project, with Sierra Nevada Construction, in the amount of \$1,011,007.

Moved by: Council Member Lawson
Seconded by: Council Member Dahir
Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir

No: None
Abstain: None
Vote: Motion passed unanimously, 5-0.

9.7 Consideration, discussion, and possible approval of a construction contract (AC-5666) for the Sanitary Sewer Manhole Rehab Project, PWP# WA-2020-250, with National Coating and Lining, in the amount of \$638,849. (FOR POSSIBLE ACTION)

An agenda item from Assistant City Manager John Martini and presented by Utility Manager Kevin Porter requesting Council approval of a construction contract (AC-5666) for the Sanitary Sewer Manhole Rehab Project, PWP# WA-2020-250, with National Coating and Lining, in the amount of \$638,849. The project will install structural liners in 70 sanitary sewer manholes throughout the City of Sparks. Council commended staff for their work.

Motion: Move to approve construction contract (AC-5666) for the Sanitary Sewer Manhole Rehab Project, with National Coating and Lining, in the amount of \$638,849.

Moved by: Council Member Bybee

Seconded by: Council Member Dahir

Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir

No: None

Abstain: None

Vote: Motion passed unanimously, 5-0.

9.8 Consideration, discussion, and possible approval of a professional services contract (AC-5665) for the Sanitary Sewer Manhole Rehabilitation Project with Brown and Caldwell for construction administration, testing and inspection in the amount of \$169,950. (FOR POSSIBLE ACTION)

An agenda item from Assistant City Manager John Martini and presented by Utility Manager Kevin Porter requesting Council approval of a professional services contract (AC-5665) for the Sanitary Sewer Manhole Rehabilitation Project with Brown and Caldwell in the amount of \$169,950. This contract will cover construction administration, testing, and inspections. Council sought clarification on process to mitigate system failures; Mr. Anderson confirmed there is a 1-year warranty period with the contractor in addition to annual inspection schedules; additionally, Brown and Caldwell are considered the foremost experts and have a great performance record.

Motion: Move to approve professional services contract (AC-5665) for the Sanitary Sewer Manhole Rehabilitation Project, with Brown and Caldwell, for construction administration, testing and inspection in the amount of \$169,950.

Moved by: Council Member Dahir

Seconded by: Council Member Anderson

Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir

No: None
Abstain: None
Vote: Motion passed unanimously, 5-0.

9.9 Consideration, discussion, and possible approval of a two-party agreement (AC-5668), with D’Andrea Phoenix Acquisition LLC, for the temporary sale of treated effluent. (FOR POSSIBLE ACTION)

An agenda item from Assistant City Manager John Martini and presented by Utility Manager Kevin Porter requesting Council approval of a two-party agreement (AC-5668), with D’Andrea Phoenix Acquisition LLC, for the temporary sale of treated effluent. This agreement will allow temporary effluent use by D’Andrea Phoenix Acquisition for irrigation and construction water. The term for the agreement is 24-months with an option for a one-time 12-month extension. D’Andrea Phoenix Acquisition LLC anticipates using up to 500 acre-feet of effluent per year. Council sought clarification on rates options; Mr. Porter confirmed D’Andrea Phoenix Acquisition LLC will decide rates based on available return-flow water rights dedications and considerations.

Motion: Move to approve the two-party agreement (AC-5668), with D’Andrea Phoenix Acquisition LLC, for the temporary sale of treated effluent.

Moved by: Council Member Anderson

Seconded by: Council Member Bybee

Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir

No: None

Abstain: None

Vote: Motion passed unanimously, 5-0.

9.10 Consideration, discussion and possible approval of the "Together, We See Sparks" Creative Placemaking Plan for Victorian Square. (FOR POSSIBLE ACTION)

An agenda item from Parks & Recreation Director Tracy Domingues and presented by Special Events Supervisor Francine Burge requesting Council approval of the “Together, We See Sparks” Creative Placemaking Plan for Victorian Square. Ms. Burge reviewed the project history, major plan elements, development challenges, short- and long-term recommendations, and extended gratitude to the community and partners for their valued input and contributions. The plan is scheduled for implementation over the next five years and envisions Victorian Square will be transformed into housing, new restaurants and retail spaces, an event venue, a central plaza, and gathering space. Plan Author Shelly Willis was also present on the call.

Motion: Move to approve the "Together, We See Sparks" Creative Placemaking Plan for Victorian Square.

Moved by: Council Member Bybee

Seconded by: Council Member Abbott

Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir
No: None
Abstain: None
Vote: Motion passed unanimously, 5-0.

9.11 Consideration and possible adoption of the final budget for the City of Sparks for fiscal year 2020-2021. (FOR POSSIBLE ACTION)

An agenda item from City Manager Neil Krutz and presented by Chief Financial Officer requesting Council adoption of the final budget for the City of Sparks for fiscal year 2020-2021 as presented by staff. The prepared budget mirrors the City Manager's Budget Recommendations presented to Council April 27, 2020. In accordance with NRS 354.598, the Council must adopt a final budget on or before June 1, 2020. Mr. Cronk discussed unique challenges and considerations the Covid-19 pandemic forced into budget review. Council what budget adjustments will look like moving forward as decisions based on the fiscal impacts of Covid-19 must be made. Mr. Cronk confirmed as data comes in, they will be able to better analyze and inform Council as needed. Moving forward will be a two-part process that looks at the use of reserve funds or cash-flow measures such as a Premium Holiday that might help generate savings. Mr. Krutz requested a standing item on the agenda each month addressing new information and data with Council.

Motion: Move to adopt the final budget for the City of Sparks for fiscal year 2020-2021 as presented.
Moved by: Council Member Bybee
Seconded by: Council Member Anderson
Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir
No: None
Abstain: None
Vote: Motion passed unanimously, 5-0.

9.12 Discussion, consideration and possible action regarding the annual performance review of City Manager Neil Krutz. (FOR POSSIBLE ACTION)

An agenda item from City Manager Neil Krutz and presented by Human Resources Director Mindy Falk requesting Council consideration and possible action regarding the annual performance review of City Manager Neil Krutz. The Employment Agreement for City Manager Neil Krutz requires Council to review Mr. Krutz's performance on or before the last City Council meeting in May of each year. As a part of this review, Council may extend Mr. Krutz's employment contract for an additional period and may offer up to a five (5) percent merit increase.

Council commended Mr. Krutz's performance to date, expressing gratitude for his leadership style and for allowing full transparency and open communication with both his team and with Council. Council also commended Mr. Krutz's realignment of the management structure, and increased flexibility in the ways the Management Team interacts with Council in the decision-making process. Mr. Krutz asserted

this is the job of a lifetime for him, and he looks forward to continued work with Council and his team. Mr. Krutz requested his Employment Agreement be extended for one year to restore its original term of three years. Additionally, he requested no merit increase be given due to the fiscal circumstances created by the Covid-19 Pandemic. Mr. Krutz requested to forego the 2.8% Cost of Living Allowance (COLA) called for in the Employment Agreement and currently scheduled to be effective the in the first full pay period after July 1, 2020 and additionally will reduce his current salary by 5% effective next pay period and extending through FY21.

Motion: Move to extend Mr. Krutz's employment contract by one year.
Moved by: Council Member Lawson
Seconded by: Council Member Dahir
Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir
No: None
Abstain: None
Vote: Motion passed unanimously, 5-0.

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

10.1 PUBLIC HEARING as required by NRS 354.596 to allow public comment on the Tentative Budget of the City of Sparks for fiscal year 2020-2021. (FOR POSSIBLE ACTION)

This item was heard before item 9.11. An agenda item from Chief Financial Officer Jeff Cronk requesting the opening of public hearing on the Tentative Budget for the City of Sparks for Fiscal Year 2020-2021 as required by NRS 354.596.

Public hearing was opened at 5:00 p.m. There were no comments. No action required from Council for this item.

11. Planning and Zoning Public Hearings and Action Items

11.1 PUBLIC HEARING, consideration of and possible action on appeals of the Planning Commission's approval of a Conditional Use Permit to allow development of a site that is 10 acres in size or larger, with slope gradients of 10 percent or greater over 25 percent or more of the site, which is 386.87 acres in size and is located at 555 Highland Ranch Parkway, Sparks, Nevada in the SF-6 (Residential Single-Family) zoning district. (FOR POSSIBLE ACTION)

This item was heard before agenda item 9.1. An agenda item from Development Services Manager Ian Crittenden requesting Council consideration of the Planning Commission's approval of Conditional Use Permit #CU20-0005 as submitted and conditioned by the Planning Commission on April 16, 2020. Five appeals were received, from appellants Dan and Mindy Flannagan, Roc Cole, Michael Eastman, Nancy and Howard Danner, and Melinda Stillwell.

Mr. Crittenden summarized the concerns of the appellants: Both the Planning Commission public meeting on April 16, 2020 and today's appeal consideration were held remotely via Zoom and some appellants were unsuccessful in submitting

public comment; and appellants believe the ridgelines on this site to be significant. Mr. Crittenden noted Emergency Directives issued by the State of Nevada due to the Covid-19 pandemic suspended the requirement for in-person public meetings, however the timeline to act on submitted requests in a timely manner was not suspended. Mr. Crittenden noted both meetings were held in a virtual platform which attendees could voice public comment via phone call, Zoom, or submit via email. He confirmed public comment was received successfully for both meetings, however technical factors beyond the City's scope of responsibility (such as cellular carrier and signal strength, streaming capabilities, or type of device used) may have contributed to the appellant's difficulties in submitting public comment. Mr. Crittenden also noted significant ridgelines are designated in Sparks Municipal Code (SMC) and this site is not identified as such. The Conditional Use review allows for the consideration of development on or near hilltops. The Planning Commission's approval of this Conditional Use Permit was subject to conditions of approval intended to mitigate impacts of developments on or near ridgelines.

Mr. Crittenden went on to summarize the Conditions of Approval and considerations, which include the acreage and slope percentages of the of the designated site. He discussed SMC 20.04.011 standards for design policies, grading, erosion and sedimentation, landscaping, open space, and hilltops or ridgelines. Next Mr. Crittenden discussed five findings for this development: it is in compliance with the Comprehensive Plan; compatible with existing and permitted uses of adjacent properties; potential impairment of natural resources has been considered; the application addresses identified impacts; and public notice was given and public hearing was held as required by SMC and Nevada Revised Statutes (NRS).

Council asked if this went to the Regional Planning Commission, and if there are any existing Conditional Use Permits the City would need to consider. Mr. Crittenden yes, Planning Commission reviewed in 2018 when The Quarry development was established, and there are no applicable Conditional Use Permits for this development. Council asked if the ridgeline was considered significant when under the jurisdiction of Washoe County. Planning Manager Jim Rundle offered a brief historical timeline explaining through multiple processes the designated area was not identified as a significant ridgeline. Council addressed the handouts provided by Mr. Flannagan under public comment. Council asked if there are limitations and/or expirations on Conditional Use Permits. Mr. Crittenden and Mr. Rundle confirmed that typically a Conditional Use Permits have a lifespan of as long as the use continues at the designated site and plan or project. After the end of that use, the permit will eventually expire. After the use of the site as an aggregate mine ended and residential use was permitted, a new conditional use permit comes under consideration.

Public hearing was opened at 3:26 p.m.

Appellant Michael Eastman provided additional comment via phone noting the intent of appeal is not limited to Villages 2 and 3, but the entire 5 Ridges Development. Appellant Roc Cole provided additional comment via phone requesting Council maintain the integrity of what was promised when homeowners such as himself bought under Washoe County's jurisdiction, and requested the City submit to staff for a code amendment and additional studies. Appellant Dan Flannagan provided additional comment regarding noticing and requesting additional traffic studies and asked how citizens can be more involved in the amendment process.

City Clerk Lisa Hunderman noted a phone call received from Leonard Danner at 7500 Marine Way opposing development if it breaks the ridgeline, and read into record several emails in opposition to the conditional use permit approval and development on the ridgeline. Public Comment was read into record from: Nancy and Howard Danner, David and Alicia Dick at 5470 Dolores Dr, Fred Faigin, Jeff and Carmelita Haltom at 5645 Dolores Dr., P.J. Elsner, Michelle and Ron Shull at 7405 Patrina Way, Wayne Patterson at 7325 Patrina Way, Cheryll Glotfelty at 7535 Starhill Way, Kyle and Lisa Zukoski at 7285 Patrina Way, and Jason Eastman. Concerns include obscured views, increased traffic, and school zoning; ordinance and code process and amendments; maintaining sense of community and quality of life; fire department resources; requests for complete ridge analysis and traffic studies; reconsideration of the Planning Commission's Conditional Use Permit approval.

Council sought clarification on public comment from the Planning Commission's April Meeting. Mr. Crittenden confirmed 14 emails were read into the record and phone calls were summarized. There were individuals that did have difficulty getting through via phone, however he again expressed that may have been from technical considerations beyond the scope of the City's control. He also reiterated there was at least one successful phone comment received during the meeting. Mr. Crittenden also confirmed for Council this item only applies to development at Village 2 and 3 ridgelines for this Conditional User Permit and Tentative Map. Council also sought clarification on noticing for this project; Mr. Crittenden noted typically 500-750 feet or within a specific number of lots. Due to the large lots in this area, residences within 1500 feet (approximately 45 property owners) were noticed.

Motion: Move to affirm the Sparks Planning Commission's decision to approve the Conditional Use Permit (CU20-0005) to allow development of a site that is 10 acres in size or larger, with slope gradients of 10 percent or greater over 25 percent or more of the site, which is 386.87 acres in size and is located at 555 Highland Ranch Parkway, Sparks, Nevada in the SF-6 (Residential Single-Family) zoning district, adopting Findings C1 through C5, and the facts supporting these findings as set forth in the staff report, subject to the seven Conditions of Approval as listed in the staff report.

Moved by: Council Member Dahir
Seconded by: Council Member Lawson
Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir
No: None
Abstain: None
Vote: Motion passed unanimously, 5-0.

12. Comments

12.1 Comments from the Public

None.

12.2 Comments from City Council and City Manager

Several Council Members expressed interest in immediate pay reductions to assist with the impacts of Covid-19. City Attorney Adams reminded this is an agenda area for comment, and considerations of entitlement relinquishments from Council will need to be addressed in a future agenda item.

City Manager Krutz announced the City's department heads will also forego merit and COLA pay increases, in addition to a 5% pay reduction for FY21.

13. Adjournment

Council was adjourned at 5:41 p.m.

Ronald E. Smith, Mayor

ATTEST:

Lisa Hunderman, City Clerk

>>>LK