



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., Monday, February 24, 2020

City Council Chambers, Legislative Building, 745 Fourth Street, Sparks, Nevada

1. Call to Order

The regular meeting of the Sparks City Council was called to order by Mayor Pro Tempore Ed Lawson at 2:00 p.m.

2. Roll Call

Mayor Pro Tempore Ed Lawson, Council Members Donald Abbott, Paul Anderson, Charlene Bybee, Kristopher Dahir, City Manager Neil Krutz, Acting City Attorney Alyson McCormick and City Clerk Lisa Hunderman, PRESENT. Mayor Ron Smith, ABSENT.

3. Opening Ceremonies

3.1 Invocation Speaker

The invocation was provided by Carlos Camacho, Ministerial & Religious Liberty Director with the Nevada-Utah Conference of Seventh-Day Adventists.

3.2 Pledge of Allegiance

The Pledge of Allegiance was led by City Manager Neil Krutz.

4. Public Comment

None

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 as submitted.

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 and Budget Workshop for February 10, 2020. (FOR POSSIBLE ACTION)

Motion: Move to approve the minutes of the Sparks City Council meeting and Budget Workshop for February 10, 2020.

Moved by: Council Member Dahir

Seconded by: Council Member Bybee

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 Commendation: Leigh Metcalfe and the Career and Technical Education Students at Edward C. Reed High School

A commendation from Mayor Smith congratulating Leigh Metcalfe and the Career Technical Education students at Edward C. Reed High School for earning a Lemelson-MIT InvenTeam grant from the School of Engineering at the Massachusetts Institute of Technology. The commendation was read by Council Member Dahir. Due to a late arrival, the proclamation was re-read by Council Member Dahir after item 9.1 and presented to Reed Senior Alex Marsh, Sophomore Elijah Barron, Sophomore Alan Tang, and Leigh Metcalfe. The students discussed project origin, intent, and prototype progress.

7.2 Boards and Commissions Vacancy Announcement: Building Code Board of Appeals

City Manager Neil Krutz announced one (1) vacancy on the City of Sparks Building Code Board of Appeals. Candidates must be a registered professional with electrical engineering experience or an electrical contractor with at least 10 years of experience (five of which shall have been in responsible charge of work). The term for this vacancy is March 31, 2020 to March 31, 2022. Applications can be submitted at www.cityofsparks.us or with the City Clerk's Office and will be accepted until 5:00 p.m. on Friday, February 28, 2020.

8. Consent Items (FOR POSSIBLE ACTION)

Motion: Move to approve consent items 8.1 through 8.3 as submitted

Moved by: Council Member Abbott

Seconded by: Council Member Anderson

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 January 28, 2020 through February 7, 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 January 28, 2020 through February 7, 2020 as presented by staff.

8.2 Consideration, discussion, and possible approval of a Final Map for Stonebrook Village D2 Subdivision. (FOR POSSIBLE ACTION)

An agenda item from City Manager John Martini and presented by City Engineer Jon Ericson requesting Council approval of a Final Map for Stonebrook Village D2 Subdivision. The Stonebrook Village D2 final map will create 85 residential lots within the Stonebrook New Urban District. The final map and civil improvement drawings have been reviewed by the Community Services Department and have been found to be acceptable.

8.3 Consideration and possible approval to purchase 3M/Scott Safety gas masks for the Sparks Police Department, from Mallory Safety and Supply LLC, in the amount of \$54,925.00. (FOR POSSIBLE ACTION)

An agenda item Police Chief Pete Krall and presented by Deputy Chief of Police Scott Tracy requesting Council approval to purchase 3M/Scott Safety gas masks for the Sparks Police Department, from Mallory Safety and Supply LLC, in the amount of \$54,925.00. The current masks are not OSHA-compliant.

9. General Business

9.1 Consideration, discussion and possible approval of the Mayor's appointment to the Sparks Citizens' Advisory Committee (SCAC) from the Sparks Planning Commission from the following pool of applicants, listed in alphabetical order: David Blaco; Scott Carey; Frank Petersen; Evan Pritsos; Mike Rawson; Shelley Read and Dian Vanderwell. (FOR POSSIBLE ACTION)

An agenda item from City Manager Neil Krutz requesting Council approve the Mayor's appointment choice to the Sparks Citizens' Advisory Committee from the following pool of applicants, listed in alphabetical order: David Blaco; Scott Carey; Frank Petersen; Evan Pritsos; Mike Rawson; Shelley Read and Dian Vanderwell.

Motion: Move to approve the appointment of David Blaco to the Sparks Citizen's Advisory Committee.

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.

9.2 Consideration, discussion and possible appointment of one member of the Sparks City Council to represent the City of Sparks on the Board of Trustees for the Western Regional Water Commission (WRWC), from the following pool of applicants, in alphabetical order: Donald Abbott; Paul Anderson; Charlene Bybee; Kristopher Dahir; Edward Lawson; or Ron Smith for a two-year term ending March 31, 2022. (FOR POSSIBLE ACTION)

An agenda item from City Manager Neil Krutz requesting Council appointment of one member of the Sparks City Council to represent the City of Sparks on the Board of Trustees for the Western Regional Water Commission (WRWC), from the following pool of applicants, in alphabetical order: Donald Abbott; Paul Anderson; Charlene Bybee; Kristopher Dahir; Edward Lawson; or Ron Smith for a two-year term ending March 31, 2022. If selected, this would be a re-appointment for Council Member Dahir, the Board's current Vice Chair.

Motion: Move to appoint Kristopher Dahir as the City of Sparks representative on the Board of Trustees for the Western Regional Water Commission, for a two-year term ending March 31, 2022.

Moved by: Council Member Abbott

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 an interlocal cooperative agreement (AC-5655), with the Regional Transportation Commission of Washoe County, in the estimated amount of \$1,152,000, for sanitary sewer, drainage, and surface improvements to be constructed with RTC's East Prater Way Rehabilitation Project. (FOR POSSIBLE ACTION)

An agenda item from Assistant City Manager John Martini and presented by Utility Manager Kevin Porter requesting approval of an interlocal cooperative agreement (AC-5655), with the Regional Transportation Commission (RTC), in the estimated amount of \$1,152,000, for sanitary sewer, drainage, and surface improvements to be constructed with RTC's East Prater Way Rehabilitation Project. This project was originally planned for FY21; Including the work with the RTC project provides efficiency by rehabilitating the sewer and repairing the storm drain at the same time RTC reconstructs the roadway. Sufficient resources are available for this project in FY20 in the Sewer Enterprise Fund, however budget appropriations for utilities work are not and will require separate approval from Council. Council asked about costs savings by working with RTC; Mr. Porter estimated a couple hundred thousand dollars.

Motion: Move to approve interlocal cooperative agreement (AC-5655), with the Regional Transportation Commission of Washoe County, in the estimated amount of \$1,152,000, for sanitary sewer, drainage, and surface improvements to be constructed with RTC's East Prater Way Rehabilitation Project.

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.

9.4 Consideration, discussion and possible adoption of Resolution No. 3356 to augment the FY20 budget of the Sewer Enterprise Fund by \$1,152,000, to provide appropriations for sewer and storm drain upgrades on E. Prater Way in coordination with work being performed by the Regional Transportation Commission (RTC). (FOR POSSIBLE ACTION)

An agenda item from Budget Administrator Stacie Hemmerling requesting Council adoption of Resolution No. 3356 to augment the FY20 budget of the Sewer Enterprise Fund by \$1,152,000, to provide appropriations for sewer and storm drain upgrades on E. Prater Way in coordination with work being performed by the Regional Transportation Commission (RTC). The augmentation is necessary to provide FY20 appropriations for a portion of a sewer and storm drain upgrade project originally planned for FY21 but is now scheduled to begin in FY20.

Motion: Move to adopt Resolution No. 3356 to augment the FY20 budget of the Sewer Enterprise Fund by \$1,152,000 to provide FY20 appropriations for sewer and storm drain upgrades on E. Prater Way in coordination with work being performed by the Regional Transportation Commission (RTC).

Moved by: Council Member Dahir
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 of reimbursement to the City of Reno for a construction contract with Nelson Electric Company Inc. for the Raw Sewage Pump Station Switchgear and LVDC-1A Switchboard Rehabilitation Project at the Truckee Meadows Water Reclamation Facility, with the City of Sparks' share being an amount up to \$317,135.01. (FOR POSSIBLE ACTION)

An agenda item from Assistant City Manager John Martini and presented by Truckee Meadows Water Reclamation Facility (TMWRF) Plant Manager Michael Drinkwater requesting Council approval of reimbursement to the City of Reno for a construction contract with Nelson Electric Company Inc. for TMWRF Raw Sewage Pump Station Switchgear and LVDC-1A Switchboard Rehabilitation Project, with the City of Sparks' share being an amount up to \$317,135.01. This project will replace ageing electrical components.

Motion: Move to approve reimbursement of up to \$317,135.01 to the City of Reno for Sparks' share of a construction contract with Nelson Electric Company Inc. for the Raw Sewage Pump Station Switchgear and LVDC-1A Switchboard Rehabilitation Project at the Truckee Meadows Water Reclamation Facility.

Moved by: Council Member Abbott

Seconded by: Council Member Anderson

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 consulting agreement (AC-5654) for construction management services with AECOM Technical Services, Inc. for the Truckee Meadows Water Reclamation Facility (TMWRF) Raw Sewage Pump Station Switchgear and LVDC-1A Switchboard Rehabilitation Project in the amount of \$298,200 with the City of Sparks' share being \$93,545.34. (FOR POSSIBLE ACTION)

An agenda item from Assistant City Manager John Martini and presented by Truckee Meadows Water Reclamation Facility (TMWRF) Plant Manager Michael Drinkwater requesting Council approval of a consulting agreement (AC-5654) for construction management services with AECOM Technical Services, Inc. for the TMWRF Raw Sewage Pump Station Switchgear and LVDC-1A Switchboard Rehabilitation Project in the amount of \$298,200 with the City of Sparks' share being \$93,545.34.

Motion: Move to approve the consulting agreement for construction management services with AECOM Technical Services, Inc. for the Truckee Meadows Water Reclamation Facility (TMWRF) Raw Sewage Pump Station Switchgear and LVDC-1A Switchboard Rehabilitation Project in the amount of \$298,200 with the City of Sparks' share being \$93,545.34.

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.

9.7 Consideration, discussion and possible approval of a Tentative Map request for a 454-lot single-family subdivision on a site 65 acres in size generally located east of Golden Eagle Regional Park and South of Vista Boulevard, Sparks, Nevada in the SF-6 (Single Family Residential) zoning district. (FOR POSSIBLE ACTION)

An agenda item from Development Services Manager Ian Crittenden requesting approval of a Tentative Map request for a 454-lot single-family subdivision on a site 65 acres in size generally located east of Golden Eagle Regional Park and South

of Vista Boulevard, Sparks, Nevada in the SF-6 (Single Family Residential) zoning district. Council approved a development agreement for this site in 2018 and an amendment to the development agreement in January, 2020. The Planning Commission reviewed this tentative map request at their January 13, 2020 meeting and recommend approval of this tentative map.

Council sought traffic study clarification regarding mitigation efforts. Mr. Crittenden noted improvements will need to be implemented at the Vista Boulevard and Scorpius/Home Run Drive intersections, and City Engineer Jon Ericson commented traffic analysis determined there will be a need for deceleration lane extensions as well as capacity improvements at the signalized intersection.

Motion: Move to approve the Tentative Map for a 182-lot single-family subdivision on a site 62.49 acres in size located at 7900 Pyramid Way, Sparks, Nevada in the NUD (New Urban District – Stonebrook Planned Development) 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 15.

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.

9.8 Consideration, discussion and possible approval of a Tentative Map request for a 182-lot single-family subdivision on a site 62.49 acres in size located at 7900 Pyramid Way, Sparks, Nevada in the NUD (New Urban District – Stonebrook Planned Development) zoning district. (FOR POSSIBLE ACTION)

An agenda item from Development Services Manager Ian Crittenden requesting Council approval of a Tentative Map request for a 182-lot single-family subdivision on a site 62.49 acres in size located at 7900 Pyramid Way, Sparks, Nevada in the NUD (New Urban District – Stonebrook Planned Development) zoning district for Denver Streets Apartments LLC. Approval is subject to 17 Conditions of Approval, one of which would require that a traffic signal be constructed at the intersection of Pyramid Way, Stonebrook Parkway, and Dolores Drive prior to the approval of a final map that would cause more than 131 U-turns to occur at the Robert Banks Boulevard intersection with Pyramid Way.

Council sought clarification on traffic impact analysis pertaining to Pyramid Way. Mr. Crittenden noted minimal impact is anticipated for this tentative map.

Motion: Move to approve the Tentative Map for a 182-lot single-family subdivision on a site 62.49 acres in size located at 7900 Pyramid Way, Sparks, Nevada in the NUD (New Urban District –

Stonebrook Planned Development) 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 17.

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.

9.9 Consideration, discussion, and possible approval to provide paramedic level emergency medical service (EMS) on Engine-11 at Station 1 in accordance with the Paramedic Program implementation schedule adopted by the City Council on August 22, 2016. (FOR POSSIBLE ACTION)

An agenda item from Fire Chief Jim Reid requesting Council approval to provide paramedic level emergency medical service (EMS) on Engine-11 at Station 1 in accordance with the Paramedic Program implementation schedule adopted by the City Council on August 22, 2016. Paramedic interventions include advanced airway management, cardiac monitoring, and administration of medications. The use of paramedic skills at Station 1 may improve patient outcomes by supplying the highest level of pre-hospital care.

Council asked about current tracking methods to monitor how often paramedic services being provided and if other stations will implement this program; Training Captain Jeff Sullivan commented they have software that can break down calls by type of service, and new software will allow for the breakdown of paramedic-specific services. One station per year is anticipated to adopt the program.

Motion: Move to approve the implementation of paramedic level emergency medical service on Engine-11 at Station 1.

Moved by: Council Member Abbott

Seconded by: Council Member Anderson

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 funding allocation in the amount of \$202,910, FY20 (\$91,810) and FY21 (\$111,100), for 2020 special events, as recommended by the Tourism and Marketing Committee. (FOR POSSIBLE ACTION)

An agenda item from Parks and Recreation Director Tracy Domingues requesting Council approval of funding allocation in the amount of \$202,910, FY20 (\$91,810) and FY21 (\$111,100), for 2020 special events, as recommended by the Tourism and Marketing Committee. The City receives an annual allocation of room tax

revenues from the Reno Sparks Convention and Visitors Authority (RSCVA) from the Washoe County Taxes on Transient Lodging Act of 1999.

Each year the Tourism and Marketing Committee solicits funding applications from the producers of special events that take place in Sparks and recommends funding allocations to assist event producers with marketing, promotional and city service costs. If approved, funding for FY20 will supplement Sierra Nevada Lavender & Honey Festival, Free Fishing Day, 3rd Thursday, Nugget Events Center Summer Series, Star Spangled Sparks Fireworks, Artown Presents, and Water Lantern Festival; FY 21 funding will supplement PumpkinPalooza, Hot August Nights, 39 North Pole Village, 4th Annual Marnell Holiday Tree Lighting, Best in the West Rib Cook Off, and the Northern Nevada International Dragon Boat Festival.

Motion: Move to approve the funding allocation of \$202,910 for 2020/2021 special events as recommended by the Tourism and Marketing Committee.

Moved by: Council Member Dahir

Seconded by: Council Member Bybee

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

No: None

Abstain: None

Vote: Motion passed unanimously, 5-0.

9.11 FIRST READING of Bill No. 2773 to amend Title 20, Chapter 20.03.020 (Home Occupations), of the Sparks Municipal Code to add or revise standards pertaining to hours of operation, the number of permits allowed per dwelling unit, permitted uses, and standards and procedures for revocation of Home Occupations permits. (CA-4-19). (FOR POSSIBLE ACTION)

A first reading from City Clerk Lisa Hunderman of Bill 2773. Public hearing for this item will be held at the regular City Council Meeting scheduled for Monday, March 09, 2020 at 2 p.m. at Sparks City Council Chambers, 745 Fourth Street, Sparks, Nevada.

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

None.

11. Planning and Zoning Public Hearings and Action Items

11.1 SECOND READING, Public Hearing, discussion and possible adoption of Bill 2772 to amend Title 20 of the Sparks Municipal Code to revise definitions and the map, permitted uses, and sign standards for the MUD (Mixed-Use District) zoning district (CA-3-19). (FOR POSSIBLE ACTION)

A request from Planning Manager Jim Rundle requesting Council adoption of Bill 2772 to amend Title 20 of the Sparks Municipal Code to revise definitions and the map, permitted uses, and sign standards for the MUD (Mixed-Use District) zoning district (CA-3-19).

At the October 14 and November 12, 2019 City Council meetings, Council directed the City Manager to prepare amendments to Title 20 of the Sparks Municipal Code, which governs zoning and development, to allow tattoo parlors in more locations and modify permitted uses and sign standards for the MUD (Mixed-Use District). These amendments revise definitions, permit tattoo parlors in additional zoning districts, and change permitted uses, including adding select auto-oriented uses and fulfillment centers. The proposed amendments also clarify the land use map and revise parking and signage standards for the MUD zoning district.

Public Hearing was opened at 3:10 p.m. There were no comments.

Motion: Move to adopt Bill No. 2772 amending Title 20 of the Sparks Municipal Code to revise definitions and the map, permitted uses, and sign standards for the MUD (Mixed-Use District) zoning district. (CA-3-19).
Moved by: Council Member Abbott
Seconded by: Council Member Bybee
Yes: Council Members Abbott, Lawson, Anderson, Bybee, Dahir
No: None
Abstain: None
Vote: Motion passed unanimously, 5-0.

11.2 SECOND READING, Public Hearing, discussion and possible adoption of Bill No. 2769, an ordinance for approval of the Development Agreement, Amendment Number 1, pursuant to NRS 278.0201, between the City of Sparks, QK, LLC, and 5 Ridges Development Company, Inc., providing for planning and development of a site 386.87 acres in size located at 555 Highland Ranch Parkway, Sparks, Nevada. (FOR POSSIBLE ACTION)

A request from Assistant Community Services Director Armando Ornelas requesting Council adoption of Bill 2769, an ordinance for approval of the Development Agreement, Amendment Number 1, pursuant to NRS 278.0201, between the City of Sparks, QK, LLC, and 5 Ridges Development Company, Inc., providing for planning and development of a site 386.87 acres in size located at 555 Highland Ranch Parkway, Sparks, Nevada.

QK, LLC acquired the property in March 2019 and 5 Ridges Development Company, Inc. has assumed the role of Master Developer. As a result of further site, land, and infrastructure plans analysis, the Master Developer identified and requested changes to the Agreement ("Amendment Number 1"). The most substantive changes to the infrastructure plan and related requirements stem from the Master Developer's request that municipal water for the Property be provided by the Sun Valley General Improvement District rather than the Truckee Meadows Water Authority and, in association with this request, the Master Developer has identified the proposed location of the required secondary emergency access road. This proposed road would provide access to the Property from the west and allows for a two-lane, rather than a four-lane, primary access road from Highland Ranch Parkway.

On November 21, 2018, the Sparks Planning Commission voted to forward a recommendation of approval to the City Council for Amendment Number 1.

Council sought clarification regarding sidewalk placement and the proposed widening of Highland Ranch Parkway.

Public Hearing was opened at 3:26 p.m. There were no comments.

Motion: Move to adopt Bill No. 2769, an ordinance for approval of the Development Agreement, Amendment Number 1, pursuant to NRS 278.0201, between the City of Sparks, QK, LLC, and 5 Ridges Development Company, Inc., providing for planning and development of a site 386.87 acres in size located at 555 Highland Ranch Parkway, Sparks, Nevada.

Moved by: Council Member Dahir

Seconded by: Council Member Bybee

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

No: None

Abstain: None

Vote: Motion passed unanimously, 5-0.

11.3 PUBLIC HEARING, consideration of and possible action on a request to amend a final planned development handbook (Kiley Ranch North Phase 2) to add approximately 9.3 acres and redefine and clarify land uses allowed in the handbook's Mixed-Use category on a site approximately 21.31 acres in size in the NUD (New Urban District – Kiley Ranch North) zoning district generally located east of Kiley Parkway, north of Windmill Farms Parkway and south of Wingfield Hills Road, Sparks, Nevada. (PCN19-0036/PD19-0002). (FOR POSSIBLE ACTION)

An agenda item from Planner II Jonathan Cummins and K2 Development, Inc. requesting Council approval to amend a final planned development handbook (Kiley Ranch North Phase 2) to add approximately 9.3 acres and redefine and clarify land uses allowed in the handbook's Mixed-Use category on a site approximately 21.31 acres in size in the NUD (New Urban District – Kiley Ranch North) zoning district generally located east of Kiley Parkway, north of Windmill Farms Parkway and south of Wingfield Hills Road, Sparks, Nevada. (PCN19-0036/PD19-0002).

The existing Phase 2 site contains 12.01 acres. This proposal would add 9.3 acres for a total size of 21.31 acres. The applicant proposes adding various commercial and civic uses to the uses permitted by the Handbook, including office, retail, personal services, medical facilities, lodging, churches and government facilities. To emphasize the mixed-use character of Phase 2, the proposal would remove detached single-family housing from the list of permitted uses.

Council noted appreciation for a more community-based approach with the proposed changes.

Public Hearing was opened at 3:36 p.m. There were no comments.

Motion: Move to approve the amended final planned development handbook (Kiley Ranch North Phase 2) to add approximately 9.3 acres and redefine and clarify land uses allowed in the handbook's Mixed-Use category on a site approximately 21.31 acres in size in the NUD (New Urban District – Kiley Ranch North) zoning district generally located east of Kiley Parkway, north of Windmill Farms Parkway and south of Wingfield Hills Road, Sparks, Nevada, adopting Findings A through J and the facts supporting these findings as set forth in the staff report.

Moved by: Council Member Dahir

Seconded by: Council Member Bybee

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

Sparks resident Bill Wagner asked how many gas masks will be purchased for the \$54,925.00 approved for spending with agenda item 8.3. Mayor Tempore Lawson requested the City Manager's office follow up with Mr. Wagner.

12.2 Comments from City Council and City Manager

Council Member Dahir provided comment regarding Spanish Springs High School Band and their recent invitation to perform at Disneyland.

13. Adjournment

Council was adjourned at 3:40 p.m.

Ronald E. Smith, Mayor

ATTEST:

Lisa Hunderman, City Clerk

>>>LK