

Torres, Julie

From: Jason Eastman <jeastman76@yahoo.com>
Sent: Tuesday, May 26, 2020 11:58 AM
To: City Clerk
Subject: Appeal to Stop the Five Ridges Development

Appeal to the Sparks City Council from a Decision of the Sparks Planning Commission

The Sparks Planning Commission met remotely on Apr 16, 2020. The discussion at hand was of paramount importance: the proceeding of the Five Ridges development. This development is planned to contain 1200-1800 or more homes principally in the lower areas (villages 1-7) but planned to grow to the ridge tops with villages 8-10. Though this was, technically, a legal meeting, the remote nature of it and the importance of it gave the appearance of a project being pushed through without the usual public input. Yes, public input was allowed via email but many of us attempted to be on the call list but were not able to get through with our input during the public comment timeframe. I firmly believe the commission should have waited for a true public hearing on this matter of such importance.

The Sparks City Council owes to its constituents to do a complete ridge analysis. I attended Planning Commission and City Council meetings in 2018 concerning this same project and there was only lip service paid to the Significant Ridgeline concept. The comment was made in passing that this ridgeline in question (old quarry) was not on the list (map) of current Proposed Significant Ridgelines. Of course that was true since the old quarry ridgeline was not IN the city limits when the ridgeline review was accomplished! You see why we feel like the commission and the council don't really want to listen to the very people they notify of the public meetings? This is one of the most compelling ridgelines in all of Sparks! Particularly from the North, it is steep sloped with nothing but blue sky above it. I understand that current or past city council members have remarked that some homes were built on ridgelines in East Sparks that slipped under the radar and should not have been built. Now we're stuck with those eyesore ridges forever. Please do everything in your power to stop a development that will suck the life out of yet another beautiful ridge.

I close with two principal requests. 1) Now that the quarry ridgeline is in the Sparks city limits, I feel you are OBLIGATED to conduct a thorough study of the ridge and its scenic importance. If our city is going to grow to the West and North, you should certainly take a look at this ridge's significance for the thousands who view it daily. 2) If you are tempted to fully approve the Planning Commission's recommendation for the approval of this project, I strongly request you wait to do so only at a full Council Meeting allowing in-person comments. Only then can you truly feel the angst and frustration of the people of Spanish Springs.

Respectfully,

Jason Eastman

Sent from my iPhone

On May 26, 2020, at 11:39, Mike Eastman <eastmanmb@yahoo.com> wrote:

Sent from my iPad

Begin forwarded message:

From: Mike <eastmanmb@yahoo.com>

Date: May 26, 2020 at 11:17:38 PDT

To: "cityclerk@cityofsparks.us" <cityclerk@cityofsparks.us>

Subject: Appeal to Stop the Five Ridges Development

<Letter to Sparks City Council .docx>

Hunderman, Lisa

From: Kyle Zukoski <kylezuk@gmail.com>
Sent: Tuesday, May 26, 2020 10:29 AM
To: City Clerk
Subject: Case PCN19-0040 Kyle & Lisas Zukoski 7285 Patrina Way Sparks

City of Sparks Planning Commission,

Well, here we are again discussing planning & ordinances that have already been approved and in place for decades. With that said: I have a simple question for all of you... Why are you disregarding past hearings and documentation as if they never existed? I suppose I should give you the benefit of the doubt that it's not entirely money based. But with all due respect, I am struggling with that considering what's before us today. And, to compound our worries, a meeting is scheduled mid day, during a pandemic while no one that is affected by this special permit approval is allowed to confront you personally! Unfair of so many levels!

The master plan of 5 Ridges project is really not the issue at hand. (Though we all know the impact it will have on the environment, water tables, traffic congestion, erosion, emergency response, privacy, noise pollution, commute frustrations, etc.,) It's really the "Section 20.04.011 - Slopes, hilltops and ridges". Oh, and how quickly the City of Sparks has forgotten about a compliance set in 1999 stating that if our valley were be taken over by the City of Sparks, Washoe County, Reno, or if our "Sphere of Influence" would change, the compliance would be adopted along with it.

Stated minutes of board meeting in 1999 as follows:

As to expansion of the pit beyond the ridge lines, there's a general condition that says, what you do shall be in accordance with what you submit. The mining plan submitted does show this as the maximum extent. Additionally, Condition 14 says, " Ridge lines shown as those to be protected on the Department Suitability Map of the Spanish Springs Area Plan shall NOT BE disturbed in any way." And in the Spanish Springs Area Plan, most of the ridges around this site are identified as ridges that are visible from Pyramid Highway, and the valley, are not to be disturbed... As if almost 400 acres isn't enough to build on, now they want to litter the blue skyline ridge tops with high density housing.

I ask you to revisit this decision, and look deeper into the impact it will have on Spanish Springs, and it residents.

Kyle & Lisa Zukoski
7285 Patrina Way
Sparks, NV

DATE: May 25, 2020

TO: Sparks City Council

FROM: Cheryl Glotfelty, 7535 Starhill Way, Sparks, NV 89436

RE: PUBLIC COMMENT on appeal of Planning Case No: PCN19-0040

Dear Sparks City Council,

Thank you for hearing an appeal for Planning Case No: PCN19-0040. I emailed comments for the April 16 meeting, which are in the public record, and will now just briefly reiterate my main concern.

I urge the Council to **require a ridge assessment** on the 5 Ridges property prior to voting on proposed phase-developments for that property. The very fact that the project is named "5 Ridges" should alert you to the fact that there **are** significant ridges. Now that the property has been annexed to the City of Sparks, it should follow the planned development protocol of undergoing ridge assessments and complying with ridge protection codes.

There is, in fact, a significant ridge on the north edge of the 5 Ridges property. If houses are built along that ridgeline they would loom over where my husband and I and our neighbors live and would spoil our view of the ridge. They would also loom over the lower houses in the 5 Ridges development.

In the City Council meeting on April 16, 2020, I was dismayed that there was not more rigorous discussion of the PCN19-0040 proposal. With the exception of council member Scott Carey, council members seemed apathetic. The proposal appeared to be a done deal, and public comment was not even acknowledged let alone addressed by council members. Your decision is an important one. Please wake up and engage in the process.

Thank you, Cheryl Glotfelty

Torres, Julie

From: wpbohunk@aol.com
Sent: Tuesday, May 26, 2020 10:06 AM
To: City Clerk
Subject: Public Comment, Case PCN19-0040

Dear Sparks City Council,

My name is Wayne Paterson and I have lived at 7325 Patrina way since 1997. I am absolutely opposed to the destruction of the protected ridges as proposed in Case # PCN19-0040. I understand we live in a high growth area and I understand that means change. I also understand that this project has been approved by the same entity that brought Swan Lake to the doorsteps of Lemmon Valley residents. Good luck Kiley Ranch residents.

I haven't pored over the documents supporting this project but as in the documents supporting the creation of Swan Lake, I surmise the word "mitigate" figures prominently in addressing the concerns of long-term local residents like myself. A quick look up in Microsoft Word defines mitigate as; "make less severe, serious, or painful." Followed by the example; "he wanted to mitigate misery in the world."

I have no grand illusions about derailing this entire project much less mitigating world misery. But preserving the decades long protected ridge lines will certainly make this project less severe, serious and painful for myself, my neighbors and the residents of Spanish Springs. Much of the quality of life we derive from living here is our love of the ridge line views unsullied by a sea of asphalt shingles and sunset destroying street lights. We escaped the din of city life and the invasion of prying eyes to live in quiet serenity. I don't know, but I'm confident when the ridge line protections were put in place, the authors of the protections understood these now threatened attributes to be a large part of the appeal of making a home in the Spanish Springs Valley. This project as proposed would forever remove those attributes and destroy that serenity.

So, what has changed? The cynic in me could cast all manner of aspersions as to the motivations for approving this project but I would simply ask, how much is enough? I can tell you I don't give a whit about anyone's business model falling apart because they are prohibited from turning under every blade of grass and grinding to death every species between Highland Parkway and the backdoor of my neighbor's homes. Is it enough to build a few less homes and preserve the quality of life we've known for decades and until now could expect to be preserved for those who succeed us? Or is it enough when our protected ridge lines are covered in asphalt roads and asphalt shingles and the buffers between communities, like good neighbor fences are destroyed? I stand in opposition to the destruction of the protected ridge lines in the Spanish Springs Valley. Wayne Paterson

Torres, Julie

From: Michele Shull <shull001@hotmail.com>
Sent: Tuesday, May 26, 2020 12:18 PM
To: City Clerk
Subject: PUBLIC COMMENT - PCN 19-0040

Dear Sparks City Council,

We would like to voice a **STRONG** opposition to the development of the ridge line above our home and that of our neighbors. Since we purchased our property and built our home almost 27 years ago, we have been advised that building on the ridge line was not possible, but I guess the old say of "never say never" is ringing true. We build in a rural area because it is a rural area, not because we wanted hundreds of people looking over homes! It is the quality of life that we sought and have enjoyed since moving out of our congested Sparks neighborhood long ago.

We know progress and development is inevitable, but there seems to be no regard for the impact projects like this have on citizens that have spent their hard-earned money to purchase and maintain the way of life that has been assured them. We all out here have been told that the ridge line is protected. Why is it no longer considered protected? What has changed? Simply moving zoning from Washoe County to the City of Sparks should not change that designation. Why does this developer need to build all the way up to the ridge line?

Please, please consider the opinions of those of us that are directly impacted by this project. Please reject this project or consider limiting it so that the ridge line remains protected.

Sincerely,
Ron and Michele Shull
7405 Patrino Way
Sparks, NV 89436

Hunderman, Lisa

From: Pj Elsner <pjfeh@yahoo.com>
Sent: Friday, May 22, 2020 9:03 AM
To: City Clerk
Subject: public comment

Follow Up Flag: Follow up
Flag Status: Flagged

I am dismayed that the "ridgeline" project has been approved. First, I was surprised that this area was under the jurisdiction of Sparks as I thought it was closer to Sun Valley. How does this work?. Second, and more important to us, we in Spanish Springs are already subjected to one way in and one way out (Pyramid highway) and cannot imagine an increase in traffic that would be coming from Highland ranch to enter Pyramid. Third, such an addition of homes would be between Sun Valley and west Spanish Springs and could affect the homes built up in the hills off Dolores. We urge serious reconsideration of this project.

P.J.Elsner

To: Hunderman, Lisa <lhunderman@cityofsparks.us>
Subject: RE: 5 Ridges: Case No. PCN19-0040 / CU20-0005

Public Comment

We live on Dolores Dr. 89436. We already have to endure speeding traffic coming west from Pyramid Hwy, not to mention the traffic ON Pyramid Hwy these days.

We had a major fire at the top of Dolores Dr. last year that we all on this street were blessed to have had no damages. We are scared and concerned about 1800 more homes up here and the lack of Fire Dept. resources for our whole area.

Allowing the building of 1800 more homes to our area is ridiculous!

***Why did we only get information on this case 4 days beforeThe so called "Public Meeting" via Zoom on April 16th ?!?

Please reconsider and hold another meeting, so that all interested and about to be impacted by this, may voice their concerns

Yours truly,

Jeff and Carmelita Haltom

5645 Dolores Dr. Sparks, 89436

Hunderman, Lisa

From: Carmelita Haltom <haltom5645@gmail.com>
Sent: Friday, April 24, 2020 3:46 PM
To: Hunderman, Lisa
Subject: Re: 5 Ridges: Case No. PCN19-0040 / CU20-0005

Yes I'd like it to be included as public comment for the appeal.

On Fri, Apr 24, 2020 at 2:00 PM Hunderman, Lisa <lhunderman@cityofsparks.us> wrote:

Good Afternoon,

I have received your email and wanted to reach out to see if you could possibly clarify the intent?

Are you wanting this to be included as public comment for the appeal of this item? Are you needing the appropriate paperwork to file your own appeal?

If you could please provide some additional information, I am happy to assist you in any way that I can.

Thank you!

Lisa Hunderman

City Clerk

431 Prater Way | Sparks, NV 89431|

☎: Direct [775.353.2397](tel:775.353.2397) | ☎: Main [775.353.2350](tel:775.353.2350)|

📠: fax [775.353.7802](tel:775.353.7802) | ✉: lhunderman@cityofsparks.us



From: Carmelita Haltom <haltom5645@gmail.com>
Sent: Friday, April 24, 2020 1:24 PM

Hunderman, Lisa

From: Torres, Julie
Sent: Tuesday, May 26, 2020 12:54 PM
To: Hunderman, Lisa
Subject: Fw: agenda items 9.1 & 11.1

Another

Julie Torres, CRM, CMC
Assistant City Clerk
City of Sparks

From: Torres, Julie <jtorres@cityofsparks.us>
Sent: Tuesday, May 26, 2020 12:53 PM
To: Fred Faigin <fredfaigin@gmail.com>
Subject: Re: agenda items 9.1 & 11.1

Thank you Fred

Julie Torres, CRM, CMC
Assistant City Clerk
City of Sparks

From: Fred Faigin <fredfaigin@gmail.com>
Sent: Tuesday, May 26, 2020 12:29 PM
To: Torres, Julie <jtorres@cityofsparks.us>
Subject: Re: agenda items 9.1 & 11.1

Hello Julie,

Thank you for the information. I haven't had much time to review and gather all my concerns and questions. I would appeal this as it essentially is in my back yard. I know currently the roadways are not quite sufficient to withstand the current population and cannot support our growing community. First off I would have to say if you were to grow this community grow out not in. Go further out pyramid with development. not in peoples backyards.

If there is more time to have get the proper info to the people and community that would be different. This is the first I've heard of this. Many neighbors are even unaware at least give an extension and proper notification before hand. All they neighbors i spoke with in the last ten minutes about this are furious. We need more time to review and or appeal.

I say no.]

Please call me in regards to my many questions as it is now 1230

Thank you
Fred
775-997-4118

Torres, Julie

From: Alicia Dick <adick@sgws.com>
Sent: Tuesday, May 26, 2020 12:55 PM
To: Torres, Julie
Subject: Petition to building new homes above the ridge line by my house

Hi Julie,

I received a letter in my mail box this past weekend in regards a petition to building new homes above the ridge line by my house. I lost the paper and was directed to you. Can you please mark my husband and I down as we are against the project. Are street is already busy with speeding cars in the neighborhood, the schools are already crowded with kids and Spanish springs is starting to building on top of each other. We bought out here for the land and space, we don't need another Reno. If you can please follow up with me I would greatly appreciate it.

Daivd & Alicia Dick
5470 Dolores Dr.
Sparks, Nv 89436
775-287-7658

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Yes, I was calling about the Ridgeline development. I'm just calling to post it or they arm against it if they're going to break the Ridge Lane. My address is 7500 Marine way out here in Spanish Springs. Thank you.

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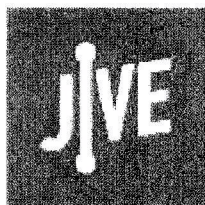
Thank you for using our voicemail service!
The Jive Team

Leonard Danner
Against the development if it breaks the
Ridgeline. 7500 Marine way

Torres, Julie

From: Torres, Julie
Sent: Tuesday, May 26, 2020 10:14 AM
To: Hunderman, Lisa
Subject: FW: Voicemail from DANNER,A L at (775) 425-4799 on May 26 2020 10:08 AM
Attachments: 1590512935-000002dd.mp3

From: Jive Communications <voicemail-noreply@jivecommunications.com>
Sent: Tuesday, May 26, 2020 10:10 AM
To: Torres, Julie <jtorres@cityofsparks.us>
Subject: Voicemail from DANNER,A L at (775) 425-4799 on May 26 2020 10:08 AM



Voicemail message

Status

New

Received on

Tuesday, May 26 2020 10:08 AM

Duration

25s

Voicemail Box

2355



From

DANNER,A L

(775) 425-4799

Transcript

From: [Torres, Julie](#)
To: [Hunderman, Lisa](#)
Subject: FW: Voicemail from DANNER,A L at (775) 425-4799 on May 26 2020 10:11 AM
Date: Tuesday, May 26, 2020 10:13:00 AM
Attachments: [1590513079-000002ed.mp3](#)

From: Jive Communications <voicemail-noreply@jivecommunications.com>
Sent: Tuesday, May 26, 2020 10:12 AM
To: Torres, Julie <jtorres@cityofsparks.us>
Subject: Voicemail from DANNER,A L at (775) 425-4799 on May 26 2020 10:11 AM

Logo for Jive



Voicemail message

Status

New

Received on

Tuesday, May 26 2020 10:11 AM

Duration

25s

Voicemail Box

2355

From

DANNER,A L

(775) 425-4799

Transcript

Yes, my name is Leonard and I just called just a moment ago about the regional and development and I would like to I didn't say that. I'd like to have it on record that I'm

against it if a breakthrough. the Ridgeline I'd like it on record, but I'm against it if it does. Thank you.

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The Jive Team