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Michael Eastman
10 Mac Rd
Sparks, NV 89436

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 do not believe my input would have had any bearing on the predetermined outcome, but I firmly believe the commission should have waited for a true public hearing on this matter of such significance. Thank you for hearing our appeals but I, again, believe this issue is large enough to necessitate reviewing at an in-person Council Meeting.

My primary input for the commission would have been, and is still, that 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,

Michael Eastman

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Hunderman, Lisa

From: Nancy Danner <dannernancy@aol.com>
Sent: Tuesday, May 26, 2020 10:56 AM
To: City Clerk
Subject: PUBLIC COMMENT ITEM NO. :PCN19-0040

Tuesday, May 26, 2020 @10:55 a.m.

RE: Appeal on Planning Case No. :PCN19-0040

My name is Nancy Danner. My husband Howard and I have lived in the Spanish Springs area for over twenty five years. Our front door directly faces the ridge that you are trying so desperately to build on. As stated in previous comments that hilltop/ridge is what we see each day from our front porch. Beyond that, the view of this ridge can be seen throughout this valley. This ridge offers the beauty of our Nevada desert. Placing houses on the ridge would be a blight on the Spanish Springs Valley.

If I recall correctly, in a January 1999 meeting with Granite Pit, it was stated, according to the Spanish Springs Area Plan, the Ridgeline was protected and was not to be disturbed. (I could be wrong on the exact date of that meeting - it has been awhile). With that in mind, where does that leave us? The city has so blatantly ignored the conditions set forth to build on any ridge, let alone the area plan put in place for the Spanish Springs area. I do not believe they were diligent when mapping out and studying the impact of building on the crest of the ridge.

Please understand we are not against development, but in all fairness development should take into consideration the surrounding residents and the impact said development might have on the residents lifestyle. It is building on the ridge crest that we find offensive. How does building on a ridge that faces Washoe County become less important than building on a ridge that might face the City of Sparks?

The residents of Spanish Springs were assured this Ridgeline was protected. Everybody wants and appreciates a view. We all want that - however, because we chose to live in the valley, is there any fairness that a developer has the right to take our views away? Once that skyline is gone it cannot be replaced.

While these comments have only addressed the Ridgeline itself and the effect it will have on the residents, there are so many other issues that should be taken into consideration - traffic on Pyramid cannot sustain additional cars. Has a plan been put into place to build access roads BEFORE the development? It is very apparent the City of Sparks has no regard for the traffic issues the Spanish Springs Valley faces.

We are asking that you take into consideration the long time residents/homeowners of the valley and deny any request to build along the crest of this ridge. While we have an appreciation for the open space and the ridge crest, it is apparent not everyone shares that appreciation. Unfortunately we often get developers from neighboring states that give no value to the beauty of our valley.

Thank you for your time.

Nancy & Howard Danner
7790 Dolores Drive