



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

**To:** Mayor and City Council

**From:** Marilie Smith, Administrative Secretary

**Subject:** Report of Sparks Planning Commission Action

**Date:** November 22, 2019

**RE:** PCN18-0005 - Consideration of and possible action on Amendment No. 1 to a Development Agreement pursuant to NRS 278.0201 between the City of Sparks, Foothills at Wingfield, LLC and Albert D. Seenoo Construction Company, providing for planning and development of a site approximately 65 acres in size generally located east of Golden Eagle Regional Park and south of Vista Boulevard, Sparks, Nevada.

Senior Planner Ian Crittenden presented this agenda item at the Planning Commission meeting on November 21, 2019.

Mr. Crittenden presented the background and analysis associated with the request. The applicant's representative, Mr. Clay Jensen, was also present and available to answer any questions.

Commissioner Petersen requested clarification on the red-line version of the Development Agreement versus the proposed Development Agreement language. Mr. Crittenden provided explanation regarding the documents.

Commissioner Blaco requested clarification regarding the percentage of the site that is affected by the 100-year floodplain as referenced in the staff report. In addition, Commissioner Blaco asked if the area is contiguous. Mr. Jensen shared that it is a very small portion, less than 5%, more like 2-3% and yes, it is contiguous.

Commissioner Carey asked if the requested change in the Development Agreement poses any liability for the City. Mr. Crittenden stated that, on the contrary, the requested amendment brings the Agreement more in conformance with the City's standard practices.

The public hearing was opened and no public comment was received.

There was no further discussion.

**MOTION:** Commissioner Petersen moved to find Amendment Number 1 to the Development Agreement associated with PCN18-0005 consistent with the Sparks Comprehensive Plan and to forward a recommendation of approval to the City Council.

**SECOND:** Commissioner Blaco.

**AYES:** Commissioners Carey, Read, Blaco, Fewins, Petersen, Pritsos and VanderWell.

**NAYS:** None.

**ABSTAINERS:** None.

**ABSENT:** None.

Motion passed.