



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

**To:** Mayor and City Council  
**From:** Casey Martinez, Office Assistant  
**Subject:** Report of Planning Commission Action  
**Date:** April 23, 2019

**RE:** PCN19-0007 - Consideration of and possible action on a request for a Development Agreement (DA19-0001) between the City of Sparks and Washoe County School District for a proposed high school on a site approximately 87.02 acres in size (a portion of Wildcreek Golf Course) generally located north of McCarran Boulevard and east of Sullivan Lane in Sparks, NV, in the PF (Public Facility) zoning district

PCN19-0007 – Consideration of and possible action on the following requests for a proposed high school on a portion of a site approximately 330 acres in size (a portion of Wildcreek Golf Course) generally located north of McCarran Boulevard and east of Sullivan Lane in Sparks, NV, in the PF (Public Facility) zoning district:

- CUP19-0003 – A Conditional Use Permit request for a minor utility (the construction of a 120-kilovolt overhead power line) ; and
- CUP19-0004 – A Conditional Use Permit request for development on a site with slope gradients greater than 10 percent over 25 percent of the site

Please see the attached excerpt from the April 4, 2019 Planning Commission meeting transcript.

1 speak. So before we get into that, I'll thank you for  
2 that.

3 I'll turn it over to staff at this time.

4 MR. RUNDLE: Thank you, Mr. Chair. Jim Rundle,  
5 Planning Manager for the City of Sparks here to present  
6 on item PCN19-0007.

7 Mr. Chair, I have prepared one presentation.  
8 The Planning Commission has received one staff report.  
9 And there are three items that we are discussing here  
10 today: a development agreement between Washoe County  
11 School District and the City of Sparks for the  
12 construction and development of a high school; a  
13 conditional use permit for the construction of a  
14 transmission line or a power line; and a conditional use  
15 permit for the construction on a hillside in accordance  
16 with the Sparks Municipal Code.

17 My presentation, I'm going to identify how the  
18 development agreement works and why it is being  
19 utilized. I'm going to try to identify the potential  
20 concerns with development in this area, including  
21 transportation, sewer, flood control, public safety, a  
22 flight path, and how the development agreement will  
23 address those concerns.

24 This public hearing is regarding the  
25 development of a portion of the Wildcreek Golf Course as

1 a public high school by Washoe County School District.

2 Exhibit 1 is on the overhead monitors, and it  
3 identifies the area that we are discussing today, as  
4 outlined in the blue line. It is at the northeast  
5 corner of Sullivan, El Rancho and McCarran.

6 Wildcreek Golf Course has existed at the site  
7 since the 1970s and has been operated by the Reno Sparks  
8 Convention and Visitors Authority, more commonly known  
9 as the RSCVA.

10 In 2009, the Washoe County School District  
11 identified a future need for a high school in this  
12 general area through their 2009 school facilities plan.  
13 Furthermore, the Washoe County School District  
14 identified as part of their 2016 capital funding  
15 initiative that there was a need for a high school in  
16 this proximity.

17 Preliminary site assessment identified the  
18 Wildcreek Golf Course would be a suitable site for the  
19 education and the operational needs of the Washoe County  
20 School District in regard to a high school.

21 In May of 2017, a joint meeting that included  
22 the elected bodies of the City of Sparks, Washoe County,  
23 the City of Reno, the RSCVA, and the Washoe County  
24 School District all signed a letter of intent  
25 identifying that a new public high school and Wildcreek

1 Golf Course was an appropriate place and was in the best  
2 interest of the citizens of Washoe County.

3 In February of 2019, earlier this year, the  
4 RSCVA board of directors unanimously approved the  
5 transfer of the interest in the Wildcreek Golf Course to  
6 Washoe County.

7 We are here today to discuss the site plan, the  
8 architecture and possible impacts from a proposed public  
9 high school.

10 To construct in this location, the Wildcreek  
11 golf area, a regional plan amendment was required. And  
12 Exhibit 18-B, which you should have received -- the last  
13 one -- identifies that the location in red on the map is  
14 the existing location of a transmission line. And the  
15 Planning Commission may remember a forward of  
16 recommendation to the Sparks City Council to sponsor a  
17 Regional Plan amendment, approximately July of 2018, to  
18 add an additional corridor for the construction of that  
19 transmission line.

20 The Regional Planning Governing Board recently  
21 reviewed this request and adopted the additional  
22 corridor at its February 2019 meeting. The RPG required  
23 that with the construction of this transmission line, it  
24 would have to -- or excuse me -- that the construction  
25 of the transmission line would have to occur within two

1 years of the adoption of that Regional Plan amendment.  
2 So that, essentially, would be in February of 2021.

3 In 2013, the State Legislature required all  
4 planning jurisdictions within Washoe County, which would  
5 be the City of Reno, the City of Sparks and  
6 unincorporated Washoe County, to review public schools  
7 with the same process. In the City of Sparks, that's  
8 the administrative review process.

9 To construct on this site requires a  
10 conditional use permit for the development on a site  
11 with slopes of 20 percent or greater over 10 percent of  
12 the site. Also, as I just discussed, the construction  
13 of a transmission line on this site also requires a  
14 conditional use permit. Both of those are public  
15 hearings.

16 Given the size, the scope and the significance  
17 of this project and the general interest from the  
18 public, from the Sparks Planning Commission and from the  
19 City Council, staff proposed utilizing the development  
20 agreement process. And Washoe County School District  
21 was amenable to that.

22 This development agreement process allows staff  
23 to get the entire project picture in front of the  
24 Planning Commission. However, the Planning Commission  
25 is accustomed to having final authority on a conditional

1 use permit. Because of the utilization of the  
2 development agreement and because of the ability to get  
3 all of the details in front of the Planning Commission,  
4 the Planning Commission would be a recommending body in  
5 this case to the Sparks City Council.

6 In the development agreement, it identifies  
7 that the Washoe County School District has waived their  
8 right for the Planning Commission to have this final  
9 authority on the associated conditional use permits.

10 It is anticipated that this item would go in  
11 front of the Sparks City Council as a public hearing on  
12 May 28th.

13 The ordinance, as this development agreement  
14 will be, if approved, would be recorded on the property.  
15 And that's why there is an attached legal description in  
16 your staff report. That ordinance, as I said, would be  
17 recorded, and the school district would, again, have to  
18 comply with all of the conditions that are in that  
19 development agreement.

20 Without the development agreement, the Planning  
21 Commission may very well be today just reviewing a  
22 grading permit for hillside development and simply a map  
23 as we have here identifying the location of a proposed  
24 transmission line.

25 This development agreement, again, is for the

1 construction of a high school and to get this in front  
2 of the public bodies and the public for complete  
3 transparency.

4           The development agreement identifies that the  
5 site could be used for the construction of a -- or for a  
6 public high school and limits the population of that  
7 high school to 2,275 people.

8           Staff did an entire infrastructure analysis on  
9 the proposal and also identified that this would not  
10 prohibit the areas outside the blue line that was on the  
11 site plan to be utilized as a golf course.

12           Sparks Municipal Code identifies how staff and  
13 the Planning Commission should look at architecture in  
14 regard to design standards. However, the Public  
15 Facility zoning district does not have specific design  
16 standards. And, therefore, staff reviewed the design of  
17 the high school in regard to noncommercial development.

18           In reviewing the Public Facility zoning  
19 district, you'll identify that Section 20.02.010  
20 identifies a height restriction of 30 feet in the Public  
21 Facility zoning district. However, this same section  
22 provides an exemption for the construction of a school  
23 and does not limit the height of a school in the Public  
24 Facility zoning district.

25           Parking was a concern for staff as we reviewed

1 the proposal to the parking ordinance to the City of  
2 Sparks. Sparks Municipal Code requires that one  
3 point -- for every one and a half students, faculty and  
4 staff, there should be one parking space. Applying the  
5 Sparks Municipal Code standard to 2,275 people requires  
6 1,517 parking spaces.

7 Washoe County School District requested a minor  
8 deviation from the requirement to comply with this  
9 Municipal Code standard. This request for a minor  
10 deviation is a permitted request through the Sparks  
11 Municipal Code and is done administratively.

12 Staff does support the request for a 10 percent  
13 reduction, which would be a total of 1,366 parking  
14 spaces.

15 Staff required the applicant to submit a  
16 parking analysis, which is Exhibit 3 in your staff  
17 report. And there's further analysis on page 8 of your  
18 staff report. We required the local high schools of  
19 Damonte, Spanish Springs High School, the North Valleys  
20 High School, Galena and McQueen all be analyzed for how  
21 many people were parking there during typical school  
22 hours, and then how many people were parking in the  
23 facility during special events, such as an open house or  
24 a football game.

25 That analysis on page 8 demonstrates that the



1 10 percent reduction in the parking requirement is  
2 appropriate, and it would still exceed most of the  
3 parking, parking spaces allocated at typical high  
4 schools in our area.

5 Exhibit 5. Exhibit 5 that has now been put on  
6 the overhead reflects a landscape plan, proposed  
7 landscape plan for the Wildcreek high school, or for the  
8 high school at Wildcreek.

9 The requirement for landscaping in the Public  
10 Facility zoning district is that 20 percent of the site  
11 shall be landscaped. Exhibit 5, that you're looking at,  
12 demonstrates that 34 and a half acres will be landscaped  
13 at the site, which exceeds the requirement for  
14 landscaping in the Municipal Code by 32.2 acres.

15 I want to point out that the football field or  
16 soccer field and the baseball fields and softball  
17 fields -- thank you, Ian -- will all utilize natural  
18 grass, natural turf. So you have a similar amount of  
19 landscaping while not blade of grass per blade of grass  
20 that exists with the golf course. The green spaces will  
21 still be out there at the facility.

22 Sparks Municipal Code requires a ratio of one  
23 tree for 10 parking spaces and additionally requires one  
24 tree for every 500 square feet of landscaped area. That  
25 would total for this site 1,073 trees to be required.

1           Ian just quickly counted and told me there's  
2 945 trees ups there, which does not comply with the  
3 Municipal Code standard. We identified this to the  
4 Planning Commission at the Study Session on Tuesday.

5           While this development agreement conditions  
6 numerous impacts that the school would have on the site,  
7 it does not get the school district out of the  
8 requirement of going through the administrative review  
9 process that was dictated by the legislation from a few  
10 legislative sessions ago, that I identified earlier in  
11 my presentation. That administrative review would still  
12 be required. And what staff would be checking, in the  
13 case this is ultimately approved, would be conformance  
14 with the development agreement as well as complete  
15 conformance with Municipal Code standards. And as well  
16 as any direction that is included in this development  
17 agreement from the Planning Commission or, ultimately,  
18 the City Council.

19           Sparks staff, as well as the applicant,  
20 submitted a sewer analysis that was attached in  
21 Exhibit 6 of your staff report. As Brian Cason, our  
22 utility manager, identified in the CIP presentation the  
23 Planning Commission just heard, there are required  
24 upgrades to Tyler Way and 18th Street to accommodate a  
25 high school of this size at Wildcreek Golf Course. The

1 CIP has already included those upgrades, and they would  
2 be completed by, they are anticipated to be completed by  
3 June 30th of 2020. If they were not to be completed by  
4 the City of Sparks, the Washoe County would not be able  
5 to open the facility at Wildcreek, because we would not  
6 be able to accommodate the anticipated sewer demand of  
7 the project.

8 Staff also analyzed the transportation impacts  
9 and identified mitigation techniques for the  
10 construction of the high school. This mitigation, this  
11 mitigation plan included coordination with Washoe County  
12 School District, the City of Sparks staff, the Regional  
13 Transportation Commission staff, as well as the Nevada  
14 Department of Transportation staff. We had numerous  
15 meetings until, ultimately, we identified what were  
16 appropriate mitigation measures. And those are all  
17 included in the staff report as well -- excuse me.  
18 Those are all included in the development agreement and  
19 outlined very specifically.

20 Exhibit 8, as Ian has just brought up,  
21 identifies where we believe the mitigation, or we  
22 believe that increased transportation demands will  
23 warrant mitigation techniques. It is anticipated that  
24 the school will generate 4,314 daily trips to the area.  
25 That would be 1,105 AM peak-hour trips.

1           This map here illustrates what -- we're going  
2 to go into a finer detail exhibit. But starting at the  
3 south and working north, A, B, C, D and E are the maps  
4 that we're going to go through now.

5           We'll go to map A. Thank you, Ian.

6           This identifies that McCarran and Sullivan  
7 would be required to do upgrades to the -- to  
8 accommodate additional cars.

9           This is the McCarran and Sullivan intersection.  
10 And this area here includes a turn pocket of 600 feet  
11 and a 170-foot deceleration lane, as well as 180 feet of  
12 taper for queue storage.

13           The reason that I wanted to identify those very  
14 specific standards is we didn't just simply require, nor  
15 did their traffic consultant submit an analysis that  
16 showed lines on a map. They're very specific  
17 infrastructure upgrades that include detailed numbers,  
18 such as 170 feet for deceleration and 180 feet of taper.  
19 That's the level of analysis that we went to as we  
20 reviewed this project. And those are the mitigation  
21 techniques we're proposing the Planning Commission  
22 forward a recommendation of approval on.

23           We'll go to the next slide. Exhibit B  
24 identifies the southern entrance into the high school.  
25 This would be a roundabout. And, also, as I'll speak to

1 in just a few moments, identifies the location of the  
2 beginning of the inverted siphon for the Orr Ditch. But  
3 I will speak to that in just a few moments.

4 Go to the next.

5 MR. CRITTENDEN: Do you want to go back?

6 MR. RUNDLE: Yeah. Thank you.

7 This exhibit demonstrates the upgrades to the  
8 intersection of Sullivan and El Rancho as well as the  
9 main entrance into the high school. Both of those would  
10 be roundabouts and would include additional sidewalks in  
11 areas where there is not currently sidewalk. We're  
12 concerned about safe transportation to school. And with  
13 transportation, we didn't limit that to the movement of  
14 buses or cars. We identified sidewalk improvements and  
15 bicycle improvements as well.

16 Go to the next one, Ian.

17 This is an intersection of Sun Valley Boulevard  
18 or where it turns from Clear Acre Lane into Sun Valley  
19 Boulevard and Sullivan Lane. Excuse me. I believe,  
20 it's El Rancho at that location. And El Rancho. The  
21 upgrades here, you can see, go all the way to the north  
22 part of Sun Valley Boulevard and identify a proposed  
23 merge lane that we have required through the development  
24 agreement.

25 Go to Exhibit 10, Ian.

1           This exhibit was shared with the Planning  
2 Commission at the Study Session on Tuesday. The traffic  
3 report that has been included has an attachment in your  
4 staff report, identifies that 50 percent of the traffic  
5 will come from the north. And by traffic, I don't  
6 necessarily mean cars. It could be buses, or it could  
7 be pedestrians. But 50 percent of the population of the  
8 school is anticipated to come from the north, or  
9 Sun Valley. Those students are typically going to  
10 Spanish Springs High School at this time. 45 percent of  
11 the traffic will come from the west or mostly from the  
12 Hug High School area. And it is anticipated that  
13 5 percent of the traffic will come from the east, or  
14 from the City of Sparks. And that traffic is more so  
15 associated with people that may be working at the site  
16 or providing services to the site, such as a delivery or  
17 something to that effect, and less so being students  
18 generated from that area.

19           Exhibit 11.

20           Exhibit 11 is included in your staff report.  
21 Exhibit 11 identifies the pedestrian improvements that  
22 staff has proposed be included at this site. The Washoe  
23 County School District would be responsible for paying  
24 for all of these infrastructure upgrades. These  
25 infrastructure upgrades include school zone flashers,

1 traffic signal timing adjustments, and providing certain  
2 studies to the City of Sparks so that we can ensure that  
3 the traffic signaling has been set appropriately through  
4 the programming of those traffic signals. Or as  
5 Mr. Davidek referred to as sprinklers.

6 We also identified that there is -- or we also  
7 required mitigation measures and reports to be submitted  
8 regarding flood control.

9 Exhibit 18-B identifies an inverted siphon that  
10 is proposed to be included at the site.

11 Thank you, Ian.

12 The inverted siphon would accommodate for the  
13 flows that we anticipate to be accommodated by the Orr  
14 Ditch. The Orr Ditch currently goes -- I might use the  
15 mouse, Ian.

16 The Orr Ditch comes up from south to north to  
17 this location, goes north through the south, and then  
18 meanders back down to this point here.

19 Again, as we identified earlier, by the  
20 movement of the transmission line and by putting the Orr  
21 Ditch and the box culvert or the inverted siphon allows  
22 for the school to be moved to the current site as  
23 opposed to further south on the golf course site.

24 In the staff report and in the development  
25 agreement, the Planning Commission reviewed that the

1 City of Sparks is requiring the school district to  
2 provide an EAP. An EAP is an emergency action plan.  
3 And that is in response to the Sun Valley dam that is  
4 also just north of the site.

5 This EAP, or emergency action plan, would  
6 require the school district to provide a review by the  
7 City Engineer a response for foreseeable emergencies,  
8 address downstream hazard conditions affected, or that  
9 would be impacted by the development of a school. And  
10 this EAP must include a detention -- or not detention.  
11 This EAP must include decision-making, notification  
12 processes, communication processes, planned action, and  
13 post-event action, all for in regard to events with the  
14 Sun Valley diversion dam.

15 Public safety is the next item that we'll  
16 discuss. The public safety component is typical  
17 secondary emergency access roads that the Planning  
18 Commission is accustomed to in regard when they review a  
19 tentative map. As I discussed on Tuesday, a fire  
20 hydrant location map will be reviewed at the time of the  
21 administrative review, but we did not believe it was  
22 that important to review at this time.

23 A question that came up from Commissioner  
24 VanderWell, I believe, at the Study Session on Tuesday  
25 was in regard to a police service at the site. It is



1 anticipated that the new high school will be patrolled  
2 by Washoe County School District police, similar to the  
3 patrol that course at Reed High School and Spanish  
4 Springs High School. That would be one full-time  
5 officer that is patrolling the site and one full-time  
6 officer that is in a car and patrolling the roads in  
7 proximity to the site.

8 It is likely that the existing personnel in  
9 regard to public safety or police will be transferred  
10 from Hug High School to begin the process.

11 This site is in proximity to the flight path  
12 for the Reno-Tahoe International Airport. A significant  
13 amount of coordination was done with the Reno-Tahoe  
14 Airport Authority and the FAA, Federal Aviation  
15 Administration.

16 We looked at the noise contours that are in  
17 proximity to this site and found that this site is  
18 outside of the noise contours for 65 decibels. The  
19 65-decibel contour would typically require additional  
20 mitigation techniques be applied, including insulation  
21 and noise attenuation for the disturbance you'd have  
22 from a typical aircraft departing the site. But because  
23 this area is outside of those noise contours, it is not  
24 necessary to require those mitigation techniques.  
25 Typical, typical building code energy conservation

1 techniques are at a point now that most of those sound  
2 insulation occurs through normal construction methods.

3           The second concern regarding the flight path  
4 was the location of the proposed transmission line.  
5 Staff shared with the Planning Commission a  
6 cross-section of those transmission line proposed  
7 locations. And initially it was identified one of those  
8 may be five feet too high. That was lowered, and that  
9 was demonstrated in the cross-section at the 65-foot  
10 height. And, also, we identified the elevation at mean  
11 sea level that was appropriate for the Airport Authority  
12 and the flight paths.

13           Exhibit 13 that was included in your staff  
14 report is a -- is not only a citizen concern, but was  
15 also a concern to the Airport Authority in regard to  
16 lighting of the facility.

17           The football field will include the lights that  
18 are demonstrated in this photo. The City staff is  
19 proposition we require the down lighting techniques  
20 utilized on the top photo as opposed to more typical or  
21 older stadium lighting that you see in the bottom  
22 picture.

23           Go to the next one, Ian.

24           This illustration depicts how those lights will  
25 cast light out onto the field.

1           The next one.

2           And this depiction identifies the amount of  
3 light that is anticipated to spill outside of the  
4 anticipated light casting onto the field. And those  
5 numbers are all at zero, with the highest one being just  
6 a 0.001.

7           Next slide, Ian.

8           The next slide reflects -- the red reflects the  
9 highest intensity of the light at night from the stadium  
10 lighting. And the orange, yellow and then,  
11 subsequently, green identify where the light will begin  
12 to not affect typical lighting conditions for the night  
13 sky. And the black identifies there will be no impact  
14 from those lights. Now, that doesn't mean that you  
15 won't be able to see them from a different location, but  
16 it means that it will not be illuminating anything on  
17 the ground. This is demonstrated similar to Golden  
18 Eagle Park has these type of lights. Now, you can see  
19 them from Pyramid Highway, but they are not necessarily  
20 illuminating anything beyond where they are projected.

21           It was asked in the Study Session on Tuesday  
22 what is the highest light standard. The highest light  
23 standard is 70 feet.

24           Additionally, it was asked at the Study Session  
25 on Tuesday whether or not the baseball fields or

1 softball fields would have lighting. At this time, it  
2 will not have lighting, and it's not anticipated they  
3 will anytime soon. So the only facility that would have  
4 stadium lighting currently is the football field or  
5 soccer field.

6 The requirement for the development agreement  
7 is that it conforms with the Comprehensive Plan. As  
8 Mr. Cason identified in the CIP to begin the  
9 presentation, it was how this is supporting the  
10 Comprehensive Plan. as Chairman Carey identified at the  
11 beginning of that presentation that he appreciated that  
12 the Planning Commission, that was their bailiwick,  
13 the -- or having jurisdiction in the Comprehensive Plan.

14 Staff has outlined in the staff report how the  
15 proposed development agreement complies with the  
16 Comprehensive Plan.

17 Again, this is a three -- this public hearing  
18 includes three different items: the development  
19 agreement, which you have a motion for; the conditional  
20 use permit for the construction of a transmission line;  
21 and a Conditional Use Permit for the development on a  
22 hillside.

23 Exhibit 15 shows the current topography for the  
24 site, excuse me, the topography for the site. You can  
25 see the Orr Ditch alignment in that. And it has the

1 steepest contours.

2 And then what I wanted -- can we zoom in on the  
3 table here, Ian.

4 MR. CRITTENDEN: Absolutely.

5 MR. RUNDLE: Thank you.

6 We're going to zoom in on the table here that  
7 is included with this depiction. The Sparks Municipal  
8 Code has development standards in regard to hillside  
9 development. It restricts the amount of development  
10 that you can do in the different slope categories. The  
11 0 to 15 slope category allows for 100 percent of the  
12 site to be developed within that slope category, or  
13 disturbed. 15 to 25 allows for 75 percent. 25 to 30  
14 allows for 33 percent. And 30 plus does, restricts all  
15 development.

16 Now, there is a caveat in the Municipal Code  
17 that was explained in the staff report that allows  
18 development in the category that exceeds the 30 plus as  
19 long as you replace at a 2-to-1 replacement the amount  
20 of disturbed area within a slope category that you can  
21 provide for.

22 The slope category of 30 plus has a proposed  
23 disturbed area of .4 acres. At a 2-to-1 replacement,  
24 that would be .8 acres. That .8 acres can be  
25 accommodated in the first slope category as the total

1 area is 54.9, but it allows for 69.6.

2 So the development agreement does require that  
3 they will set aside .8 acres within that area for  
4 undisturbed land which the school district can  
5 accommodate.

6 Staff has reviewed this project and provided  
7 proposed mitigation measures for the Planning Commission  
8 to consider through the development agreement process.  
9 We have reviewed those mitigation proposals for sewer,  
10 in regard to sewer impacts, transportation impacts,  
11 flood impacts, public safety, the flight path, and how  
12 the development agreement will address those.

13 Staff is here to answer any questions. Washoe  
14 County School District also has representatives here as  
15 well as their development team. And representatives  
16 from NV Energy are also here.

17 Mr. Chair, that concludes my presentation.

18 CHAIRMAN CAREY: Thank you, Jim.

19 At this time, I'd like to bring up the school  
20 district or their representatives to make a brief  
21 presentation, if you'd like to.

22 MR. ADAM SEARCY: Thank you. Good evening. My  
23 name's Adam Searcy. I'm the Facilities Manager for the  
24 Washoe County School District. I appreciate the time.

25 I just want to add a little bit about the

1 process that we've gone through thus far, don't have a  
2 lot of technical details to add.

3 We have gone through a series of public  
4 meetings and conversations with the public, interactions  
5 with our design team, that have led to what we feel is a  
6 best fit for this entire school project on this piece of  
7 property, considering carefully the needs of the campus  
8 and the students and faculty that will occupy it, as  
9 well as considering the needs of the existing property,  
10 the golf course, the open space, et cetera, and, of  
11 course, considering the needs of the existing residents  
12 in the community and those residents who pass through  
13 that neighborhood on a regular basis.

14 It's been a healthy process, that we're  
15 grateful to the City of Sparks staff and, of course,  
16 this Commission this evening, for entertaining this  
17 development agreement format that has really allowed us  
18 to take this process to the next level of detail and  
19 express our commitment in very explicit terms on all of  
20 the elements that Jim mentioned and described in detail.

21 We feel that's appropriate for this project.  
22 And we're glad to be here and making this commitment or  
23 proposing to make these commitments in this level of  
24 detail here tonight.

25 CHAIRMAN CAREY: Okay. Thank you, Adam.

1 MR. ADAM SEARCY: Thank you.

2 CHAIRMAN CAREY: Commissioners, this is kind of  
3 a unique item in that we have three action items we're  
4 going to be deliberating and voting on tonight. We have  
5 the development agreement. We have conditional use  
6 permit 003, which is for hillside development. And we  
7 have conditional use permit for the -- 004 for the  
8 relocation of the power line.

9 What I'd like to do is we're going to have  
10 three different public hearings, one on the development  
11 agreement. And then we'll close that. We'll bring it  
12 back to the Commission for a vote. And then we'll have  
13 one for each, we'll have a public hearing for each of  
14 the other two conditional use permits.

15 I think, before we get into that, I wanted to  
16 provide the Commission with an opportunity to ask staff  
17 or Washoe County any kind of technical questions  
18 regarding the process. I'll provide an opportunity with  
19 each of the items to ask any questions related to that  
20 item.

21 But does the Commission have any technical  
22 questions about the process regarding any of the three  
23 items on tonight's agenda?

24 Commissioner VanderWell.

25 COMMISSIONER VANDERWELL: Yeah. Commissioner



1 Carey -- Jim, if you can come up.

2 I just, I would like you to put on the record  
3 for this meeting, if you can, what we discussed in the  
4 Study Session that the school district can't deviate  
5 any, anything away from the development agreement  
6 without coming back through public process. So if you  
7 can just explain that.

8 MR. RUNDLE: Thank you to the Chair, Mr. Carey.  
9 And thank you for the question, Commissioner VanderWell.

10 The development agreement is a binding  
11 agreement that the school district would be signing. I  
12 believe, in your staff report you can see the locations  
13 of where certain signatures are required.

14 In the case the development were to be  
15 recommended for approval by the Planning Commission, and  
16 the City Council adopted that recommendation, the  
17 development agreement would be recorded on the property.  
18 And if you did a title search, it should reflect the  
19 development agreement on that property.

20 That would be a binding document, similar to a  
21 planned development handbook that the Planning  
22 Commission is familiar with. All of the standards and  
23 such would be required, or that the Planning Commission  
24 approved or City Council approved would be binding for  
25 the school district to make those improvements.

1           If they identified that one of those  
2 improvements did not work, and they wanted to change one  
3 of those requirements, the staff, Sparks staff would  
4 require an amendment to the development agreement. And  
5 we would go through the process again for an amendment  
6 to that development agreement. And that would go  
7 through Planning Commission and Sparks City Council.

8           COMMISSIONER VANDERWELL: Thank you.

9           CHAIRMAN CAREY: Thank you, Commissioner  
10 VanderWell.

11           Are there any other technical questions about  
12 the process?

13           Okay. Seeing none, at this time, because this  
14 is such a high-interest item, I would like to open up a  
15 special public hearing for the development agreement  
16 associated with PCN19-007.

17           So at this time, any of the folks who would  
18 like to speak on the record concerning the development  
19 agreement, open up the public hearing at this time.

20           I did have a couple requests. George and Kim,  
21 you had requested to speak about this item as well.  
22 Would you like to, either one of you like to submit  
23 additional public comment?

24           You can come up, too, Kim. We've got two  
25 chairs. Thank you both. Go ahead, George.

1 MR. GEORGE LEE: George Lee, 3506 Brassie  
2 Drive, Sparks.

3 It's my interest, our interest that the school  
4 be held to some sort of -- and it might as well be,  
5 might as well be this agreement, where there are certain  
6 things we'd like to see. I know you've put into the --  
7 or they've put into the plan down lighting and to try  
8 and watch that. But they haven't mentioned anything  
9 about sound. At least, it wasn't covered.

10 We'd like to see an abolition or a moratorium  
11 on sound from games or practices or band, 10:00 o'clock,  
12 like something like that. I don't know how late the  
13 games run. But I mean the point is that we need to get  
14 something down that's going to keep them from just, you  
15 know, we'll we've got to get this done, tomorrow, we  
16 didn't get it done because, whatever reason, you know.  
17 And put in writing to where the school is required to  
18 comply with it.

19 We'd also like to see something about -- the  
20 school department has mentioned several times that this  
21 is going to be a closed campus, and which means students  
22 aren't just wandering on and off campus between classes  
23 and whatever. We'd like to see that codified, so that  
24 they are -- the students stay on campus during the day.  
25 Because that'll take, A, a load off of the, you know,

1 enforcement people. It'll take a load off traffic. It  
2 will, it'll just be better for everybody.

3           The third thing that I had was the area that  
4 the school says that they are going to cover, as far as  
5 enforcement with the school patrol, whatever, is kind  
6 of, well, we're going to do the area of the roads around  
7 it. But what does that mean? Does that mean that  
8 the -- it's fair game for anybody to go off campus and  
9 go up and go and run amok up in the area above -- what's  
10 it called? Well, it's above El Rancho. Or something  
11 like that. Or somewhere in the Wildcreek Golf Villas,  
12 which is private streets. Will they be going in there,  
13 will they be doing -- you know.

14           And, plus, the new facility that's going in up  
15 on El Rancho, the condominiums that are going up there  
16 in the -- I don't remember what it's called. But  
17 there's a new hundred units going in up there. I  
18 believe, it's a hundred. Hm? Falcon Ridge. Falcon  
19 Ridge, yeah. We'd like to see something, some  
20 protections for those people.

21           And if that, if those protections aren't there  
22 from the school district patrols, then that means the  
23 cost of your policing is going to go up. I know you  
24 guys aren't particularly interested in cost, because  
25 you're more interested in having, you know, things work,

1 you know, together. But the costs are going to be a  
2 big -- it's going to hit Sparks. And that's one of my  
3 big interests.

4 (The timer sounded.)

5 CHAIRMAN CAREY: Thank you very much, George.  
6 Kim.

7 MS. KIMBERLY TRACY: Kimberly Tracy. I'm just  
8 going to run down the list here.

9 One, first of all, I'd like to see in writing a  
10 definite plan to conserve the golf course green space in  
11 writing, something that says that that will definitely  
12 be maintained, a green space at the very minimum, in  
13 writing, before anything is finalized.

14 A best fit for us would be to decrease the  
15 footprint to the original 60 to 70 acres that  
16 Mr. Etchart assured us it would not exceed when he came  
17 to speak to us personally. That could probably easily  
18 be done by building a parking structure, as I mentioned,  
19 instead of a parking lot, which, in turn, would further  
20 mitigate the flooding problem by decreasing the amount  
21 of asphalt on the ground.

22 And possibly they could put in -- or could  
23 conserve one of the lakes that is important to the  
24 wildlife in that area. Because I don't think you have  
25 any, any appreciation of how much wildlife is supported

1 on that golf course with the lakes and the green space.  
2 I'd like something in writing that they're going to  
3 conserve as much as possible all the wildlife in that  
4 area, including the nesting birds of prey, which already  
5 have nests in existence. They are very important to our  
6 rodent control in that area. And we appreciate their  
7 existence there.

8 As far as the timing of the traffic lights, if  
9 the timing isn't extended as far to the freeway, out  
10 that direction and as far back as Rock and 4th, it's a  
11 moot point. Because if you time the ones in the middle  
12 and you don't do anything with the two on the end, it's  
13 pointless. So there's that added expense. So please  
14 keep that in mind. It's not an isolated incidence with  
15 two or three lights in the middle.

16 The COO does not want this school to be  
17 considered a PRS but states, in your Comprehensive Plan  
18 goals, that a high school at this proposed location  
19 would place a major new public facility in an area. So,  
20 in my eyes, a major new public facility is, in fact, a  
21 PRS. I think, they are synonymous, one with the other.  
22 And I think that we should definitely consider it a PRS  
23 regardless.

24 In the goal of the MG4, where he mentions the  
25 financial struggles and how this is going to alleviate

1 that, that problem has already been alleviated by taking  
2 the RSCVA out of the management position of the golf  
3 course and putting Duncan Golf in charge of managing the  
4 golf course. It is now a profit-bearing institution.

5 As far as MG11, sensitive, being sensitive to  
6 the character of the existing area, if they were being  
7 sensitive to the character of the existing area, there  
8 would have been some money and effort into exploring  
9 other areas that, in fact, were available for building  
10 the school in the first place.

11 So the overall cost, for those of you who were  
12 not at the several meetings or at least two meetings in  
13 which Mr. Etchart stated it's going to cost what it will  
14 cost, period, when we asked him if there was any top  
15 amount that was going to be too much.

16 And I'd just like to point out that this  
17 irreversible. So please take every bit of time that you  
18 need to make sure everything is correct.

19 Like, for instance, if Wedekind is proven to be  
20 impacted by the traffic, is there a plan in place to  
21 mitigate that in the event that that happens.

22 Because they are mitigating the sound. While  
23 soundproofing is not required, per Mr. Etchart, they  
24 are, in fact, soundproofing that building. So that's  
25 afternoon additional cost.

1           There's the flooding that has to be mitigated,  
2 the traffic that has be mitigated --

3           (The timer sounded.)

4           MS. KIM TRACY: -- and the sewer that has to be  
5 mitigated, all at our cost.

6           CHAIRMAN CAREY: Thank you, Kim.

7           MS. KIM TRACY: Thank you.

8           CHAIRMAN CAREY: Were there any other members  
9 of the public who'd like to speak about the development  
10 agreement at this time?

11          MS. GAYLE MILLER: Yes. I (indistinct).

12          CHAIRMAN CAREY: Understood.

13          MS. GAYLE MILLER: My name is Gayle Miller. I  
14 live at 5200 Malapi Way, Sparks, Nevada, 89431.

15                 And I've lived in either the City of Sparks,  
16 which was for 25 years, and now I live at a stone's  
17 throw outside of it in the Sphere of Influence. I love  
18 Sparks. I love everything about it. My kids grew up  
19 here. They went to Sparks High. Best place I've ever  
20 lived.

21                 So I hate to see the golf course go. But I  
22 want to focus on your -- I guess, your task is to be  
23 able to make recommendations or additions perhaps to  
24 this agreement. And I agree with George, I'm concerned  
25 not only with the lighting, which if they do get



1 lighting to the stadium, to the football, the baseball  
2 fields below, I would hope that it would be the kind of  
3 lighting that we wouldn't see. Because I will see it  
4 from where I'm at, from my bedroom upstairs.

5 And I hear already the golf course noise from  
6 the loud speakers. I can even hear Sparks High two  
7 miles away on Friday night games.

8 So I know I'm going to hear the football games.  
9 I know I'm going to hear baseball games. And I would  
10 like to have some mitigation as to hours. And even if  
11 they're going to have band practice, maybe 7:00, 7:30,  
12 during weekdays in the morning. Maybe no band after  
13 10:00 at night on weekdays, later, midnight on game  
14 nights, on Friday, Saturday night would be great, if we  
15 could get something in this agreement about that.

16 I'm also concerned about the fire road that the  
17 Fire Marshal wants to approve. Because when I look at  
18 these pictures and these maps, I'm not sure where that  
19 fire road's going. So I would like that. Hopefully,  
20 that will be confirmed by the time this agreement is  
21 confirmed and signed.

22 I'm a little bit curious about the number of  
23 students going there. Because originally we were told  
24 more like 2,600 students and then faculty and staff. It  
25 seems to be down a little bit. And I'm just, I'm kind

1 of curious as to why. But I'm just throwing that out  
2 there.

3 I had said the other day out the study meeting,  
4 when I spoke, that I was concerned about traffic from  
5 the east being more than 5 percent, just because I do  
6 know a lot of people that live in the upper part of  
7 Sun Valley and that's going to go to this school. And I  
8 see them drive over the Pyramid Highway down, and then  
9 down McCarran, to avoid the damming up in the middle of  
10 Sun Valley. So I hope that is looked at. I hope it  
11 doesn't affect us too much. But, I think, on Wedekind  
12 and McCarran, it's going to be a little bit more than  
13 5 percent.

14 I hope that, you know, maybe we can talk with  
15 either the school district or with you guys and the  
16 Council and get some of these things added, to make the  
17 agreement a little bit more palatable for the residents  
18 who live nearby.

19 Thank you.

20 CHAIRMAN CAREY: Thank you, Gayle, and thanks  
21 for coming and providing another public comment for us.

22 Kathleen, go ahead.

23 MS. KATHLEEN SHUPP: I'm Kathleen Shupp. And  
24 I live at 4975 Malapi Way in Sparks.

25 I wanted to talk about the original student

1 population that was estimated at approximately 2,600,  
2 2,500 or 2,600 students. And now it's down to 2,125.  
3 And it is my opinion that those numbers were reduced in  
4 order to make everything fit and do whatever structures  
5 you have with the road usage and, you know, traffic and  
6 parking.

7           Your numbers that you have, or the ones that  
8 are being proposed here, 2,125 students, they're not  
9 going to hold for long. We are going through a growth.  
10 And it's projected to grow even stronger as time goes  
11 on, with the growth rate out at USA Parkway. But as a  
12 result of all this growth, the demands on the roads and  
13 the parking structures are going to be greatly  
14 increased.

15           I would also like to see a parking structure,  
16 such as Kim has mentioned. But if there's no parking  
17 structure, could you look into maybe water permeable  
18 asphalt for the parking lots, so that the water won't  
19 just run off and be wasted.

20           And I have a huge question. Why are all these  
21 students from Reno coming to Sparks to make demands on  
22 our emergency systems? I think that they should be held  
23 in Reno.

24           Thank you.

25           CHAIRMAN CAREY: Thank you, Kathleen.

1 I've got a couple more comment cards received.  
2 Darla Lee and John Hesse, if you both want to come, come  
3 to the podium. And we've got two chairs you could pull  
4 out, like provide public comment. Darla Lee and John  
5 Hesse, either.

6 MR. JOHN HESSE: Can you turn the gong down?  
7 It scared the daylights out of me.

8 What do you think, Jimmy? Just like in the  
9 softball field, huh.

10 UNIDENTIFIED WOMAN: I was one (indistinct).

11 CHAIRMAN CAREY: Oh, I'm sorry about that,  
12 yeah.

13 UNIDENTIFIED WOMAN: (Indistinct.)

14 CHAIRMAN CAREY: Okay. John, go ahead. Thank  
15 you.

16 MR. JOHN HESSE: Okay. John Hesse, 3035  
17 Malapi, Sparks, Nevada, 89431.

18 The Wildcreek group, boy. Anyway, thank you  
19 very much for listening to us. I know you guys have got  
20 some big jobs, big decisions in front of you.

21 The speakers that were before me, I agree with  
22 150 percent of what they're saying. The Washoe County  
23 School District -- and the reason that I agree with them  
24 is the Washoe County School District has not been  
25 transparent. They say they have been. But they haven't

1 been transparent. So we got off on the wrong foot.

2 WC-1, high school in the Wildcreek area. Wow,  
3 gee, that's kind of neat. I see Wildcreek. I live next  
4 to the golf course. I wonder what part of the area they  
5 mean. Probably Sun Valley. Maybe out on the Pyramid  
6 Highway. No, they didn't mean that. So then, in 2017,  
7 they come out with this very nice artist's conception  
8 that I don't know who -- well, I guess, we paid for it.  
9 And it was down there on the front nine. And I thought,  
10 you know, that's -- I mean, it's a two-lane road and  
11 2,500.

12 Anyway, I'm glad that it, hopefully, is going  
13 to be going on the back nine.

14 My concern now is the front nine and the  
15 executive course. Washoe County, what are they going to  
16 do with that? Now that Duncan has taken is over,  
17 private concern, I think they're doing pretty well with  
18 it. And there's a -- what is it called? First tee for  
19 the kids. They have shown an interest that they would  
20 like to use the building that Wildcreek provides as a  
21 clubhouse for possibly, you know, where they can teach  
22 these kids. Keep the card barn. We'll lose the back  
23 nine. So we're going to need less water on the front  
24 nine.

25 But maybe if we can keep the whole front nine,

1 plus the nine-hole executive course, I think that it  
2 would be more palatable, at least for the folks like  
3 myself that live around there, that we'd still see the  
4 wildlife. This inverted siphon is going to go more to  
5 the north. The ditch would still run down there. We'll  
6 see the ducks. We'll see the birds.

7 I think, that's going to be about as palatable  
8 as it's going to be.

9 Again, I'm sorry we got off with the school  
10 district on the wrong foot. But that's not the way I  
11 spell transparency.

12 So if you would, if you would maybe have  
13 something of understanding where we get something in  
14 writing from the school district. Just because I don't  
15 trust what they're saying sometimes. And if I could get  
16 something in writing, something of understanding. I  
17 don't know.

18 There must be some -- is there a legal term  
19 that we can -- not a contract, but a plan of  
20 understanding, assistant secretary McCormick?

21 Anyway, that would make me feel a lot better.  
22 And, I think, the group behind me would feel a lot  
23 better about it, too. So.

24 Thank you, Scott.

25 CHAIRMAN CAREY: Thank you, John.

1 I had another one signed in to speak on the  
2 public hearing on the development agreement. This is  
3 Jerry Heckathorn. Come on down, Jerry.

4 Just please state your name and your address  
5 for the record. And you'll have three minutes.

6 MR. JERRY HECKATHORN: My name's Jerry  
7 Heckathorn. I live at 210 East Surge Street in Lemmon  
8 Valley.

9 I'm not a resident in the area there, but I'm  
10 really concerned about losing the green area. A few  
11 years back, the Reno area was recognized because of the  
12 green areas. Well, now we start taking them away.

13 And, I think, it's an extremely dumb place to  
14 put a school. I mean we might be a little bit late for  
15 that, that decision there. But they're going to take  
16 almost an equal amount of kids from Sun Valley as what  
17 they had going to Hug. So it wouldn't have been much,  
18 much worse for the Hug kids to go clear to Sun Valley to  
19 go to the school if they'd picked a place up there.  
20 But, like I say, that's probably a little bit late for  
21 that.

22 One of the things I read in this presentation,  
23 when I looked at it online, was that it may be a closed  
24 campus. And traffic is a severe interest of mine.  
25 Because I'm not real active anymore, but I'm still up

1 and down a road occasionally. And if that's not a  
2 closed campus and you dump 1,100 cars out there at noon,  
3 or even 500, it's going to be quite a mess. So that,  
4 that, I think, should be decided early on if it's going  
5 to be a closed development or a closed campus.

6 Also, there's a development that was mentioned  
7 earlier, Falcon Ridge. When they do these traffic  
8 studies, I don't know how thorough they are to look at  
9 what's already approved and under construction in the  
10 nearby area. So that, that, to me, is another concern,  
11 to add that much more traffic in the areas that we have.

12 And they point out a lot of things about  
13 McCarran expansion. But that's eight to 10 to 20 years  
14 from here. So we're going to have to live every day. I  
15 an old man. So I won't have to put up with it for a  
16 long time. But we're going to, we're going to have to  
17 fight this for a long time. And all of the fancy  
18 pictures they've drawn, I just, I don't see that  
19 alleviating the situation.

20 I don't have a lot of trust and faith in the  
21 school board people that have put -- I shouldn't say the  
22 school board. The school employees that are presenting  
23 this. If they tell me the sun's shining at high noon on  
24 July the 4th, I'm going to find a window and look. So.

25 Again, I'll say it's a bad location. I don't



1 know. I can't tell you where to put it, but I don't  
2 think that's a good one.

3 And I'd like to thank all of you for listening  
4 to us and letting us vent a little bit.

5 Thank you.

6 CHAIRMAN CAREY: Thank you, Jerry.

7 Were there any other members of the public  
8 who'd like to provide public comment regarding the  
9 development agreement?

10 Okay. Hearing none, I will close the public  
11 hearing. We'll bring this back to the Commission for  
12 questions, comments.

13 Anyone care to have any, any questions for  
14 staff on this item?

15 COMMISSIONER FEWINS: Yeah.

16 CHAIRMAN CAREY: Commissioner Fewins.

17 COMMISSIONER FEWINS: I have one question for  
18 staff, Jim. Come back up.

19 On the traffic study on location E, which is  
20 Dandini, which turns into El Rancho at Sun Valley  
21 Boulevard, when you project 50 percent of the population  
22 coming down from Sun Valley, I don't see any  
23 improvements done on the left-hand turn lane on  
24 Sun Valley Boulevard. Was that going to be enough, per  
25 the traffic study, finding out the -- get that up there.

1 It's location E.

2 MR. RUNDLE: That's the one at Sun Valley?

3 COMMISSIONER FEWINS: Yep.

4 MR. RUNDLE: Okay.

5 COMMISSIONER FEWINS: Echo. Okay.

6 MR. RUNDLE: Echo.

7 COMMISSIONER FEWINS: So the left-hand turn  
8 lane there, with the stacking of the cars, is it the --  
9 does staff feel that that's adequate as how it is right  
10 now?

11 MS SOSA: Amber Sosa, Transportation Manager.

12 And we do have the applicant's traffic engineer  
13 here as well, if you'd like to hear it from him.

14 There's currently dual lefts at that location,  
15 and that should be sufficient to handle traffic that's  
16 coming from that area.

17 COMMISSIONER FEWINS: Okay. Thank you, Amber.

18 We also heard some public comment about the  
19 roundabouts and coming. And I know we've done  
20 roundabouts before. There'll be some buses, I'm  
21 assuming, that'll be coming into these roundabouts. I  
22 think, the public comment was wanting to know about the  
23 width and probably are they're going to -- I'm assuming  
24 they're going to have truck curtains, those little  
25 bumpers that go up and, on the width. Because we've had

1 roundabouts before, and they talk about the smaller ones  
2 that are somewhat of an issue. Are these going to be  
3 adequate as far as the diameter?

4 MS SOSA: Yes. So they would be designed to  
5 handle the traffic. And with the school, you would be  
6 anticipating bus traffic. If you would like to know  
7 exactly, Loren, would you like to talk about the exact  
8 width.

9 COMMISSIONER FEWINS: I know this is a little  
10 bit in the weeds, but.

11 MS. SOSA: No.

12 MR. LOREN CHILSON: Good evening. Loren  
13 Chilson with Headway Transportation.

14 The roundabouts are absolutely designed for  
15 buses. They're actually designed for semi trucks to be  
16 able to maneuver in that case of those, that they would  
17 come through that area. So they will certainly  
18 accommodate bus traffic.

19 COMMISSIONER FEWINS: Good.

20 MR. LOREN CHILSON: And to -- I remember the  
21 gentleman's questions while he asked about the radius  
22 versus diameter. Those roundabouts are generally on the  
23 order of a 140-foot diameter, which should answer the  
24 gentleman's question.

25 COMMISSIONER FEWINS: Okay.

1 MR. LOREN CHILSON: They're appropriately  
2 designed.

3 COMMISSIONER FEWINS: And while we got you up  
4 here, can we go back to the exhibit -- I don't know what  
5 exhibit is was -- where you're getting your 5 percent  
6 from coming from the -- from, essentially, Sparks, from  
7 the east, coming in, and why you came up with that. I  
8 think, it was a pink diagram. About what kind of --  
9 currently, what the school district is going to be  
10 drawing from.

11 MR. LOREN CHILSON: Sure. I'll let Mr. Rundle  
12 run the slides. I'm not sure if he's got it in the  
13 presentation, but.

14 MR. RUNDLE: Commissioner Fewins, this is --

15 COMMISSIONER FEWINS: Yeah.

16 MR. RUNDLE: -- the illustration that  
17 demonstrates the percentage of anticipated traffic  
18 coming from different directions. Is this what you're  
19 looking for?

20 COMMISSIONER FEWINS: Yeah, and then there was  
21 one about where the students are going to be coming from  
22 as far as the enrollment. And, I think, it had a pink  
23 overlay.

24 MR. RUNDLE: If we could have the overhead, is  
25 that possible? That'll work just fine.

1 MR. ORNELAS: It's on the screen.

2 MR. LOREN CHILSON: Okay. The screen's fine.  
3 Thank you.

4 MR. RUNDLE: Sorry about that.

5 MR. LOREN CHILSON: While that pops up, the  
6 population of the school is anticipated to be the  
7 entirety of Sun Valley and then, basically, the current  
8 Hug High School zone. If you look at those two areas,  
9 they're all north of the proposed site. And it's pretty  
10 apparent that the traffic will be coming down Sun Valley  
11 Boulevard and from the Hug zone to the west.

12 We did assign 5 percent to the east for  
13 deliveries, staff, a few students that, you know, could  
14 be potentially in that Wedekind area, although that's --  
15 you know, there's not a real high concentration of high  
16 school age students there. But we did assign that  
17 5 percent.

18 We actually did also perform a travel time  
19 analysis to compare how drivers would use the Sun Valley  
20 route and El Rancho route versus Pyramid Highway. And  
21 we found, during all times of day, during actual travel  
22 times, using Google Maps and other applications, you can  
23 very easily see -- and I could present, put it up on the  
24 board as well -- but the travel times are always faster  
25 on Sun Valley Boulevard versus Pyramid Highway. So

1 we're confident that that's the correct assignment of  
2 traffic.

3 COMMISSIONER FEWINS: Thank you.

4 CHAIRMAN CAREY: Thank you, Commissioner  
5 Fewins.

6 Commissioner Brock.

7 COMMISSIONER BROCK: I have a question. There  
8 was a question from one of the residents about where the  
9 emergency access road is going in.

10 MR. RUNDLE: That is demonstrated on the site  
11 plan, which is, I think, Exhibit 4.

12 In your packet, it is Exhibit 4. This is the  
13 site. I'm going to try to zoom in on it now.

14 It, essentially, takes the parking area from  
15 the west side. Can you guys see the hand on there?

16 COMMISSIONER BROCK: M-hm (affirmative).

17 MR. RUNDLE: And it connects this access road,  
18 emergency access road is identified right here, to  
19 connect the parking area to the other side, essentially  
20 an access through the middle of the site.

21 CHAIRMAN CAREY: Thank you, Commissioner Brock.

22 Are there any other questions for staff  
23 concerning the development agreement?

24 Commissioner Blaco.

25 COMMISSIONER BLACO: I just wanted to see.

1 Could you zoom out on that exact picture right there  
2 just a little bit more.

3 I just wanted to make sure that there wasn't  
4 any kind of shortcuts for students to be taking. I'm  
5 still very concerned about that crosswalk on Wedekind  
6 and McCarran. Just looking at the crosswalks there.

7 And I've also spoken with a few people that  
8 also would like to express their concern about that  
9 intersection in particular and the safety of students in  
10 the crosswalk there.

11 I'm just wondering if there is any plans to  
12 install any kind of signals or anything in any manner to  
13 kind of notify the motorists that there might be  
14 somebody in that crosswalk?

15 MR. RUNDLE: No, not with this proposal.

16 COMMISSIONER BLACO: Okay.

17 CHAIRMAN CAREY: Thank you, Commissioner Blaco.  
18 Are there any other questions for staff?

19 COMMISSIONER VANDERWELL: Mr. Chair.

20 CHAIRMAN CAREY: Commissioner VanderWell.

21 COMMISSIONER VANDERWELL: I just have a  
22 couple --

23 CHAIRMAN CAREY: Sure.

24 COMMISSIONER VANDERWELL: -- of Jim, while he's  
25 sitting there.

1           If you'll just do some clarification on some,  
2 on some of the questions that were raised. As far as  
3 the hours, they're concerned about football games going  
4 over and things like that. If you can just specify.  
5 The school district will have to follow Sparks code as  
6 any other business, correct, or?

7           MR. RUNDLE: Correct.

8           COMMISSIONER VANDERWELL: Okay. So if you can  
9 put that on the record and what the times are, please.

10          MR. RUNDLE: Commissioner VanderWell, I would  
11 request that you ask that question of the school  
12 district.

13          COMMISSIONER VANDERWELL: Okay. Perfect.  
14 Thank you.

15          CHAIRMAN CAREY: Mr. Searcy.

16          COMMISSIONER VANDERWELL: Thank you.

17                 So if you can please put on the record, how  
18 late do you think the ball games are going to go? And  
19 are you going to be within the Sparks Municipal Code  
20 times?

21          MR. ADAM SEARCY: Again, for the record, Adam  
22 Searcy with Washoe County School District.

23                 I'm not precisely familiar with the Sparks code  
24 regarding completion times of high school football  
25 games. But certainly this school and any activities at



1 this school would be subject to the same Sparks  
2 Municipal Code requirements as any other high school  
3 within the City of Sparks.

4 COMMISSIONER VANDERWELL: How about, in your  
5 opinion, at other high schools, when they're doing night  
6 games, do you happen to know what the latest one would  
7 go? Or is there a cutoff, I mean is there a school  
8 district policy that states, okay, at a certain time,  
9 you know, the game has to be completed, and things like  
10 that, for not only safety of, just general safety?

11 MR. ADAM SEARCY: I would be speaking out of  
12 turn if I answered that question. I'm not familiar with  
13 the active completion times of high school football  
14 games.

15 I will add on this topic that it was a  
16 significant influencing factor as to the actual location  
17 of the football field in proximity to the existing  
18 residences surrounding this property, as it relates to  
19 the adjacent hillsides, as it relates to the building  
20 itself. There was a lot of discussion amongst our  
21 design team on the impacts of marching band practice,  
22 varsity football games in the evenings, things like  
23 that. And the location of that football stadium was  
24 driven significantly by these types of concerns.

25 I apologize I can't answer your question more

1 directly. I honestly don't have that personal  
2 knowledge. But certainly those games run well past  
3 sundown. That's, you know, why there's lights. We're  
4 talking 9:00 p.m., in my opinion.

5 COMMISSIONER VANDERWELL: Appreciate the  
6 answer. Thank you.

7 CHAIRMAN CAREY: Adam, while I have you up  
8 here, I have a couple questions concerning the  
9 development agreement that I was hoping you might be  
10 able to answer for the school district.

11 What are the estimated costs of the off-site  
12 traffic and pedestrian improvements related to this  
13 project? I know the staff report went into a lot of  
14 detail about sidewalks and, you know, roadway, turn  
15 lanes. And I just wondered if you had an estimated cost  
16 of how much those are at this time.

17 MR. ADAM SEARCY: So, through the process of  
18 identifying all these improvements to the degree of  
19 detail that we have outlined here, we have done some  
20 preliminary cost estimating. You know, I would qualify  
21 it to some degree by adding that they're far less than  
22 another site. An alternative location would have  
23 required roadway extensions, entirely new public  
24 infrastructure being constructed. We're fortunate in  
25 the sense that the roads and the utilities are,

1 essentially, at the doorstep of this property.

2           However, just in round numbers, the magnitude  
3 of the off-site improvements are anticipated to be in  
4 the eight to 10 million-dollar range.

5           CHAIRMAN CAREY: Okay. Thank you very much.

6           My other question was kind of related to  
7 traffic, but it's more geared towards rezoning. I read  
8 a quote in the media, you know, from the school district  
9 in that the school is designed to last 50 to a hundred  
10 years. And I was wondering, you know, the school  
11 district seems to, you know, do rezoning, you know,  
12 fairly often. I think, you know, in the history of Reed  
13 High School and Sparks High School, there's been  
14 several, you know, rezoning.

15           And so students -- what I'm getting at is  
16 students could potentially, with rezoning, could be  
17 coming from other areas of the community.

18           My question is, is, in your opinion, in the  
19 design process, will the proposed traffic improvements  
20 be able to handle future rezoning changes and maybe  
21 traffic patterns from rezoning actions?

22           MR. ADAM SEARCY: Sure. So, you know, first  
23 off, regarding school zoning, I want to just highlight  
24 that the school board has an advisory committee made up  
25 exclusively of citizens, known as the Zoning Advisory

1 Committee, and they entertain recommendations from staff  
2 regarding zoning, proposed zoning adjustments in public  
3 meetings such as this, receive tremendous input to often  
4 a very emotional topic. And then, ultimately, those,  
5 any changes, are also approved by the school board.

6           You know, you mentioned a couple of other  
7 schools, Reed in particular, have certainly undergone  
8 iterations of their zoning boundaries. I would  
9 speculate, in large part, because of the changing nature  
10 of the population in that area, it's, you know,  
11 anticipated that the Sun Valley area and the existing  
12 Hug High School enrollment zone are relatively built out  
13 development-wise and anticipated that will remain  
14 relatively static from an enrollment standpoint,  
15 et cetera.

16           You know, another point to note, you referenced  
17 the off-site traffic improvements proposed to be  
18 required of the school district associated with the  
19 startup of the school. There are certainly many future  
20 off-site roadway improvements, widening of McCarran,  
21 Pyramid-395 connector, and lesser road projects of that  
22 nature, that were not considered, they were not assumed  
23 to be completed, with our traffic analysis. Should they  
24 be completed in the future, it would provide that much  
25 more, I guess, relief or flexibility for future

1 adjustments.

2 So, you know, it's difficult to predict the  
3 future. I work closely with the team trying to forecast  
4 growth patterns and future enrollment adjustments. But,  
5 you know, the proposed enrollment zone for this school  
6 is likely not going to grow significantly.

7 So, you know, I think, from, coming from a  
8 couple different angles there, to answer your question,  
9 I think, we have some, some slack, some flexibility.

10 CHAIRMAN CAREY: Okay. Thank you very much.

11 Are there any other questions?

12 COMMISSIONER VANDERWELL: I have one more  
13 follow-up.

14 CHAIRMAN CAREY: Commissioner VanderWell.

15 COMMISSIONER VANDERWELL: While you're still up  
16 there. Can you address the question of the closed  
17 campus? Since that was a question and it has to do with  
18 traffic.

19 MR. ADAM SEARCY: Sure. You know, the school  
20 will be constructed in a manner that will allow it to be  
21 operated as a closed campus, that is to say, with a  
22 secure perimeter fence, a single point of entry, and the  
23 ability to restrict access during school hours. Closed  
24 campus, I mean, just for the record, is intended to mean  
25 that the students are not allowed to leave campus,

1 basically, during their lunch period.

2 Because that is typically latitude afforded the  
3 school principal, and that school principal may change  
4 over the course of many years, this question was asked  
5 of staff. And a detailed traffic analysis was conducted  
6 to considerate impacts of an open campus with this level  
7 of enrollment and where those students might go during  
8 that time period and what the traffic patterns might  
9 look like.

10 So I see Mr. Chilson up here again, maybe to  
11 elaborate a little bit more detail on it. But, in  
12 essence, the development agreement does not restrict the  
13 school district explicitly to operating this campus in a  
14 closed manner, in no small part because of the analysis  
15 that was conducted illustrating that, you know, while  
16 there will be some off-site traffic during that lunch  
17 period hour, we're designing the off-site infrastructure  
18 sufficient to accommodate the full student and faculty  
19 during the peak-hour in the a.m.

20 So during the 11:30 to 1:30 period, the  
21 infrastructure can more than absorb it.

22 I don't know if you want to add to that, Loren.

23 MR. LOREN CHILSON: Yeah, Loren Chilson.

24 Mr. Searcy actually stated it pretty well. I  
25 think, he could work with us as well. But we did

1 conduct a lunch period analysis and found that the  
2 impacts during that time period would not be any greater  
3 than was described for the a.m. or p.m. peak-hours.  
4 Therefore, the mitigations proposed in the development  
5 agreement also would cover lunchtime traffic, if it were  
6 an open campus.

7 COMMISSIONER VANDERWELL: Thank you.

8 CHAIRMAN CAREY: Okay. Commissioner Petersen.

9 COMMISSIONER PETERSEN: I have more of a  
10 comment that I would like to make, instead of any  
11 further questions.

12 As far as a development agreement goes, in the  
13 staff presentation on this, which involved quite a bit  
14 of hard work, as I see, and I find it in line with our  
15 Comprehensive Plan. And as with any development this  
16 size, there are always certain shady areas that can't be  
17 covered, and you can't possibly see it. And we can only  
18 hope that both parties will negotiate in good faith to  
19 cover those shady areas when they come.

20 Because I've been involved in a lot of  
21 developments, and there's always unseen things coming  
22 up, especially with this unique situation, this  
23 particular thing. And I believe that between the two  
24 parties, they can, they can always -- and I can support  
25 this development agreement, because I find it in

1 alignment with the Comprehensive Plan. And I can only  
2 hope that between the City and the developers, that  
3 they'll negotiate these shady areas in good faith, and  
4 everybody will be happy.

5 And I know that staff is going to look out for  
6 the City of Sparks and their residents. So.

7 CHAIRMAN CAREY: Thank you, Commissioner  
8 Petersen. Would you like to make a motion?

9 COMMISSIONER PETERSEN: Yes, I would.

10 CHAIRMAN CAREY: As a matter of fact? Go  
11 ahead.

12 COMMISSIONER PETERSEN: I move to find the  
13 proposed development agreement associated with  
14 PCN19-0007 consistent with the Sparks Comprehensive Plan  
15 and to forward a recommendation of approval to the City  
16 Council.

17 CHAIRMAN CAREY: Thank you.

18 Commissioner Petersen has made a motion to  
19 approve the development agreement. Is there a second on  
20 the motion?

21 COMMISSIONER BLACO: I'll second it.

22 CHAIRMAN CAREY: We have a second by  
23 Commissioner Blaco on the motion. Are there any  
24 questions or comments from the Commission regarding the  
25 motion?



1 COMMISSIONER FEWINS: Yeah.

2 CHAIRMAN CAREY: Commissioner Fewins.

3 COMMISSIONER FEWINS: I'll make a comment.

4 Just earlier tonight, we approved a tentative map for an  
5 area up in northern Sparks. And in that, Washoe County  
6 gave a report that's saying Spanish Springs High School  
7 is 112 percent of capacity. And while -- I'll be  
8 supporting this motion, because I feel like the  
9 Wildcreek high school will be helping alleviate that  
10 stress in the Spanish Springs High School area.

11 Because we're -- and especially in northern  
12 Sparks, that's where the growth is heading. And when --  
13 you know, it's always discerning, when we have new  
14 projects that come out and Washoe County gives us a  
15 letter that says we are 112 percent of capacity for our  
16 kids. That's very concerning to me. When now we're  
17 pressed, the public is coming forward with a WC-1 pass  
18 that says education is going to be a priority for us.  
19 And it's going to be, it's getting our state to educate  
20 our kids. And part of that is infrastructure. And by  
21 allowing a school more towards the inner core of the  
22 city, I think, is very important to give the best  
23 opportunity for our children that are out there.

24 So I'll be in support of this.

25 Thank you.

1 CHAIRMAN CAREY: Thank you, Commissioner  
2 Fewins.

3 Are there any other comments from the  
4 Commission?

5 I had one quick one I'd like to make before the  
6 vote. I like the proposed development agreement. I  
7 think that it provides for a more thorough review of  
8 this project, which has some unique impacts to the  
9 community and allows for additional public input and  
10 review, what we typically would see for these types of  
11 development.

12 I would like, I'd also like that the  
13 development agreement provide several important  
14 requirements and very specific requirements and  
15 something that the school district has to do, that we  
16 typically wouldn't see within a typical administrative  
17 design review or CUP process.

18 I do appreciate that, you know, we are just a  
19 recommending body. This is a significant project for  
20 the community. I appreciate that it's going to the City  
21 Council for ultimate action.

22 But I'd like to extend a thank you to our City  
23 staff for their work on this. I think, they put in a  
24 lot of good effort in the language of this development  
25 agreement. And I really appreciate Washoe County School

1 District for trying to address the identified impacts.

2 And I find that it's in compliance, that this  
3 proposed development agreement is in compliance with our  
4 Comprehensive Plan.

5 Are there any other comments on the motion?

6 Okay. Seeing none, we have a motion to  
7 approve. All those in favor of the motion to approve  
8 the development agreement, please say "aye."

9 (Commission members said "aye.")

10 CHAIRMAN CAREY: Opposed, "nay."

11 The ayes have it. The motion is carried  
12 unanimously.

13 So we'll move on to the next item associated  
14 with this, this project. And that's conditional use, or  
15 CUP19-0003. This is a conditional use permit for the  
16 minor utility structure.

17 Were there any questions for the staff  
18 concerning the conditional use permit for the utility  
19 line?

20 Okay. Would any Commissioners care to make a  
21 motion regarding that conditional use permit?

22 MS. MCCORMICK: Mr. Chair?

23 CHAIRMAN CAREY: Oh. I'm sorry. Forgive me.  
24 This is a conditional use permit request. We do need to  
25 do a public hearing.

1           So at this time, I will open up the public  
2 hearing for CUP19-0003. This is for the utility line  
3 construction.

4           I have a comment card from Ms. Sandra Wagner.  
5           Do you care to provide some public comment on  
6 this?

7           MS. SANDRA WAGNER: I'm sorry. I forget which  
8 one I'm commenting on. Now would this be the utility  
9 line, or would this be -- this, that only?

10          CHAIRMAN CAREY: Yes.

11          MS. SANDRA WAGNER: Okay. I should sit down.

12          CHAIRMAN CAREY: Please state your name and  
13 address for the record. And you'll have three minutes,  
14 Sandra.

15          MS. SANDRA WAGNER: Okay. Just on this  
16 particular session, section. Sandra Wagner. I've been  
17 an 80-year resident of the Sparks area. So this is deep  
18 in my heart. And I want it to be done right.

19               Okay. So this big line that's going right  
20 through the school, isn't it -- is it the high voltage  
21 that has been proven to cause cancer? And we're going  
22 to run that right across the school? I don't understand  
23 why that's a good item, a good thing.

24          CHAIRMAN CAREY: Okay. Yeah, thank you,  
25 Sandra. You can provide public comment and some

1 questions. We can have our staff maybe address those  
2 afterwards. Are there any other --

3 MS. SANDRA WAGNER: Okay. I guess, I should  
4 say, I would like to see that line go to the north of  
5 the school, not right straight across it.

6 CHAIRMAN CAREY: Okay.

7 MS. SANDRA WAGNER: Thank you.

8 CHAIRMAN CAREY: Thank you, Sandra.

9 Is there any other public comment regarding the  
10 conditional use permit for the construction of the power  
11 line?

12 Darla, do you want to provide comment on this  
13 one?

14 MS. DARLA LEE: No.

15 CHAIRMAN CAREY: Okay. Seeing -- it looks like  
16 George wants to --

17 MR. GEORGE LEE: Yeah.

18 CHAIRMAN CAREY: -- provide some public  
19 comment.

20 MR. GEORGE LEE: Yes.

21 CHAIRMAN CAREY: Okay.

22 MR. GEORGE LEE: George Lee, 3506 Brassie  
23 Drive, Sparks.

24 I've seen the preliminary people up laying  
25 stuff out on the hillside, where I assume this -- I

1 assume they're in the boundaries of the corridor.

2 But I was going to bring up something that kind  
3 of got -- just you guys voted on it, and you went past  
4 it. Already the school department has been running the  
5 school at Spanish Springs at 112 percent. And they  
6 planned on not running out of space for, they said, till  
7 2024, I think they said, 2024, 2025. So that means they  
8 plan on running it even fuller.

9 So do all the traffic studies that you just  
10 said, fine, that's great, are all those traffic studies  
11 implemented, you know, looking at that 125 to 130  
12 percent of this 2,100 size? Because I've heard comments  
13 of the size of the school being 2,800 students.

14 The second thin is --

15 CHAIRMAN CAREY: First, if you could --

16 MR. GEORGE LEE: Yes, I know.

17 CHAIRMAN CAREY: -- direct your comments  
18 towards the tower line.

19 MR. GEORGE LEE: Okay. Okay. Yes. The power  
20 line is a good idea. I'm for it.

21 CHAIRMAN CAREY: Okay.

22 MR. GEORGE LEE: You know, I like the idea of  
23 the corridor.

24 CHAIRMAN CAREY: Thank you.

25 Are there any other members of the public who'd

1 like to provide public comment on the conditional use  
2 permit for the minor utility?

3 Okay. Seeing none, I'll close the public  
4 hearing on CU0003 and bring it back to the Commission  
5 for action.

6 Commissioner VanderWell.

7 COMMISSIONER VANDERWELL: Mr. Chair, can we  
8 have staff come up and address where the power line's  
9 actually going to be?

10 CHAIRMAN CAREY: We can do that. Thank you.

11 COMMISSIONER VANDERWELL: Because, I think,  
12 there's a confusion over where the lines are and the  
13 color of the lines.

14 MR. RUNDLE: Mr. Chair. Thank you,  
15 Commissioner VanderWell.

16 The public comment earlier on this item was in  
17 regard to the proposed location of the transmission  
18 line. The current location is the red line that bisects  
19 the property in a generally east to west direction. The  
20 proposal that and the regional utility corridor was  
21 approved for, is to relocate the line to the north at a  
22 45, essentially, then an east to west movement and then  
23 back south and to intercept the existing location of the  
24 utility corridor.

25 So it will not be running over the high school.

1 It will be running in an area that is, essentially, open  
2 space.

3 COMMISSIONER VANDERWELL: Thank you.

4 CHAIRMAN CAREY: Thank you, Jim.

5 Are there any other questions for staff?

6 Okay. Would the Commission like to take action  
7 on this conditional use permit.

8 COMMISSIONER VANDERWELL: Mr. Chair.

9 CHAIRMAN CAREY: Commissioner VanderWell.

10 COMMISSIONER VANDERWELL: I move to forward a  
11 recommendation of approval to the Sparks City Council of  
12 conditional use permit CU19-0003 associated with  
13 PCN19-0007, adopting Finding C1 through C5 and the facts  
14 supporting these findings as set forth in the staff  
15 report, subject to the four conditions of the approval.

16 CHAIRMAN CAREY: Thank you. Commissioner  
17 VanderWell has made a motion to approve. Is there a  
18 second on the motion?

19 COMMISSIONER PETERSEN: I'll second.

20 COMMISSIONER BROCK: Mr. Chair, I second.

21 CHAIRMAN CAREY: I'll give that one to  
22 Commissioner Brock. She just beat you out, Commissioner  
23 Petersen.

24 Is there any comments or questions on the  
25 proposed motion?



1           Okay. Hearing none, all those in favor of  
2 approval of the conditional use permit, please say  
3 "aye."

4           (Commission members said "aye.")

5           CHAIRMAN CAREY: Opposed, "nay."

6           The ayes have it. The motion is carried  
7 unanimously.

8           That leads us to our last item associated with  
9 Wildcreek high school. That's conditional use permit  
10 0004. This is for the development on this, for hillside  
11 development.

12           At this time, I would like to open up the  
13 public hearing.

14           If there's any members of the public who would  
15 like to provide public comment regarding the hillside  
16 development conditional use permit, do so at this time.

17           George, come on up. Just, I --

18           MR. GEORGE LEE: No, I'm not. George Lee, 3506  
19 Brassie Drive, Sparks.

20           I'd like to know what the cost per yard is for  
21 the moving of this dirt for this and where they're going  
22 to put the dirt.

23           CHAIRMAN CAREY: Okay.

24           MR. GEORGE LEE: I mean that would be nice to  
25 know. I once had forwarded a plan to fill in behind the

1 dam, the front side, the south side of the dam, to make  
2 the dam even more impervious to failure, which would  
3 have taken that, it would have completely mitigated the  
4 concept of the dam there. But nobody listened to me.

5 Thanks.

6 CHAIRMAN CAREY: Thanks, George.

7 Come on up.

8 MS. KIM TRACY: Kim Tracy, 5595 High Rock Way  
9 in Sparks.

10 I would just like to ask that some, ask some  
11 questions be asked by all of you as to the possibility  
12 of running the lines underground, cost comparison-wise.  
13 Aesthetically, obviously, for those of us who live in  
14 the area, and you're moving those lines closer to our  
15 property, for the welfare of the wildlife that's in the  
16 area and whatnot.

17 CHAIRMAN CAREY: Okay. Thank you, Tracy.  
18 We're talking about the hillside development.

19 MS. KIM TRACY: Oh, I'm sorry. I'm sorry.

20 CHAIRMAN CAREY: We approved that.

21 MS. KIM TRACY: That's okay. The other thing,  
22 I guess, I wanted to mention, though, out of line, was  
23 as far as the grading of the hills, I'm hoping that they  
24 are going to grade as little as possible and leave as  
25 much of the hillside in place as possible and place the

1 building accordingly. And, hopefully, you will address  
2 that.

3 CHAIRMAN CAREY: Okay. Thank you, Kim.

4 Are there any other members of the public who'd  
5 like to provide a comment regarding the conditional use  
6 permit for the hillside development?

7 Okay. I will close the public hearing on  
8 CU 0004, and we'll bring this back to Commission for  
9 additional questions of staff.

10 COMMISSIONER PETERSEN: I need to ask staff a  
11 question, please.

12 COMMISSIONER VANDERWELL: Commissioner  
13 Petersen, go ahead.

14 COMMISSIONER PETERSEN: Jim, this is strictly a  
15 grading permit, right, grading approval? They can't go  
16 on any of the structure, building on any of the  
17 structures until they get a building department permit,  
18 right?

19 MR. RUNDLE: This request, Commissioner  
20 Petersen, is a request to develop on a site with slope  
21 gradients greater than 10 percent over 25 percent of the  
22 site. This conditional use permit is associated with  
23 the development agreements that the Planning Commission  
24 earlier approved. The conditions of approval, while  
25 there are conditions associated with this CUP, were also

1 outlined in the development agreement.

2           What I explained in the original presentation  
3 was without the development agreement process, that a  
4 school district would have had the ability to simply  
5 provide a grading permit to demonstrate compliance with  
6 the hillside ordinance.

7           So this conditional use permit, in compliance  
8 with the Sparks Municipal Code for hillside development,  
9 allows for the construction of the school at this site,  
10 with all of the associated standards that the Planning  
11 Commission is recommending the City Council approve.

12           COMMISSIONER PETERSEN: I only asked that  
13 question so I could get one comment in. I have never  
14 seen a more uglier elevation of a school in my life.  
15 And that's the only comment that I want to get in.

16           CHAIRMAN CAREY: Okay. Thank you.

17           COMMISSIONER PETERSEN: I'm sure that it was  
18 designed by an architect because of the functions that  
19 might be going on in there. That's true. But it looks  
20 like a cargo ship lost out in sea.

21           CHAIRMAN CAREY: Thank you, Commissioner  
22 Petersen.

23           COMMISSIONER PETERSEN: That's my -- I just  
24 wanted to get that comment in. Thank you.

25           CHAIRMAN CAREY: Were there any other questions

1 for staff regarding the hillside development conditional  
2 use permit?

3 Commissioner Fewins.

4 COMMISSIONER FEWINS: Jim, I know it's a  
5 grading permit. But, you know, when it comes to  
6 disturbing hillsides, blasting's always a concern.  
7 Could you just kind of run -- or maybe John could  
8 answer, the blasting, if blasting is going to be done or  
9 not.

10 MR. RUNDLE: I don't believe we anticipate any  
11 blasting with this site. The Planning Commission did  
12 have in their staff report a cut-and-fill exhibit. And  
13 I'm sorry I don't remember the number. It's down at the  
14 bottom.

15 There it is. This is a colored illustration.  
16 And the orange identifies where there will be cuts, and  
17 the green identifies where there will be fill. So I  
18 don't believe. As this exhibit illustrates, there's  
19 very little grading going on into the open space or  
20 north of the property or surrounding area.

21 And I don't anticipate the demand for any  
22 blasting.

23 CHAIRMAN CAREY: Thank you, Commissioner  
24 Fewins.

25 Any other questions for staff?

1           Any Commissioners care to make a motion  
2 concerning --

3           COMMISSIONER PETERSEN: I'd like to make the  
4 motion, if I may.

5           CHAIRMAN CAREY: Commissioner Petersen, please.

6           COMMISSIONER PETERSEN: I move to forward a  
7 recommendation of approval to the Sparks City Council of  
8 a conditional use permit CU19-0004, associated with  
9 PCN19-0007, adopting findings C1 through C5 and the  
10 facts supporting these findings as set forth in the  
11 staff report, subject to the four conditions of  
12 approval.

13           CHAIRMAN CAREY: Thank you, Commissioner  
14 Petersen.

15           Is there a second on the motion?

16           COMMISSIONER BLACO: I'll second it.

17           CHAIRMAN CAREY: We have a second by  
18 Commissioner Blaco. Does the Commission have any  
19 questions or comments concerning the motion?

20           I just, I had one quick comment before the  
21 vote. I concur with staff's recommendation on this  
22 hillside development CUP. I think that the Wildcreek  
23 Golf Course is a pretty suitable site in terms of slope  
24 gradients. And I find that the proposed school does a  
25 good job of avoiding the slopes while allowing for

1 existing golfing to perhaps continue.

2 I find that the proposed conditional use  
3 permit's consistent with our Comprehensive Plan and  
4 supports Goal MG3, MG4, Policy MG11, Policy C4, Policy  
5 C14, Policy CC10 and Policy RC22.

6 Are there any other comments from the  
7 Commission regarding the motion to approve?

8 Okay. All those -- at this time, I'll call the  
9 vote. All those in favor to approve the conditional use  
10 permit, please say "aye."

11 (Commission members said "aye.")

12 CHAIRMAN CAREY: Opposed, "nay."

13 The ayes have it. The motion is carried  
14 unanimously.

15 Thank you very much, staff.

16 I think, at this time, if the Commission will  
17 indulge me, let's take a five-minute recess before we  
18 jump into the code amendments. If everyone could come  
19 back at -- let's call it at 8:36.

20 COMMISSIONER PETERSEN: That sounds good.

21 \* \* \* \* \*

22 (A break was taken.)

23 \* \* \* \* \*

24 CHAIRMAN CAREY: Thank you, everyone. I think,  
25 I think, we're all here. I'll call the meeting back,