



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action

Date: June 22, 2018

RE: PCN18-0020 – Consideration of and possible action on a request for voluntary annexation into the city of Sparks of a site 1.9 acres in size located at 2101 Sullivan Lane, Sparks, NV. Upon annexation the parcels shall convert from a Washoe County zoning designation of E-1 (Estate Residential) to a City of Sparks zoning designation of SF15 (Residential Single Family, 15,000 square foot lots).

Please see the attached excerpt from the June 7, 2018 Planning Commission meeting transcript.

1 PCN18-0020, consideration of and possible action on a
2 request for voluntary annexation.

3 MR. CUMMINS: Thank you, Madam Chair, Planning
4 Commissioners. I'm Jonathan Cummins, Assistant Planner.

5 PCN18-0020 is a request for a voluntary
6 annexation of a 1.9-acre parcel located at 2101 Sullivan
7 Lane.

8 The property's outlined in blue on the map.
9 It's currently part of a county island. And which the
10 county properties are surrounded by City properties on
11 all sides.

12 This annexation petition includes annexing the
13 western portion of Sullivan Lane just east of the
14 parcel, a 415-foot stretch of that road.

15 According to the Washoe County Assessor's
16 records, there are three residential units and two
17 detached garages on the property, all of which are
18 serviced by City sewer.

19 If annexed, the Washoe County zoning
20 designation of E-1 would be converted to the City's SF15
21 single-family zoning designation.

22 Annexation requires that the following findings
23 be made:

24 Finding A1 requires conformance with Nevada
25 Revised Statutes. NRS requires that cities have an

1 annexation program in place in order for annexations to
2 occur. The City's annexation program expired in 2015.
3 However, NRS allows for annexations to take place with
4 the consent of all involved property owners. The
5 property in question is owned by one single owner.

6 Finding A2 requires conformance with the Sparks
7 Municipal Code's ten subfindings related specifically to
8 the properties in question.

9 Subfinding A requires that the location of the
10 property be contiguous to the City limits. Which this
11 one is, on three sides.

12 Subfinding B requires that this be a logical
13 extension of City limits.

14 Subfinding C requires we address the need for
15 expansion and/or growth. Being that the property's
16 already served by City services and utilities, this will
17 open up, provide for more land for further redevelopment
18 in the future, which the applicant is suggesting he do.

19 Subfinding D requires that the location of
20 existing and planned water services be in place. The
21 City, like I said, provides sewer and stormwater
22 service. Truckee Meadows Water Authority provides
23 water. As well as the City provides road maintenance to
24 Sullivan adjacent to the property.

25 Subfinding E requires that community goals be

1 addressed. The staff finds that this annexation would
2 comply with goals MG6, MG7 and CF1 from the
3 Comprehensive Plan, being that it's in an older part of
4 the City, within the McCarran loop, served by City
5 services, contiguous to the City, to the existing City
6 limits, and a logical extension of those limits.

7 Subfinding F requires that this be an efficient
8 and cost-effective provision of services to the site.
9 All the services are already provided, so we find no
10 further cost to the City.

11 Subfinding G requires that the applicant
12 provide a fiscal analysis. The analysis provided by the
13 applicant indicated that this would have, essentially, a
14 positive impact on the City's General Fund.

15 Subfinding H requires that this be in
16 compliance with the Washoe County Community Management
17 Plan. Washoe County staff indicated to us in writing
18 that they had no comments on the project.

19 Subfinding I requires that the annexation not
20 create a county island. This will, in fact, be reducing
21 of the size of an existing county island.

22 And subfinding J requires that any other
23 factors be addressed. And the staff finds that there
24 are no other factors involved in this case.

25 Finding A3 requires conformance with the

1 Comprehensive Plan. The above-stated three goals, we
2 believe, can be met by this project. Further,
3 intensifying any county property that falls into this,
4 the City's Sphere of Influence, requires annexation.
5 The applicant, as we pointed out, in their fiscal impact
6 analysis, suggests at a future time that they would want
7 to redevelop into a commercial use, which would require
8 a land use change and a zoning change. And so in order
9 to do any of those things, to intensify any county
10 parcel that falls in the Sphere of Influence, it has to
11 be annexed.

12 Finding A4 requires that public notice be
13 given. 118 letters were mailed to the property owners
14 within 750 feet of the property. And public notice was
15 posted in the Reno Gazette-Journal on May 24th.

16 I'll be happy to take questions.

17 CHAIRMAN VANDERWELL: Great. Thank you.

18 This is a public hearing. I'm opening the
19 public hearing.

20 Are there any requests to speak on this item?

21 MS. SMITH: I don't have any on this item.

22 CHAIRMAN VANDERWELL: Okay. Thank you.

23 With that, I'll close the public hearing and
24 bring it back to the Commission for discussion, a
25 motion, or a combination of both.

1 Anyone? Commissioner Carey.

2 COMMISSIONER CAREY: Question for staff, if I
3 may.

4 CHAIRMAN VANDERWELL: Sure.

5 COMMISSIONER CAREY: Jonathan, do we have any
6 estimate as to what the fiscal impact would be if this
7 site was developed as residential?

8 MR. CUMMINS: No, the fiscal impact analysis
9 was specific to the applicant's intended use as a
10 recreational vehicle storage facility.

11 COMMISSIONER CAREY: And so, so that in order
12 to do that, they would have to do a land use change,
13 zone change --

14 MR. CUMMINS: Correct.

15 COMMISSIONER CAREY: -- in the future? And if
16 that were to go through and be redeveloped as an RV
17 facility, it would be a \$15,000 positive impact?

18 MR. CUMMINS: Over a 20-year period.

19 COMMISSIONER CAREY: And we don't know what it
20 would be if it was single-family?

21 MR. CUMMINS: No.

22 COMMISSIONER CAREY: Okay. Thank you.

23 Thank you, Madam Chair.

24 CHAIRMAN VANDERWELL: You're welcome.

25 Anyone else?

1 Okay. I'll entertain a motion.

2 COMMISSIONER PETERSEN: Madam Chairman.

3 CHAIRMAN VANDERWELL: Yes, Commissioner
4 Petersen.

5 COMMISSIONER PETERSEN: Commissioner Petersen.
6 I move to forward a recommendation of approval to the
7 City Council of this voluntary annexation, request
8 AX18-002 associated with PCN18-0020 based on the
9 findings A1 through A4 and the facts supporting these
10 findings as set forth by the staff report.

11 COMMISSIONER BROCK: Second.

12 CHAIRMAN VANDERWELL: Okay. I have a first and
13 a second. Is there any discussion?

14 Okay. With that, all in favor?

15 (Commission members said "aye.")

16 CHAIRMAN VANDERWELL: Anyone opposed?

17 Okay. Thank you. Motion carries.

18 Next we'll move to PCN18-0019, consideration of
19 and possible action for a site 7.72 acres in Planned
20 Unit Development - Vistas.

21 UNIDENTIFIED WOMAN: Do you have a microphone?
22 We can't hear.

23 CHAIRMAN VANDERWELL: Excuse me?

24 MR. CRITTENDEN: I'll speak into the microphone
25 as best I can.