



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

To: Mayor and City Council
From: Marilie Smith, Administrative Secretary
Subject: Report of Planning Commission Action
CA-5-14
Date: August 12, 2014

RE: CA-5-14 CITY OF SPARKS, Consideration of and possible action on an ordinance amending Title 7 (Section 7.16 Nuisances) of the Sparks Municipal Code, including the addition of a "Property Preservation" section, and Title 20 (Section 20.35 Recreational Vehicle Storage) of the Sparks Municipal Code, and other matters properly related thereto.

An agenda item from City Planner Armando Ornelas recommending approval to the City Council of CA-5-14 to amend Title 7 of the Sparks Municipal Code. The agenda item was presented by Senior Code Enforcement Officer Joe Rodriguez.

Mr. Rodriguez opened the presentation by identifying the history behind the development of the amendment to Title 7 (Section 7.16 Nuisances) and the addition of the "Property Preservation" section. In November 2013, the City Council directed staff to work on a limited set of property conservation/maintenance amendments to the Sparks Municipal Code to address some of the most common complaints. Staff presented the draft amendments to the Sparks Citizens Advisory Committee (SCAC) on April 10, 2014. The proposed amendments were endorsed by SCAC. Following this, a public information meeting was held on May 6, 2014, and over 125 people attended. The notices for this meeting were distributed to Sparks property owners as inserts in the April sewer bills and the meeting was also publicized through local media.

The public input was shared with the City Council at a workshop on May 27, 2014, at which time staff was directed to draft code amendments to Title 7 (Section 7.16 Nuisances), and the addition of a "Property Preservation" section, and Title 20 (Section 20.35 Recreational Vehicle Storage).

In summary, the proposed code changes provide new definitions of "minor vehicle repair", "major repair work", "inoperable vehicles" and redefined definitions of "wrecked and/or junked items/vehicles", and "recreational vehicle". The new and/or redefined definitions will help both code enforcement officers and residents understand the terms and expectations of the code better.

Mr. Rodriguez presented a series of slides depicting common problems that code enforcement officers are faced with. The slides showed violations, as well as, non-violations that could potentially be corrected as a result of the code amendments proposed. The proposed amendments would provide a platform for enforcement officers to address more issues.

Mr. Ornelas explained that residents who are not out of compliance with the current code may be violating the new code. This may cause some unhappiness amongst some residents but they would have a mechanism to appeal a violation and the City will utilize a hearing officer to address those appeals.

In closing, Mr. Ornelas shared the tentative timeline for the proposed code amendments. Following action of the Planning Commission, the code amendments will be presented to the City Council for first and second readings at the August 11 and August 25 meetings respectively. A public education campaign targeting property owners and property managers will begin October 30, 2014. The effective date of the new property conservation code provisions is tentatively scheduled for January 1, 2015.

It is the goal of the Code Enforcement Division to move towards a proactive way of doing business rather complaint-driven as is the current process.

Commissioner Fewins expressed concern regarding the residents who choose not to comply with the code. Mr. Ornelas stated that there are always going to be the difficult cases and those very difficult non-compliant property owners. These code amendments are not perfect and the code enforcement officers will do their best to seek compliance from all.

Public hearing was opened.

Public hearing was closed.

MOTION: Planning Commissioner Lean moved to forward a recommendation of approval to City Council of CA-5-14 to amend Title 7 (Section 7.16 Nuisances), including the addition of a "Property Preservation" section, and Title 20 (Section 20.35 Recreational Vehicle Storage) of the Sparks Municipal Code.

SECOND: Commissioner Voelz.

AYES: Planning Commissioners Sanders, Fewins, Cammarota, Nowicki, and Sperber.

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.