



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action

Date: May 23, 2018

RE: PCN18-0013 – Consideration of and possible action on a Conditional Use Permit request to allow a major recreational facility (roping and dancing horse cultural arena) on a parcel 10.66 acres in size zoned A-40 (Agriculture-40 acre minimum lot size) located at 7660 Patrina Way, Washoe County, NV. (The City of Sparks has planning authority because the City has exercised extra-territorial jurisdiction through a NRS 278.02788 protocol agreement between the City of Sparks and Washoe County.)

Please see the attached excerpt from the May 3, 2018 Planning Commission meeting transcript.

1 carries.

2 Next, we'll move along to announcements and
3 committee reports.

4 MR. ORNELAS: The only announcement, Madam
5 Chair, is that the next meeting of the Planning
6 Commission will be on June 7th.

7 CHAIRMAN VANDERWELL: Thank you.

8 Next, we'll move along to informational items.

9 MR. ORNELAS: We don't have any informational
10 items for you today.

11 CHAIRMAN VANDERWELL: Great. Thank you.

12 Next, we'll move to public hearing items. And
13 it's PCN18-0013, consideration and possible action of a
14 conditional use permit.

15 MR. CRITTENDEN: Chairman VanderWell, members
16 of the Planning Commission, I'm Ian Crittenden, Senior
17 Planner.

18 As stated, this is a request for a conditional
19 use permit for a major recreational facility. This is
20 at the property address of 7660 Patrina Way. This is a
21 10.66-acre parcel. This parcel is not in the City of
22 Sparks, it's in our Sphere of Influence. But the City
23 of Sparks has had planning jurisdiction on this item, on
24 this property.

25 Looking at the vicinity map that's before you,

1 I have actually had it brought to my attention by a
2 member of the public and by Commissioner Fewins that I
3 have the wrong parcel highlighted. The notice was
4 correct. The only thing that changes here is I've
5 highlighted the wrong parcel. And then, as we look at
6 the Comp Plan map, it actually changes the designations,
7 although it doesn't change them in a meaningful way.

8 As you can see, this parcel is -- here's
9 Pyramid Way here. It's kind of to the southeast on the
10 map. And Dolores Drive and the long drive that comes up
11 here and terminates in a private road here, where the
12 parcel is, this, this parcel here, if you can see my
13 selector there.

14 So the highlighted in yellow now is the correct
15 parcel.

16 To give you a little background on how this
17 parcel, this area became the City of Sparks's
18 jurisdiction, this area was included in our Sphere of
19 Influence by the Regional Governing Board in 2006. The
20 City of Sparks subsequently master-planned this area.

21 To give you a little, again, a little more
22 depth on this, so this parcel was zoned GR in the
23 county. When this area was incorporated into, or I
24 should say included into the City of Sparks Sphere of
25 Influence, that zoning goes away. It disappears. It

1 becomes their land use designation.

2 When the City of Sparks in 2007 master-planned
3 this area, we changed that designation from GR, which
4 was its zoning that became its land use designation, to
5 OS, which is Open Space, and Rural Reserve.

6 Then, in 2008, this area was included in the
7 West Pyramid Plan, which changed its designation
8 further -- again, we're on the wrong parcel
9 highlighted -- down here to Open Space and LLR, which is
10 Large Lot Residential.

11 So the City of Sparks exercises
12 extrajurisdictional jurisdiction, or extraterritorial
13 jurisdiction -- sorry, it's a long stream there -- over
14 this area pursuant to NRS 278.02788, which actually
15 gives the City very wide control over areas in our
16 Sphere of Influence. But through a protocol agreement
17 with Washoe County, we actually have limited our Sphere
18 of Influence to planning issues. We regulate that, the
19 City, or the county, Washoe County still regulates
20 business licenses, building permits, and so on and so
21 forth. But building permits, the City does do a
22 planning review of those building permits.

23 To add a little extra layer of confusion to
24 this, when those parcels come to us, if a parcel in this
25 area wanted to just do a building permit, we would

1 review that parcel. But we have to have a zoning
2 designation with which to apply our zoning code to it.
3 That designation comes from this chart. This is,
4 essentially, our annexation conversion chart, and it
5 uses General Rural, which is still a designation that
6 sits on our property, but only for purposes of giving us
7 a point with which to correlate City zoning to, if that
8 makes sense. So this is, this property has -- A-40 is
9 the governing zoning for the City of Sparks that
10 regulates the uses and development on this parcel.

11 So the use of the parcel as a roping and
12 dancing horses cultural event is not called out in our
13 zoning code. However, major recreational facility does
14 include -- staff felt that it met that definition
15 because it's large, it's outdoor, and it's substantially
16 similar to a riding stable, an entertainment complex, a
17 stadium and arenas, which are all listed as uses that
18 fall under the category of major recreational facility.

19 So a major recreational facility is a permitted
20 use in the A-40 district, subject to a conditional use
21 permit, which gets us to where we are tonight reviewing
22 this conditional use permit.

23 So this use or a very similar use was granted
24 temporary use permits twice last year to hold a rodeo,
25 roping, dancing horse type of event. The applicants

1 came to us this year. And due to the size of the event
2 and the frequency that was being requested, it was
3 determined by the Planning Manager, who oversees the
4 temporary use permits, that it was over the scope of
5 what a temporary use permit is designed to accommodate,
6 and so that a conditional use permit was the more
7 appropriate route with which to seek approval for this
8 use.

9 City staff worked with county staff as we went
10 through this process, both through our pre-application
11 process and through plan review for this request, worked
12 with them to determine the conditions that with which
13 they thought this use would be appropriate.

14 And so all of the conditions that are mentioned
15 here, in a moment I'm going to go through those
16 conditions and what kind of concerns they are designed
17 to address. All of those were done with county input,
18 so that we -- we know that they are going to have a lot
19 of the responsibility for enforcement. We wanted to
20 make sure that they were included in any discussions
21 about what kind of conditions they were looking for in
22 this, for this request.

23 We'll go forward to the site plan for the site
24 that was submitted.

25 So the Sparks City Code requires that all

1 access roads and parking be paved for uses in the City.
2 After reviewing this, staff felt that because this is on
3 a private dirt road and is going to a residence, it's
4 not in the City, that gravel improvements would be
5 sufficient to accommodate for the parking area. And in
6 Condition 3, or proposed Condition 3 addresses that
7 issue.

8 If we go back to the map, the pavement ends
9 roughly here on Dolores Drive. And from that point on,
10 this is a private roadway that is maintained or exists
11 by easement on these parcels. And so, since the
12 pavement ends there, we know that -- and this was
13 brought up by the Washoe County staff as well -- that
14 dust will be an issue. And there is a requirement or a
15 proposed condition, condition -- oh, I'm sorry, I've
16 gone ahead of myself. Give me one moment.

17 Oh, okay. So step back a little bit. Like I
18 mentioned, this is a private easement that these roads
19 are maintained by. Staff does not have a copy of that
20 easement yet. But we would like a copy of that
21 easement. There's a condition, number 16 requires that
22 that easement or some other instrument be produced that
23 references that this level and type of traffic is
24 permitted per the easement that grants access to this
25 parcel. And Condition 16 would require that that, that

1 be produced in order to hold these events.

2 Additionally, if this were a city or county
3 street and there was additional impacts being put upon
4 it, those impacts would need to be accommodated for by
5 the applicant. And so we feel that this is a similar
6 situation, that the applicant will need to produce some
7 sort of an agreement that shows what kind of maintenance
8 repair they will -- what would be their burden and
9 responsibility for that kind of a -- that kind of
10 development. Or they need to produce a traffic study
11 that can prove that there is, there's no associated
12 impact with the level of traffic that they would
13 generate.

14 That takes me to the last part that I kind of
15 got ahead of myself on, is that there will be additional
16 dust on this dirt road associated with their events.
17 There is a requirement in Condition 4 that will require
18 that the roads be watered before and during events as
19 necessary to reduce dust.

20 Additionally, there is a new condition that
21 wasn't supplied to you in the staff report, and they
22 didn't have an opportunity to talk about at Study
23 Session, because I hadn't heard back from air quality
24 from Washoe County Health's Air Quality Management
25 Division. They submitted a letter with rules that they

1 have for air quality. And there's an additional
2 condition -- I believe, it's Condition Number 18, that
3 will require that they abide by all of the regulations
4 that are set forth in that letter.

5 Going back to the site plan, Truckee Meadows
6 Fire Protection District requires that a 20-foot
7 all-weather access, fire access road be maintained
8 around the exterior of the site. The opinion of the
9 Fire Protection District is that this road that's kind
10 of designed for the horse trailers and the horse trailer
11 parking will suffice as long as those, those
12 qualifications exist, that it's all-weather, and it's
13 20-foot that will remain clear at all times, so that if
14 they need to come through, they have the route to be
15 able to do that.

16 They also require, the Truckee Meadows Fire
17 Protection District also has regulations on the location
18 size and setup of all tents and pop-up kind of shelters.
19 And so any tents, pop-up shelters would need to be
20 reviewed prior to any event, by the Fire Protection
21 District to verify that they don't have any issues.

22 Looking at the site plan that was provided,
23 they didn't believe that they had any issues with what
24 was currently, where they were currently located, but
25 they wanted to make sure that if there was a change,

1 they were aware of it and that they could make comments
2 as needed.

3 The Washoe County District Heath also wrote a
4 letter detailing their concerns and requirements for
5 this request. Their concerns briefly were the number of
6 non-sewered toilets. They said 10 needed to be provided
7 for guests and two for staff. There's Condition 6
8 requires that, or is to that effect.

9 Also, that all food and beverage sales must
10 meet the county health standards and be permitted by
11 them. Condition 10 would require that.

12 And that food trucks may be, must be
13 appropriately licensed. Condition 12 addresses that.

14 And then they also submitted a letter with
15 additional requirements specifically talking about the
16 well water, where it can or can't be used on the site.

17 And all of those requirements and all others
18 that are listed in that letter dated April 20th from
19 James English would need to be required. That's
20 Condition 14.

21 Additionally, one of the conditions that we
22 looked at initially with county staff is amplified
23 sound. In order to mitigate amplified sound,
24 Condition -- oh, I didn't write down which condition
25 addresses it here.

1 CHAIRMAN VANDERWELL: Seven.

2 MR. CRITTENDEN: Oh, seven. Condition 7
3 requires that all speakers be oriented towards the
4 center of the property and that the decibel level at the
5 property boundary should not exceed 65 decibels. For
6 reference, that's about the sound, how loud a normal
7 conversation is, about 65 decibels. So that would be a
8 requirement.

9 The applicant indicated in their application
10 that the events are intended to run from noon till
11 sunset. So it is proposed that those hours of
12 limitation be adopted by condition. And Condition 8
13 addresses that. Because of these limited hours, there
14 should be no need for outdoor lighting. And so
15 Condition Number 13 requires that no lighting be
16 allowed. And if lighting is requested, it would have to
17 be through amendment to this conditional use permit.

18 The applicant has also requested that they be
19 able to hold these events once a month May through
20 October. There's a typo in the -- staff misinterpreted
21 what was asked for in the application and thought they
22 wanted some additional dates around holidays. That not
23 the case. The staff report still says that we're
24 allowing 10. But the Conditions of Approval have been
25 amended for six. There would be six events, once a

1 month May through October. Yeah, so, but that's in
2 Condition 9, which has been corrected.

3 Comments from the neighbors and from the public
4 also brought to the attention that there has been an
5 increased issue with flies. That's very hard for us to
6 specifically target. But a condition has been proposed
7 that would require that a commercial trash enclosure be
8 on the premises and that all trash and manure be, manure
9 generated by the events be removed from the events, from
10 the location within 48 hours. That's in Condition 15.

11 And then there are five findings associated
12 with conditional use permits.

13 Finding C1 is that their compliance is in --
14 that the request is in compliance with the Comprehensive
15 Plan. If we go back and look at the Comprehensive Plan,
16 you'll remember, there were one parcel lower. The land
17 use designations on this parcel are OS and LLR. Both of
18 those designations list recreational uses as acceptable
19 prime -- or nonprimary uses. Based on how often these
20 occur and what's being requested, the primary use of
21 this property will still be residential. And so we felt
22 that that was in compliance with the Comprehensive Plan.

23 Also, this request supports Goal MG2 of the
24 Comprehensive Plan by adding diversity to land uses,
25 specifically recreational land uses.

1 It also supports Policy RC24, which is that we
2 support cultural resources in the City's jurisdiction.

3 And so, with that, staff feels that Finding C1
4 can be made.

5 Finding C2, if we look at the vicinity map
6 here, is that the request is compatible with the
7 surrounding land uses. So the site is, as mentioned,
8 about 10.66 acres. And it is surrounded by, plus or
9 minus, 10-acre parcels on all sides. The keeping of
10 horses and livestock are common and permitted uses in
11 the area. And the use of the subject property as a
12 roping and dancing horse event is not out of character
13 for the area. Concerns about compatibility are based on
14 the operations of that event and not the nature of the
15 event itself. As conditioned, staff believes that
16 Finding C2 can be made.

17 Finding C3 is about the impairment of natural
18 resources. Staff does not believe that the use of this
19 site for the requested use will have any impact on the
20 provision of natural resources to the City has a whole.
21 And so we believe, staff believes that Finding C3 can be
22 made.

23 Finding C4 is that the application, as
24 submitted and conditioned, will address identified
25 impacts. There are 18, I believe, conditions of --

1 proposed conditions of approval, as I kind of went
2 through and discussed all those. And staff believes
3 that if these conditions are met, that this item is --
4 that will address the identified impacts of this use.
5 So it's staff's opinion Finding C4 can also be made.

6 Finally, Finding C5 is the requirement for the
7 notice. Conditional use permits are required to notice
8 all properties within 500 feet of the site. In
9 addition, they're also required to notice a minimum of
10 30 property owners. In order to meet the 30 property
11 owners requirement, the notice actually went out to
12 1,500 feet. And that notice was mailed on April 19th.
13 There was also notice published in the Reno
14 Gazette-Journal on April 18th. And the Planning
15 Commission functions as the public hearing for this
16 request.

17 In addition, either in this packet or handed
18 out to you at this meeting or the Study Session meeting,
19 there have been 40 emailed responses about this, this
20 request, primarily those are in opposition. And then
21 staff did also receive 10 phone calls, or phone calls
22 from 10 individuals -- they received multiples from a
23 few -- that were also in opposition to this item.

24 I believe, that covers my presentation. I am
25 available for any questions that the Planning Commission

1 may have.

2 CHAIRMAN VANDERWELL: Great.

3 Is the applicant here, and do they wish to
4 speak?

5 Come on up.

6 If you'll please state your name for the
7 record. And you have 15 minutes.

8 MR. LUPE MEDINA: Thank you. My name is Lupe
9 Medina.

10 CHAIRMAN VANDERWELL: Go ahead.

11 MR. LUPE MEDINA: Okay. So what I have to say
12 is we're trying to do this. And we've been doing this
13 in different areas. We started at Gandolfo Arena five
14 years ago. And we're doing like these special events,
15 Cinco de Mayo, and then Christmas Parade in Sparks.
16 We've been doing it for quite a bit. And this is just
17 about keeping and show our culture about team roping and
18 dancing horses show. And this is more like friends and
19 family events, that we will now keep doing on our
20 community. In our town, we do days for fund-raising for
21 people that really need, they're hurt, they need help.
22 And that's what this is about.

23 All the requirements from the City of Sparks, I
24 am willing to do everything that is in there, sort of
25 dust control, road maintenance, you know, and

1 everything. I have no problem to agree with that.
2 We're just looking for this to be able to keep our
3 culture and show the kids and the family what we can do
4 with the horses.

5 That's all I have to say. This is not about
6 business or changing our zone to commercial, like a lot
7 of people are thinking. This is not that, this is not
8 that big of events. We're just trying to keep our
9 family together and show and share our culture and have
10 fun. Six events a year. We're okay with that, no
11 problem.

12 CHAIRMAN VANDERWELL: Thank you.

13 COMMISSIONER FEWINS: Thank you.

14 COMMISSIONER READ: I have some questions.

15 CHAIRMAN VANDERWELL: Okay. Mr. Medina, can
16 you please sit for a moment? Because, I think, the
17 Commissioners may have some questions.

18 MR. MEDINA: Okay. Yeah. Sorry about that.

19 CHAIRMAN VANDERWELL: Okay. As far as the
20 Commissioners, do we want to ask questions now, or do we
21 want to wait until after public comment? Would you like
22 to ask now?

23 COMMISSIONER PETERSEN: We can have him return
24 after public comment?

25 CHAIRMAN VANDERWELL: Yes, of course.

1 COMMISSIONER PETERSEN: All right. That's
2 fine. Thank you. I'll wait.

3 COMMISSIONER READ: I'll wait till after the
4 public comment.

5 CHAIRMAN VANDERWELL: Is that acceptable?
6 Okay.

7 COMMISSIONER READ: It's fine.

8 MR. LUPE MEDINA: Thank you.

9 CHAIRMAN VANDERWELL: Just be prepared, you'll
10 be called back up. Thank you.

11 MR. LUPE MEDINA: M-hm (affirmative).

12 CHAIRMAN VANDERWELL: With that, it is a public
13 hearing item, and I'm going to open the public hearing.

14 Madam secretary, requests to speak?

15 MS. SMITH: Madam Chair, I have a number of
16 requests here. And then I also have a number of
17 requests who I want, that and for the Commission I'd
18 like to put on the record, that are either in opposition
19 or in favor, just by reading their names.

20 CHAIRMAN VANDERWELL: That's fine.

21 MS. SMITH: I have a single submittal in favor
22 of, and that is from Maria Medina.

23 The names that I will read now are all in
24 opposition of this project.

25 CHAIRMAN VANDERWELL: Okay.

1 MS. SMITH: Cecilia Garay. Bill Richards. Bob
2 Davis. Steve Glotfelty. Leonard Danner. Howard
3 Danner. Linda Collins-Pringle.

4 UNIDENTIFIED MAN: Here.

5 MS. SMITH: Joe Granata. Lola Granata.
6 Dana Rae Phenix. Rob Hoerd. Mindy Stillwell. Barbara
7 Eastman. Diana Pargeon. Mike Pargeon. Mike Flannagan.
8 Mindy Flannagan. Myrna Wadsworth. Lorie Price.
9 Deborah Walker. Nick Panissidi. Kim Grunseth.

10 And then we have these names that wish to
11 speak.

12 CHAIRMAN VANDERWELL: Okay. Thank you.

13 Okay. So I'm going to call you up. And we
14 have about 17 requests to speak. So I'll call the first
15 one to come up. And then I'll call the second one. And
16 then, if you'll just pick a seat in the front row, so we
17 can kind of move it along quickly. So first up is Linda
18 Davis.

19 MS. LINDA DAVIS: Over here.

20 CHAIRMAN VANDERWELL: Okay. Great. If you'll
21 just please state your name and address into the record,
22 that would be wonderful.

23 MS. LINDA DAVIS: Linda Davis, 7595 Marie Way,
24 Sparks, this neighborhood. We have a very peaceful and
25 quiet and wonderful neighborhood.

1 I live four parcels west. So that's on up
2 Dolores, outside of what normally would have been
3 notified. But I can tell you, when he held his first
4 event, I heard music and loud speakers from noon into
5 the evening. When I went down Dolores, which is our
6 only way of getting out of our house, I saw many, many,
7 many cars parked at his property, and I thought they
8 were having a special birthday, wedding, something,
9 event, and I thought, wow, wonderful, and had no reason
10 to complain. The music did go on. It stopped. I was
11 not in town for his second event.

12 So I do object to becoming a repetitive noisy
13 and, arguably, a commercial event, because there will be
14 food sales, there will be alcohol sales, there will be
15 stuff going on.

16 I don't want to see this neighborhood
17 commercially developed. It might start with these
18 special events, and then we're going to have some
19 special businesses. I don't want to see that happen in
20 this area.

21 Our infrastructure will not support this kind
22 of traffic. It is a dirt road. We all have to use it.
23 The people whose property that dirt road's on are
24 responsible to take care of it. The county, the city,
25 nobody helps us maintain this dirt road.

1 And there are many venues available for his
2 type of event in a lot of places.

3 So I read all of the letters in the package.
4 And I have to say I was particularly offended by one of
5 the supportive letters. Dana DePello insinuated that
6 our opposition to this was driven by some questionable
7 agenda. I assure you, our agendas are not questionable,
8 and they are not culturally motivated. We want to
9 maintain a quiet residential quality of life that we
10 enjoy. Period.

11 So keep in mind, tonight, this Planning
12 Commission is making a purely bureaucratic choice for
13 our neighborhood, because we have no representation
14 here. We're only under your influence.

15 Your decision's not urgent, but it's really,
16 really important to us. I don't think special use
17 should be a repetitive infringement on the neighbors'
18 quality of life.

19 Thank you.

20 CHAIRMAN VANDERWELL: Thank you.

21 Midge, and I apologize. It looks like
22 Bevilacqua. If --

23 MS. MIDGE BEVILACQUA: Bevilacqua.

24 CHAIRMAN VANDERWELL: Okay. Yeah. I apologize
25 if I slaughtered it.

1 And then if -- it looks like Yajaira Medina.

2 MS. YAJAIRA MEDINA: Yeah, here.

3 CHAIRMAN VANDERWELL: Okay. If you'll come up
4 and just sit in the front, you can speak after.

5 MS. MIDGE BEVILACQUA: I brought notes, so.

6 CHAIRMAN VANDERWELL: Perfect. And, again, if
7 you'll just state your name for the record and your
8 address.

9 MS. MIDGE BEVILACQUA: My name is Midge
10 Bevilacqua.

11 CHAIRMAN VANDERWELL: Thank you.

12 MS. MIDGE BEVILACQUA: 3755 Amy Road, Reno,
13 Nevada.

14 I've been friends with the Medina family, and
15 neighbors, for going on 11 years. They have moved from
16 a local area. But when they -- from where I live. I've
17 found them to be very family-oriented, community-minded.
18 And they wish to be able to educate all facets of the
19 community in their horse-related activities.

20 There were a number of activities very similar
21 to this in my neighborhood. They invited everybody in
22 the neighborhood to come and enjoy these activities.
23 And I understand the music is loud. But I enjoy it.

24 And once a month, and if they meet all of the
25 requirements set out, I hope that you would look in

1 favor of this request. He is planning on meeting every
2 requirement. And we lived on dirt roads. I still am on
3 dirt roads. I understand, living in the neighborhood.
4 But I am in favor and hope that you look on this
5 favorably.

6 Thank you.

7 CHAIRMAN VANDERWELL: Thank you.

8 And then, if Lupe Medina can come down and sit
9 in the front. Oh, you -- I'm sorry. You didn't have to
10 fill out to speak, because you're the applicant. So
11 we're good.

12 MS. YAJAIRE MEDINA: Good evening. My name is
13 Yajaire Medina. I am the assistant for the applicant.

14 So, pretty much, as Lupe has already covered
15 the basic things, that these events are not to be
16 business. I understand that we are going to be selling
17 beverages, and we also are going to be selling food with
18 the proper food trucks. But the only expenses, or the
19 only sales that will be going to us would be from the
20 drinks. But they will not be staying with us. Those
21 will be to cover the expenses that we have already
22 previously spent with trying to get this application
23 done and, also, with any other expenses that will be for
24 the future, as in getting the further events. Because
25 to be able to have these events, they are expensive.

1 It's not just everything that we have already there is
2 provided.

3 He didn't really clarify much of, for some of
4 these events, we will base it off of monthly theme. For
5 an example, Cinco de Mayo is this weekend. So if we
6 were to be doing it in May, it would be to celebrate
7 Cinco de Mayo. If we do one in June, it could be also
8 for a specific event or theme.

9 Or if someone that we know, a family member,
10 friends, they need help for anything, as in medical,
11 just money-wise, financially that they need help, we
12 will do a fund-raiser. The event will be a fund-raiser
13 to help out families. It's what we've done in the past
14 with other areas, not in our home, but in different
15 areas in Reno, Sparks. We've gone out to Fallon,
16 Winnemucca, all areas. We will fund-raise to help
17 families and the theme of having our dancing horses and
18 the team roping.

19 With the whole traffic and having a lot of cars
20 coming, yes, we understand there will be many cars.
21 But, like we mentioned before, it is, will be a
22 family-orientated event. We have a large family
23 ourselves. And our friends also have families. So we
24 will have more than the normal gathering, which is why
25 we decided to file for the special use permit and now

1 considered a conditional use.

2 I think, that's all I have to say. Thank you.

3 CHAIRMAN VANDERWELL: Thank you.

4 It looks like -- and I apologize if I
5 slaughter. So please correct me. It's "Rubikel" Nunez.

6 MS. RUBICELI NUNEZ: Rubiceli.

7 CHAIRMAN VANDERWELL: Okay. If you'll please
8 come up.

9 And then Veronica Cortes, if you can sit up
10 front, please, for the next.

11 MS. RUBICELI NUNEZ: Hello. My name's
12 Rubiceli, and -- Rubiceli Nunez. I live in 1450 Rosy
13 Finch Drive in the Spanish Springs area. I'm nearby.

14 And I am in favor of this. The reason why,
15 I've known this family since I was a baby. And all I
16 know is we're all about a family. I have three kids. I
17 have a three-year-old baby girl that all she's about is
18 about horses. She can't wait for the weekend to come
19 over and just be in the horses.

20 It's an event that's family. It's friends.
21 And I see it safe, where other than, you know, youths or
22 young people just going out partying and being in
23 danger, I see a friend environment where my kids can
24 come over and I know they're going to be safe, where
25 they're going to be, you know, other than just cell

1 phones or, you know, just having fun with horses,
2 learning our culture, learning more about Mother Nature
3 where you get to enjoy the horses and get to know other
4 stuff than just being home or being out partying now.

5 So I'm in favor of that. I do understand that
6 there is noise. I do understand that it could be a
7 little maybe messy. But I mean, as family, that I know
8 this family, they do control that very well. They keep
9 in mind of -- they control it where we can pick up the
10 garbage, pick up anything, and there's no mess. I've
11 known them for so long, that I know that. If they
12 comment, they'll do whatever it takes for them to keep
13 it up, they will do it.

14 So my -- the reason why I'm also, you know,
15 looking forward to this is because my kids are also into
16 it. And I enjoy it. We enjoy everything, that it's
17 just, you know, getting from just being at home and
18 where you don't other than communicate with your kids, I
19 see that as an activity where you can go and be with the
20 family and enjoy, you know, other than just being on
21 your phone in that little world. And, I think, it's
22 fine where you can enjoy other than, you know, outside
23 and Mother Nature and enjoy horses and learn more about
24 horses and animals, you know.

25 And that's all I got to say.

1 CHAIRMAN VANDERWELL: Thank you.

2 Veronica.

3 And then Yisey Medina, if you can come sit up
4 front, please.

5 MS. VERONICA CORTES: Can I get the overhead,
6 please? Thank you.

7 Good afternoon. Good evening. My name is
8 Veronica Cortes. I'm actually out of Sun Valley,
9 280 Mineral. Graduated Reed High School. So I love
10 Sparks.

11 UNIDENTIFIED MAN: Great.

12 MS. VERONICA CORTES: Thank you. Thank you.

13 I'm here actually -- thank you -- representing,
14 helping out Mr. Medina. The reason I'm here is because
15 I've worked with Lupe Medina for many years.

16 And I have a letter here from the Mayor of
17 Sparks dated in 2012, when we actually started the
18 rodeos up -- sorry -- in Gandolfo Arena. So that's from
19 him. He is in total support of us. Mr. Gandolfo was
20 also in support of these type of events. Because they
21 are so community-oriented. Like he said, we're in the
22 Hometown Christmas Parade. we're in the Reno Rodeo
23 Parade. We do the Nevada Day down in Carson City.

24 We need a place where we can work our
25 traditions, work our horses. In regards to other arenas

1 in the area, we've already been denied this year at the
2 Gandolfo Arena to do these type of events. We've also
3 been denied in the Hidden Valley Arena. We're looking
4 at the Ironwood Arena right now, not with Lupe Medina,
5 but with another organization.

6 So here's another letter from a racetrack
7 that's actually out in Spanish Springs. And we actually
8 helped them, I personally helped them go through the
9 whole process of getting their special events permit
10 through the county.

11 So I can verify, through the events that I've
12 done with Lupe, that he is very compliant on anything
13 that's required from the county or the state or the
14 city.

15 And I can guarantee that the purpose of these
16 events are to keep our traditions going. And like I
17 said, I was born and raised here. My dad's Hispanic.
18 So I love the dancing horses. I own one myself. I sing
19 on horseback. And if it wasn't for the opportunities
20 that Lupe gave me to practice and actually work these
21 traditions, it would be a dying art.

22 So when you see us in the parades or, you know,
23 out doing it, you know, we need these type of places
24 that we can, because there really is no other places.

25 That's all I can say is he's always been

1 compliant with the county. And I've pushed some papers
2 for him. So that's what I do. I've known his family.
3 I've seen his girls grow up, you know. I've never had
4 any incidences or problems with them.

5 Like I said, they just try to be compliant so
6 that we can finish our, you know, continue our
7 traditions and cultures. I have a two-year-old, rides
8 bareback right now. So it's a nice place that we can
9 just go and take our families to.

10 So, thank you.

11 CHAIRMAN VANDERWELL: Thank you.

12 And then, if Nancy Danner can come sit down
13 front, please.

14 MS. YISEY MEDINA: Hi. My name is Yisey
15 Medina. I am the daughter of Lupe Medina.

16 I'm just going to talk a little about my
17 personal experience with these events. To me, it is,
18 it's my father's dream, seeing him grow up with horses.
19 And I grew up with horses. I remember when I was seven
20 is when I started to ask him for one, and he made this
21 one.

22 Throughout growing up, I would ride horses as a
23 cowgirl. And I enjoyed it and whatnot. But what I
24 really wanted to do was be a charra. And that's what
25 most of these, most of the people that come to our

1 events are charros and charra.

2 So seeing my dad do these, what we call in our
3 Hispanic culture "accorralado" is mostly for our
4 charros. Which I appreciate so much, because since I
5 was little, I always wanted to wear my big dress with my
6 big sombrero.

7 These events, I'm everywhere. I am walking
8 around. I'm hanging out with my family, hanging out
9 with my friends. Probably 10, 20 faces that I've never
10 seen before. But other than that, all the people that
11 come to my house and are at these events, whether it's
12 at my house, in Fernley, in Winnemucca, we have seen
13 growing up. It's not no one who we don't know. And if
14 it is someone we don't know, it's a friend of a friend,
15 but we know the person who brought them there.

16 So these events, to me, aren't just something
17 that is you're going to see random faces. It's always
18 family. Always family. It's always friends. I see the
19 same people. I see the people who have seen me grow up,
20 see the people who appreciate what I do for them. And I
21 see the people who tell me, wow, you've gotten so far
22 into your horse riding, people who compliment me and my
23 sisters for what we do in this culture.

24 Being a charra, to me, is so much. So I want
25 to continue it. I want to continue, and I want to

1 show -- I have a little sister who's 12. I want to show
2 her that she can earn her dress, too. I can show, I
3 want to show all the kids that we grow up with that they
4 can earn their sombrero, they can own their boots, they
5 can wear them without just fashion, but actually in the
6 culture.

7 It's, to us, these events and the stuff we do
8 here is a prize. If we are, if we all have the
9 opportunity to be involved in it, it's a prize to us.
10 It's not just to show, oh, look, I'm so cool. No, it's,
11 I am part of this, I am, this is growing in my heart.

12 So I am totally for my father, not just because
13 he's my father. There's a lot of things I turn my back
14 on him for. But because I've seen. I grew up in this.
15 I grew up in this. And this has opened so many doors
16 for me. This has opened so many doors for me. And I
17 love what I do. I love what I do. And I love how it's
18 made my heart grow so I'm not just -- it's made me, in
19 my personal like growing up, it made me a better person,
20 and I want to help all these kids have their opportunity
21 and their spot in our culture, also.

22 Thank you.

23 CHAIRMAN VANDERWELL: Thank you.

24 Okay. Nancy Danner.

25 And then Cherie Danner, if you want to come up.

1 MS. NANCY DANNER: I have a petition here. I
2 don't know if you want that, or.

3 CHAIRMAN VANDERWELL: You can give it to the
4 recording secretary. Thank you.

5 MS. NANCY DANNER: My name is Nancy Danner. I
6 live at 7790 Dolores Drive.

7 And I've picked a couple of things out of the
8 staff report that I'd like to address. On the
9 Conditions of Approval, 4, 7 and 8, I'm wondering who is
10 going to enforce all of these things that you've listed
11 that he has to be in compliance with, and making sure
12 that everything is watered during the event, that the
13 sound is where it's supposed to be, and the noise be on
14 cooperation. Who within the county is going monitor
15 that on any given weekend?

16 I'm also wondering about the Finding Number C3
17 where he states that the majority of the improvements
18 have already been made. And I'm wondering why
19 Mr. Medina would make those improvements without this
20 being approved even, and if he was in compliance with
21 (indistinct), obtaining permits for moving all of the
22 dirt that he moved, the grading permit, whether or not
23 that was something he did.

24 And the analysis, on page 4, he says that,
25 well, this is not a riding stable, which is in the

1 sphere of things that the Sparks can do. We have horses
2 out there and riding horses. So, you know, I like
3 horses, but I don't have one. And, I think, there are
4 probably more people that don't own horses out there
5 than do.

6 And so my question to you is that there's
7 probably a lot of people out in our area that have guns,
8 and so should we maybe have a shooting range out there,
9 which falls into that category, because we have guns? I
10 mean we can. You could approve that. You could change
11 that and say that, hey, it's okay, because a lot of
12 people have guns.

13 A lot of people have motorhomes. Should we
14 have a recreational vehicle park or a campground?

15 We're a residential area. I mean where do you
16 draw the line? Where do you, where do you not make it
17 okay to make this a huge event?

18 They are charging a fee, I understand. I could
19 be wrong. They are selling alcohol. So you are giving
20 them free rein to have people sit out in the hot sun,
21 drink alcohol, drive cars and trucks, pickups, trailers
22 with horses, down Dolores, which we maintain. We walk
23 our dogs. We jog. We ride bikes. Kids out there on
24 the skateboards. It doesn't just affect the dirt
25 portion. All the way up, there are kids playing out

1 there. There are no sidewalks. So if they drink all
2 afternoon, his -- according to him, because if they sell
3 the alcohol, then they won't drink so much.

4 I just think it's a recipe for disaster, that
5 you are giving them a license to sell alcohol at a,
6 quote, family event, and then turning them loose on the
7 highway, Pyramid Highway and Dolores Drive.

8 I would urge you to deny this for the
9 neighborhood. And I wonder how a voice of one or two or
10 three outweighs the voice of 25 or 30 or 40.

11 I appreciate your time. I know you've put a
12 lot of effort in this. And, and we appreciate it. All
13 of us do. Thank you so much.

14 CHAIRMAN VANDERWELL: Thank you.

15 Cherie Danner.

16 And then Wayne Patterson, if you can go ahead
17 and come up and sit.

18 MS. CHERIE DANNER: Hello. I'm Cherie Danner,
19 and I live at 7500 Marie Way.

20 And pretty much Nancy covered what I wanted to
21 say. I'll just go over it briefly.

22 My main objection is the traffic that's going
23 to be generated and that will go through the Desert
24 Springs subdivision, which is an old subdivision, has
25 narrow roads, no sidewalks. Children play on it. They

1 ride their bikes, they skateboard, they play ball. And
2 there's no way to get to this event without going
3 through the Desert Springs subdivision.

4 And their proposal said they could have up to
5 250 people coming and going at all hours of the day on
6 weekends, and they mentioned holidays, although they
7 changed that. But that's exactly when children are out
8 of school and playing on the streets.

9 So, I think, you need to consider that. And I
10 would hate for a tragedy to happen. We should maybe
11 prevent this from being approved in the first place,
12 before we have that tragedy.

13 Thank you.

14 CHAIRMAN VANDERWELL: Thank you.

15 Okay. Wayne Paterson.

16 And then Jerry Pringle's up next, if you'll sit
17 up front for me, please.

18 MR. WAYNE PATERSON: Hi. My name's Wayne
19 Paterson, and I live at 7325 Patrina Way.

20 I'm really glad to hear the Medinas are so
21 interested and have such strong family values. Because,
22 I think, you're seeing how strong family is out there in
23 this neighborhood.

24 We all strict together on these sorts of
25 things. And we've had a couple other issues come up. I

1 hope you'll read all of those emails, and I hope you'll
2 read my email. Somebody wanted to build a dog kennel
3 one time.

4 So we've been down this path before. And I
5 kind of feel like, after listening to Mr. Crittenden,
6 it's like a bunch of bastard children, because we keep
7 getting passed back and forth to all these different
8 governing bodies. And everything falls through the
9 cracks. And one of the big cracks that I see in this
10 whole thing, besides all the problems with the road, the
11 noise, I'm a half mile away, and I could hear the music
12 on my patio last year.

13 Who's going to, who's going to police all this
14 stuff? And what it's going to come down to is it's
15 going to be us, the neighbors. They're going to have to
16 complain. Because, as far as I know, there's not going
17 to be anyone monitoring this. And it's going to be left
18 up to us to go ahead and make a phone call to the Washoe
19 County Sheriff's Department.

20 And so here we're going to already -- I was a
21 little bit disappointed in a couple of emails I read.
22 Because we're already creating hate and discontent for
23 no good reason. This, to me, looks like a commercial
24 enterprise that has no business in a residential
25 neighborhood.

1 I lived just a few blocks down the way here on
2 Maureen Drive in Sparks. And I moved out there to get
3 to exactly what all of us did, that quiet serenity, that
4 I don't have to deal with all the things like I
5 understood were in the neighborhood where I lived on
6 Maureen Drive. You had Sparks Boulevard, Reed High
7 School, the ball diamonds. You have all those things
8 right there. And I understood that when I bought down
9 there.

10 And when I moved out there and built that house
11 in 1997, I understood that everyone else was going to be
12 plodding along about the same way I am, just doing a
13 nice, having a nice quiet life, live and let live, and
14 not be making a big production about all of this,
15 whatever's going on.

16 But he's bringing 250 people in that
17 neighborhood and tearing up that road. Which I'm one of
18 the guys that winds up on a backhoe down there, fighting
19 fixing the damn thing, like we did last winter on the
20 culvert.

21 So there are just too many things that are
22 going on that are going to create too much turmoil in
23 the neighborhood for this whole thing. So I hope you'll
24 disapprove this.

25 CHAIRMAN VANDERWELL: Thank you.

1 Okay. Mr. Pringle.

2 And then Cheryll Glotfelty. And I probably
3 butchered it. I apologize. If you'll just come up
4 front for me. Thank you.

5 Go right ahead.

6 MR. JERRY PRINGLE: All right. My name is
7 Jerry Pringle. I live at 5380 Peralta Way. And thank
8 all of you for hearing me tonight.

9 I've got some real concerns. I'm a 100 percent
10 disabled veteran. And I have to go down Dolores. And I
11 like to take my wheelchair down and pick up my mail, at
12 least pick up my mail.

13 And last year, last summer, when they had these
14 parties -- they're campouts, as far as I'm concerned --
15 they come up and down that street. And there's no
16 sidewalks on that street. Has anybody thought to look
17 in to see if the Americans With Disabilities Act is
18 going to require sidewalks down that street?

19 Kids go up and down. They ride their bikes.
20 People just walking are in danger, a little danger now.
21 But most people that pass there live in the
22 neighborhood. They know. They go by. They give you a
23 little honk that they're passing you. You wave.
24 Everything's good.

25 But last summer -- and I don't care what they

1 get up here and say -- they were zooming up and down
2 that road like -- I was, I was afraid. I didn't go down
3 that Saturday and get my mail. And I have to get my
4 mail almost every day, because I have medications coming
5 from the Department of Veterans Affairs. And I couldn't
6 go down that day. And I can see it happening every day.

7 When they had those parties before, I could
8 hear mariachi music at 3:00 o'clock in the morning.
9 Now, I like mariachi music. I also like country and
10 western music. But I don't like either one of them at
11 3:00 o'clock in the morning. And they come on then.
12 This happened before. What's going to keep them from
13 doing that again?

14 This is -- just got to be so concerned about
15 this that I -- I don't know what else to say. Please,
16 please, do not pass this.

17 Thank you for hearing me.

18 CHAIRMAN VANDERWELL: Thank you.

19 Okay. And if -- is Jeff Ghiglia. And I
20 apologize. You guys all have difficult names tonight.
21 So if you'll go ahead and come on up and sit up front.
22 And you can correct me when you come to sit down,
23 please.

24 MS. CHERYLL GLOTFELTY: Hi. Thank you for
25 being here. My name is Cheryll Glotfelty. I live at

1 7535 Starhill. So we are immediately to the east of the
2 property.

3 And I wrote a letter of opposition with many
4 points that I don't have time to reiterate, so I just
5 assume that you read that. Thank you very much. I also
6 want to thank Mr. Crittenden, who really was a very good
7 listener and, I think, did incorporate a lot of
8 neighbors' concerns in the conditional uses. However, I
9 continue to just feel it should be declined.

10 I also really like our neighbors. Thank you.
11 I'd really like to know the Medinas better. And I
12 really respect what they're doing, and I agree that
13 these are family things. I just don't think that this
14 event belongs in this place. The applicant has a
15 40-acre parcel in Palomino Valley that seems entirely
16 more suitable for this type of event.

17 And I just now want to raise two concerns. I
18 went to the business address listed in the application.
19 It is Vaqueros Night Club. So I have to think, I wonder
20 who's selling alcohol. I have to think, is this -- they
21 say it's not for profit. Is there any way that this is
22 ever going to be checked? I'm also really uncomfortable
23 with the fact that alcohol is going to be sold to 250
24 people right next to my house.

25 I have to say, though, that my primary concern

1 is noise. And I want to use a minute of my time to just
2 play you...

3 (The speaker played some audio for a minute.)

4 Okay. I'll stop it before a minute. So you
5 kind of wanted it to be turned off. Well, imagine that
6 sort of 12 hours a day. And this has gone on two days
7 in a row, not just one day, because they play it during
8 the setup, in addition to the event itself. I don't see
9 how it can be kept to 65 decibels. 65 decibels is
10 great. This is not a 65-decibel event. There's two
11 drums, two saxophones. This is what we're hearing. It
12 is deafening.

13 We received no notification of the first time
14 they had one of these events. It was a day that we
15 invited over a new friend to our house. We could hardly
16 have a conversation with her.

17 It is just really threatening actually, just
18 that noise is so threatening to me. And if they keep it
19 to 65, you know, great. But, I think, it just conflicts
20 with the very point of the event, which is very
21 celebratory.

22 So I would just urge you to encourage the
23 applicant to hold this event at another place. Thank
24 you.

25 CHAIRMAN VANDERWELL: Thank you.

1 Violet Richards, go ahead and sit up front,
2 please.

3 MR. JEFF GHIGLIA: Jeff Ghiglia ("Gil-yah").

4 CHAIRMAN VANDERWELL: Thank you.

5 MR. JEFF GHIGLIA: 7390 Patrina Way.

6 I'm actually three parcels down, if you look at
7 that, from where they're at. And we were home last year
8 when, I think it was Father's Day, they had their first
9 event. And like she just played, that was my backyard.
10 And I'm three parcels down. So the noise, and it went
11 on and on. Went in the house, still heard it. Very,
12 very loud.

13 The dust, that is uncontrollable up there.
14 Whether they run a water truck or not, they're not
15 grading it, it gets washboard, they speed up and down
16 the road. I've seen it, witnessed it. I'm highly
17 against it, as my other neighbors have spoke. Which I
18 thought they all did a wonderful job. Everything that
19 they've said I want to give out even more to it, that
20 we're very much against this.

21 Thank you.

22 CHAIRMAN VANDERWELL: Thank you.

23 And then Dan Price, if you can sit up front for
24 me, please. Oh, you're already up front. Perfect.

25 MS. VIOLET RICHARDS: Violet Richards,

1 5245 Dolores Drive.

2 Everybody has kind of recapped what I wanted to
3 say. And I want the council to know that we have no
4 issue with the cultural part of it. It's just that we
5 Don want don't want it in our neighborhood.

6 Dolores Drive is very narrow. On the weekends,
7 if this goes on, the music goes very late. We can all
8 hear it. But the biggest safety concern I have is that
9 these people are drinking already. They want to sell
10 booze there. I cannot ride my horse up that road for
11 fear of not being taken out. Or hike my dog. Or let,
12 you know, anything off of my gated property.

13 Gandolfo Arena, I understand that they can't
14 use that. That happens to be my uncle Joe Gandolfo.

15 And I think that this should happen for them.
16 It just shouldn't happen in our neighborhood. It
17 shouldn't happen a quarter of a mile away from my house.
18 The bugs, the dust, the noise, it is miserable when it
19 happens.

20 They're saying two to two hundred fifty people.
21 But according to what I think, and you can correct me if
22 I'm wrong, they can have as many people as they want
23 there with this use permit. They could double that.
24 They could have 500. They could have 750. The amount
25 of dust and the way that it tears up our road is

1 horrible.

2 And I just hope that you deny this permit use.
3 We all live out there for peace and quiet, and that's
4 the way we want to keep it. We don't -- this seems
5 commercial to us.

6 Thank you.

7 CHAIRMAN VANDERWELL: Thank you.

8 Dan Price.

9 And then Dan Flanagan, if you can go ahead and
10 move up front for me. Oh, you're up front. Perfect.
11 Thank you.

12 MR. DAN PRICE: Hi. My name's Dan Price. I
13 live at 15 Mac Road.

14 And we're probably about the furthest away
15 from, you know, where this event is being done. And
16 it's like it's right next-door, it's so loud. I mean,
17 and 12 hours a day, and nonstop, I mean over and over
18 and over. It just drives you nuts.

19 And I really have an issue with serving alcohol
20 all day long and, like everybody's been saying, driving
21 through the residential area to get to this event and to
22 leave at the end of the day. It just doesn't make sense
23 to me.

24 We've got horses. Love rodeos. We go to them
25 all the time. But I mean this isn't the area for it,

1 you know. This is residential. You know, it's quiet.
2 You know, you don't need this type of event there.

3 You know, they said that, you know, they're
4 going to follow all the rules and stuff. But,
5 obviously, they haven't, because 65 decibels, you heard
6 everybody snicker when, you know, that was one of the
7 conditions. And, obviously, that didn't happen. I mean
8 you couldn't even talk, you know, being outside, like a
9 few people have said.

10 So, and for that reason, I'm against it. I
11 just, I don't think it's safe, you know, as far as
12 driving in and out in the morning. You know, they're
13 leaving it late at night. You know, there's no, no
14 enforcement. You know, you haven't seen a cop, you
15 know, down the street when they're leaving and
16 everything. So nobody's monitoring it, like everybody's
17 been saying.

18 So I'm against it. So, thanks.

19 CHAIRMAN VANDERWELL: Thank you.

20 Dan Flanagan.

21 And then, I think -- "Jank" Grunseth.

22 MR. JARL GRUNSETH: Jarl.

23 CHAIRMAN VANDERWELL: Thank you. Way off. I
24 apologize.

25 MR. JARL GRUNSETH: I'll work with you. Tough

1 names.

2 CHAIRMAN VANDERWELL: Yeah. I was tested.
3 Thank you.

4 MR. DAN FLANAGAN: Commissions members, Madam
5 Chairman, council, thank you for being here tonight.
6 I'll try not to reiterate, obviously, some of the items
7 that have been hammered into the ground already. And
8 I'll just agree with their interpretations of the noise.

9 My name's Dan Flanagan. I live at 7779. I am
10 directly adjacent to the applicant's property.

11 I've lived within a mile of this particular
12 subject property for 39 years. I've seen a lot happen
13 out there from day one, involved. I was on the original
14 subcommittees with the development for Washoe County.
15 And I'm quite versed on the impact of many items that
16 have come along in the years. When we started out
17 there, we had more gravel pits than we did schools and
18 markets.

19 So that is a very interesting issue of NRS
20 278.02788, is the succession of the Sphere of Influence
21 of City of Sparks. The title officials and the other
22 officials of the divisions that I have talked to
23 regarding this, the best word I could come up with on
24 this is called conundrum, when the City of Sparks
25 applies these approvals. And it's required in Washoe

1 County. And there's, obviously, a conflict between the
2 master plans, the rules and conditions. The codes that
3 enforced in the county are similar to the -- of course,
4 with the City of Sparks. And I'm sure you folks are
5 aware of all that, that that's occurring.

6 And I urge everybody in here and, obviously,
7 the Commission members that, when we got planning
8 revisions are coming up in spring of next year. So
9 please get involved with that. That will eliminate some
10 of these issues that are happening.

11 We've addressed the staff report, the staff
12 reports and the errors in the staff report. The one
13 thing the staff report didn't address was the excessive
14 use of the ATVs and motorcycles that's been on the
15 property. They seem to be dominating the roads off and
16 on the property. And I have talked with the applicant
17 about that with really not a satisfactory response.

18 Mr. Crittenden mentioned the county ordinance
19 under a -- it's a zoning requirement of A-40. That's a
20 40-acre minimal, minimum requirement. Which means this
21 application, if they have a minimum to apply for a major
22 recreational facility, it has to be on a 40-acre parcel.
23 It is an A-40 zoning, and the applicant's property is
24 only 10.65.

25 So I am curious of why the applicant was

1 allowed to submit the application to begin with.

2 And along with that, if that is the case, under
3 the section -- it's under section 20 02 0030, and it's
4 all the way through 20 02 013. And there's numerous
5 conditions saying regulations in those provisions that
6 required height size, distance and setbacks. Already
7 the subject property's in violation of setback
8 requirements.

9 So I'm in opposition to this project. And I
10 respectfully request you deny it. And thank you for
11 your time.

12 CHAIRMAN VANDERWELL: Thank you.

13 MR. DAN FLANAGAN: Thank you.

14 MR. JARL GRUNSETH: Good evening.

15 CHAIRMAN VANDERWELL: Good evening.

16 MR. JARL GRUNSETH: I guess, I'm the last one
17 tonight, huh? I'll make it short.

18 You've heard a lot from the neighbors about all
19 the concerns. A lot of these neighbors -- I'm only two
20 years to the area. There's a few of us that have only
21 lived here a couple years. But I'd say over 90 percent
22 of the people that live there have lived there 20 years.
23 They know the area. They've seen the development that
24 hasn't gotten there. So they have to take care of it
25 themselves.

1 And I totally respect what Lupe's doing. I
2 don't think anybody in here is disrespecting what he
3 wants to do. I think, the main issue is just the
4 location is not in the proper place. That's it. It's
5 not -- it doesn't belong in a residential area. Even
6 they we have 10-acre parcels, it's residential. It's
7 quiet. Okay.

8 We all take care of our property. We take care
9 of the roads. And you heard at all the concerns about
10 the traffic. Across the street from where I live -- I
11 forgot to give my address.

12 CHAIRMAN VANDERWELL: Yes.

13 MR. JARL GRUNSETH: 7600 Marie Way.

14 CHAIRMAN VANDERWELL: Thank you. And if you
15 could also put your name, that would be good.

16 MR. JARL GRUNSETH: Jarl Grunseth.

17 CHAIRMAN VANDERWELL: Thank you.

18 MR. JARL GRUNSETH: I live across the street
19 from the BLM land. And Dolores is the only road to that
20 land. Motorcycles, four-wheelers, horses, you name it.
21 And that is 24 hours a day. They're up there in the
22 middle of the night. And they speed past my house to
23 and fro. and that concerns all the neighbors, because
24 Dolores is the only road into that whole development.
25 All these people live off one road.

1 Okay. So we got to look at the big picture.
2 And we got to look at how long these people have lived
3 there. And they've seen a lot of bad things happen
4 because of the speed, the kids, the road, the
5 four-wheelers, motorcycles, all that stuff. But that's
6 another world.

7 But all I'm saying is we respect everything
8 that's going on here in this room, everybody's say, what
9 the Medinas are trying to do. But this just is not the
10 right location for that type of thing.

11 Thank you.

12 CHAIRMAN VANDERWELL: Thank you.

13 All right. That's my last request to speak.
14 Is there anybody that did not sign up that would like to
15 come up and speak?

16 You can, sir. And then if you'll just fill out
17 a comment card when you're done.

18 MR. BILL RICHARDS: Thank you. Excuse me for
19 being so slow.

20 CHAIRMAN VANDERWELL: Oh, no worries. And if
21 you'll just please state your name and address for the
22 record.

23 MR. BILL RICHARDS: My name is Bill Richards,
24 5245 Dolores Drive. I've been there since 1982.

25 And in rebuttal to what was mentioned about

1 (indistinct) Geno Martini approving that Mexican rodeo
2 at Gandolfo Arena, Cowboy Joe Gandolfo and I got
3 together, and we made a recommendation to the Mayor at
4 that time that they do not rope horses in the arena,
5 they have a medical unit on the scene.

6 Every rodeo I've been to. And I've been up
7 there since the start of the Gandolfo, with junior high
8 school and Gymkhana rodeo. And I just think that's not,
9 not the right place for that. And then, I think, if
10 they do have it, it should be required to have a medical
11 and peace officer on the scene.

12 Thank you.

13 CHAIRMAN VANDERWELL: Thank you. If we can get
14 you to fill out a comment card, that would be great.

15 Yes, ma'am.

16 MS. DEBORAH WALKER: Speak?

17 CHAIRMAN VANDERWELL: Yes, please. If you'll
18 just state your name and your address. And then, when
19 you're done, please fill out a comment card.

20 MS. DEBORAH WALKER: My name's Deborah Walker,
21 7765 Marie Way.

22 So I own the parcel at the end of Dolores,
23 which is a 20-acre parcel, as opposed to all the other
24 parcels in that area are 10-acre parcels.

25 So four months ago, I came and met with the

1 City of Sparks to ask if I could have that parcel
2 subdivided into a 10-acre -- two 10-acre parcels,
3 because everything out there is 10 or 11 acres. And I
4 was told that for me to be able to do that, I would have
5 to improve the road. So I would have to pave the road
6 to be able to subdivide my property into the same parcel
7 size as everybody else out there.

8 So, of course, it's not feasible for me to pay
9 a million dollars to subdivide a parcel in half. So
10 that was shut down immediately. I was told to go, when
11 they do the regional plan, and speak to -- about that,
12 about subdividing that parcel. But, immediately, I
13 would have had to improve the road.

14 So is this change of use going to require that
15 road to be paved? Because mine would be.

16 And as far as the road, we pay. I mean people
17 say it's our road, we maintain it. We pay to maintain
18 it. We have some owners up there that own heavy
19 equipment that, luckily, for our benefit, bring that in,
20 for the benefit of the neighbors. But the neighbors pay
21 for base, the neighbors pay for the water truck, and the
22 people have been providing the labor to do that on their
23 own. But we're not going to do that when 250 vehicles
24 are going up that road. It's horrible as it is with
25 just the neighborhood usage.

1 So that's a real huge concern, is the
2 infrastructure aspect.

3 Thank you.

4 CHAIRMAN VANDERWELL: Thank you. If you'll
5 fill out a card.

6 MS. DEBORAH WALKER: Okay. I did fill one out.

7 CHAIRMAN VANDERWELL: Oh, you did?

8 MS. DEBORAH WALKER: It said not speak.

9 CHAIRMAN VANDERWELL: Oh, okay. That's fine.
10 Perfect.

11 Anybody else?

12 Yes, sir. Yes, can you come up and speak. If
13 you'll state your name and your address and then fill
14 out a card.

15 If you'll go ahead and come down, you can go
16 next.

17 MR. ROB HOOPER: I didn't want to speak, and
18 then I changed my mind.

19 CHAIRMAN VANDERWELL: Okay. That's fine.

20 MR. ROB HOOPER: My name's rob Hooper, and I
21 live at 5050 Dolores Drive. Which the front of our
22 property, or my family's property is from Starhill to
23 Patrina. So all this passes in front.

24 It's a wreck. There was a black Chevy pickup
25 that went completely sideways all the way down that

1 road.

2 I didn't want to get up here with these,
3 because I was just afraid I'd lose my mind.

4 This is not -- there's no safety here. We
5 called the law last year. The law didn't show up,
6 because they were on other calls. I've spoken to law
7 enforcement. There's one or two officers out there to
8 patrol that whole area.

9 There's a serious issue here. Do I think these
10 people should be able to have one of these, maybe a
11 year, take place? I honestly do. But one every month,
12 no way. The rest of us aren't asking for things like
13 that. I own a trucking company. I wanted to put a
14 couple trucks there. I couldn't. When I was told no by
15 Washoe County, I left. The trucks went to another
16 location.

17 I follow the laws. I don't try to change
18 things so my neighbors are mad at me. I don't have 40
19 people against me. I'm trying to follow what people
20 have put out there where they want to live, and respect
21 the neighbors.

22 Thank you. And I oppose it.

23 MR. DUANE CODER: My name is Duane Coder. I
24 live at 7575 Patrina Way, pretty much right across the
25 road from where the parcel is currently located. I can

1 look right down into it from my porch.

2 I was there for the last, or the last two
3 events of the year. And, yes, there was music playing.
4 Maybe because I've grown up and enjoyed and appreciated
5 the culture involved that created the music, it didn't
6 bother me at all. It wasn't as loud as portrayed by the
7 lady who played the music on her cell phone. And, quite
8 honestly, I'm not sure how that can give you perspective
9 as to how loud the event was. I can play loud music on
10 my phone at full volume. I can play loud music on my
11 phone at low volume. I don't really feel that
12 accurately portrays the volume level of what was going
13 on out there.

14 Additionally, maybe because I'm pretty tolerant
15 about noise or whatnot, it does not bother me that they
16 want to play loud music during the day. If they played
17 loud music at night, I'm going to have a problem with
18 that. But seeings how these events are pretty much set
19 up to be finished by sundown, that doesn't bother me.

20 Dust and flies don't bother me. If dust and
21 flies bothered me, I wouldn't have moved out to the
22 country on a dirt road.

23 I do understand the concerns about traffic.
24 The road does get pretty beat up already. But if, if
25 they're willing to fulfill their requirements and to

1 contribute to the maintenance of that road, I don't have
2 a problem with it.

3 I understand there's children out playing down
4 on the properties that are further down towards, say,
5 the paved part road and everything. I don't see why
6 that should be a deterrent, just as much as any other
7 traffic that would be getting out there for the
8 residents. Yes, there's going to be an increase in
9 traffic. Yes, the people driving need to be vigilant of
10 what's out there, just as much as the parents of those
11 children need to be vigilant that there's going to be
12 increased traffic on those six days out of the year.

13 I think, that's basically everything. I'm very
14 happy that they want to have this, this cultural
15 gathering six times a year. Six times a year. I would
16 be no more bothered than if people on six different
17 properties around me had a large birthday party or event
18 for their family members or anything like that.

19 Things, things are changing. And it's still a
20 nice and quiet place to live. But I'm more than happy
21 to give up six days a year for a wonderful event,
22 something that's going to provide alternatives to people
23 who may get into less than savory habits or
24 environments. So I support it.

25 CHAIRMAN VANDERWELL: Make sure that you fill

1 out a -- perfect. Thank you.

2 Okay. Are we done?

3 If you'll please state your name and your
4 address, and then fill out a card after you're done,
5 please.

6 MR. ROC COLE: Hi. My name's Roc Cole. I live
7 at 7410 Marie Way.

8 I wasn't going to talk, because I've been at
9 these meetings, and, quite frankly, I think, usually the
10 wheel's been greased and it's just a formality to let us
11 even speak. Lately, I was at one, and you allowed 1,800
12 homes to be built up on the ridge right above our house,
13 that we were promised was a protected ridge when we
14 bought General Rural in Washoe County. And with the
15 swipe of a pen now, it's City of Sparks.

16 I guess, my question to you would be, if all of
17 a sudden you guys found out you had an arena moved in
18 right next to your home, and you were going to be
19 hearing and smelling and seeing the dust, would you guys
20 be for that? Put yourself in our situation. We've been
21 getting some stuff crammed down our throat lately.

22 Except for you, Scott, you're the only one that
23 opposed that project. I thank you for that.

24 It's not the place to have this. Last year --
25 I sleep with my windows open. Last year, at 3:00 a.m.,

1 I had to close my windows because of the music. And I
2 am probably a half a mile away.

3 So I don't care what this last guy said. It's
4 loud. And it's ridiculous. And if you lived right next
5 to it, like some of these poor people do... These guys
6 can't even watch TV without turning it way up. It's
7 ridiculous. Put yourself in their situation. It's
8 just, it's not fair, I guess. It's not fair. That's
9 the bottom line.

10 Thank you.

11 CHAIRMAN VANDERWELL: Thank you. And if you'll
12 fill out a comment card, please.

13 Okay. Yes, please.

14 MS. DIANE PARGEON: I'd like to come up because
15 of a comment that was made earlier.

16 CHAIRMAN VANDERWELL: If you'll just --

17 MS. DIANE PARGEON: My name is Diane Pargeon,
18 and I'm at 5675 Dolores Drive.

19 I am in the first block of Dolores. And
20 everybody wants to say it doesn't impact the paved area.
21 It impacts the paved area. It is a main artery. Not
22 only do people have to come up Dolores to -- because
23 there is a median. So they have to come up Dolores, do
24 a U-turn, go back down Dolores to go into town from the
25 residential areas that are on this other side, by the

1 library.

2 So we get impacted by a lot of traffic in that
3 intersection of Pyramid and Dolores. So for them to say
4 that we do not get impacted in the paved area, we do get
5 impacted by it. We get a lot of traffic.

6 It's very fast up and down that street. And
7 then there's no sidewalks. I'm fearful of taking my
8 granddaughter for a walk, because the cars are speeding
9 up and down that thing. And in the evening, the sun's
10 right in your eyes.

11 So I just wanted to say, it does impact the
12 paved area, also.

13 Thank you.

14 CHAIRMAN VANDERWELL: Thank you. If you'll
15 fill out a comment card.

16 Okay. With that...

17 Okay. If you'll state your name and your
18 address, and then, also, fill out a card. And if you
19 can come down to the front. Thank you.

20 MS. CARMELITA HOLTON: My name is Carmelita
21 Holton. I live at 5645 Dolores, three doors down from
22 Diane.

23 My husband and I stood outside all afternoon
24 during the last event and going like this to people
25 speeding up the street with their trailers. And most of

1 the time we got flipped off.

2 It's not the place. It's not the place. We
3 have enough traffic. We have enough. I guess, we're
4 going to have to wait till somebody else gets killed
5 going up that street. And we know that a couple people
6 have gotten killed at the -- where it is unpaved, from
7 going too fast.

8 And we're against it. It does impact the whole
9 area. You wouldn't want it in your backyard.

10 CHAIRMAN VANDERWELL: If you'll please fill out
11 a card, comment card for us. Thank you.

12 MS. DANA DEPELLO: Dana DePello, 7895 Patrina
13 Way.

14 My husband and I, we live about a thousand feet
15 away. The music did not go till 3:00 in the morning.

16 UNIDENTIFIED WOMAN: Speak up.

17 MS. DANA DEPELLO: The music did not go till
18 3:00 in the morning. The music probably went till about
19 11:30, basically done at that point.

20 And there's a lot of horses around that area.
21 I have several horses. My neighbors to the east of me
22 have horses. There's a lot. There's two stables that I
23 know of that are right off Dolores. One is called
24 Jackass Ranch actually. And there's a lot of horse
25 trailers that go in and out all the time, a lot of

1 horses that ride up and down the road.

2 It didn't bother us at all. I'm able to eat
3 outside on my deck. I don't have a problem with flies.

4 We enjoyed it when they invited us over. We've
5 been there.

6 What I would say is I think that you should
7 visit the property. That's what I think you guys should
8 do. I think, you should visit the property, drive up
9 it, drive up Dolores, and look at it yourself, instead
10 of going by what -- we can do this all day. I think,
11 you guys should take a drive up there and look at it for
12 yourself. Then you know. Then you could make a good
13 decision, the right decision at that point.

14 I am for it. Thank you.

15 CHAIRMAN VANDERWELL: Thank you. If you'll
16 fill out a comment card.

17 MS. MINDY STILWELL: My name's Mindy Stillwell,
18 6950 Dolores Drive.

19 I do have a stable. It's private. Only I have
20 horses there. I have a donkey there.

21 I am impacted by everything everybody has said
22 tonight. The traffic is bad. I'm scared to ride on the
23 road. I'm scared to walk my dogs down there.

24 Everything in our neighborhood is quiet, rural,
25 peaceful, gorgeous. Not on an event night. I can sit

1 on my porch and hear that music 24-seven. We all can.
2 Bill and Bob live right across the street from me. It's
3 very private. It's very rural. It's very residential.
4 We love our homes.

5 We don't need any more increased activity
6 there. Bad enough that we've got ATVs and all these
7 extra cars going up that street.

8 I've lived there 31 years, and this does change
9 our life out there.

10 Respectfully, please consider opposing.
11 Please. Thank you.

12 CHAIRMAN VANDERWELL: Thank you. If you'll
13 fill out a comment card for us.

14 MS. MINDY STILLWELL: I had one, but I just
15 didn't --

16 CHAIRMAN VANDERWELL: Oh, you just didn't --
17 okay. All right.

18 MS. LINDA COLLINS-PRINGLE: It's been a long
19 evening for you guys. I apologize. My name is Linda
20 Collins-Pringle. I live at 5380 Peralta, which is 20
21 acres, or 10 acres off Dolores.

22 My fear of me driving off Pyramid onto Dolores,
23 with all the houses that are there back-to-back, is
24 frightening. You have to go extra slow. I go about 10
25 miles, because I never know which person is going to

1 either start backing up. They have to drive, park in
2 their driveway in order to live in their house. There's
3 no parking on the street for them.

4 And little kids are growing up there. And it
5 just takes run to run out and get killed. And I have
6 many grandchildren and great grandchildren. And that
7 would devastate me.

8 So I would have -- agree that each of you
9 should drive down Dolores, all the way up to the end at
10 Marie, before you make a decision. And that's what I
11 wanted to say. Because that is dangerous. That first
12 section coming off Pyramid is a nightmare.

13 Thank you.

14 CHAIRMAN VANDERWELL: Thank you. Okay. Thank
15 you.

16 All right. Anyone else?

17 Okay. With that, I'm going to close the public
18 hearing, and I'm going to bring it back to the
19 Commission for questions. So.

20 COMMISSIONER READ: He had some.

21 CHAIRMAN VANDERWELL: Okay. He had some. And
22 what I'm going to do is I'm going to start with
23 Commissioner Shabazz. Do you have any? And I'm going
24 to work down through.

25 COMMISSIONER SHABAZZ: Yes, Madam Chair. I did

1 have a couple questions. It actually was for the
2 applicant.

3 CHAIRMAN VANDERWELL: Okay.

4 COMMISSIONER SHABAZZ: Would the applicant be
5 able to approach?

6 CHAIRMAN VANDERWELL: Yes. Applicant, if
7 you'll please come up.

8 MR. LUPE MEDINA: Thank you.

9 COMMISSIONER SHABAZZ: Sir, thank you for being
10 here today. And I know it sounds like you've got a
11 tight-knit community. And it can be, this kind of forum
12 can be a difficult thing. And I know you'll all work
13 well to keep that neighborhood as tight and make
14 everyone feel welcome.

15 I had a couple questions for you, sir. The
16 first one was when are you planning to do your first
17 event?

18 MR. LUPE MEDINA: Well, the original plan was
19 to start in on May.

20 COMMISSIONER SHABAZZ: Right.

21 MR. LUPE MEDINA: And go once a month. So it's
22 going to be six months down the road so, afterward, so
23 the last one.

24 COMMISSIONER SHABAZZ: So at this moment, right
25 now, you're planning on Cinco de Mayo to be your first

1 event?

2 MR. LUPE MEDINA: It wouldn't matter, on time
3 for that. We're late. It could be the first one would
4 be next month.

5 COMMISSIONER SHABAZZ: Next month. Okay. So.
6 And you had mentioned that your -- that you had made
7 many of the improvements already. I see quite a few
8 things that you have to, that you would have to abide by
9 as a part of this conditional permit.

10 MR. LUPE MEDINA: Okay.

11 COMMISSIONER SHABAZZ: Which is fairly
12 expensive to comply with. Can you, have you worked out
13 that, that dollar value as to how you're going to do
14 those things?

15 MR. LUPE MEDINA: Well, first of all, I was
16 waiting for this hearing, and then kind of double-check
17 all the requirements and see what I have to do to move
18 it on, get this permit, and then go from there.

19 COMMISSIONER SHABAZZ: Because I do see here
20 where you're saying that you will comply 100 percent.

21 MR. LUPE MEDINA: Yes.

22 COMMISSIONER SHABAZZ: But you're telling me
23 that you will comply 100 percent before you know what
24 all of the things are that you have to do. Is that
25 correct?

1 MR. LUPE MEDINA: Yeah, whatever it takes, I'll
2 work hard to make it happen, you know. I mean I'm here
3 to follow what are you guys requirements and do my best
4 to make it, you know, make it through. So I mean if
5 there's something that I cannot afford it, then I'll
6 be -- you know, we'll pretend that wasn't different.
7 But as of right now, I don't see any problems by, you
8 know, when you know what your, you know, requirements,
9 so far.

10 COMMISSIONER SHABAZZ: And your concessions, is
11 that simply to defer those costs, or is there any piece
12 of that, have you worked out that, is there any piece of
13 those concessions that you're going to be selling that
14 will go outside the cost of the event?

15 MR. LUPE MEDINA: I don't know if I get that
16 one.

17 COMMISSIONER SHABAZZ: So the money that you
18 will be charging for alcohol or food.

19 MR. LUPE MEDINA: Okay.

20 COMMISSIONER SHABAZZ: Is any of that going to
21 go to anything else other than the cost of maintaining
22 or running the event?

23 MR. LUPE MEDINA: All the sales, all the
24 incomings will be used for that, yes. Whatever expenses
25 we can cover with our incomes, that's what we can,

1 that's what we use the money for, every single penny,
2 yeah.

3 COMMISSIONER SHABAZZ: Madam Chair, that's all
4 the questions I have.

5 CHAIRMAN VANDERWELL: Thank you.

6 Commissioner Petersen.

7 COMMISSIONER PETERSEN: Commissioner Petersen.
8 Can you tell me how many horses you own?

9 MR. LUPE MEDINA: How many horses I own, four.

10 COMMISSIONER PETERSEN: Four?

11 MR. LUPE MEDINA: Four horses, yes.

12 COMMISSIONER PETERSEN: And do all four of your
13 horses compete in these events?

14 MR. LUPE MEDINA: No. This -- okay. This is
15 not a competition. This is just a show. So, yeah, I
16 own four horses, but I --

17 COMMISSIONER VANDERWELL: But there is roping
18 involved, is there not?

19 MR. LUPE MEDINA: Yes. Two of them do.

20 COMMISSIONER PETERSEN: Your horses do roping
21 and show?

22 MR. LUPE MEDINA: Two of them.

23 COMMISSIONER PETERSEN: Two, two of them?

24 MR. LUPE MEDINA: Yes.

25 COMMISSIONER PETERSEN: I understand that you

1 put this on in years before.

2 MR. LUPE MEDINA: Right.

3 COMMISSIONER PETERSEN: And I've also, from
4 reading some of these comments, that I find out that
5 there have been several of your neighbors have attended
6 these. Do they have horses?

7 MR. LUPE MEDINA: Yes.

8 COMMISSIONER PETERSEN: And do they compete in
9 this?

10 MR. LUPE MEDINA: They participate, yes.

11 COMMISSIONER PETERSEN: Oh, yeah. I'm sorry.
12 You said it's not a competition. That's fine. The
13 other thing that I have to ask, then, how many other
14 participants do you expect?

15 MR. LUPE MEDINA: Participants, we're talking
16 about, approximately 20 per event.

17 COMMISSIONER PETERSEN: 20?

18 MR. LUPE MEDINA: 20 participants, 20, 25,
19 somewhere in there.

20 COMMISSIONER PETERSEN: 20. And all of these
21 participants must carry their horses in; is that not
22 true?

23 MR. LUPE MEDINA: That's correct.

24 COMMISSIONER PETERSEN: The other thing was you
25 happened to mention, that I saw somewhere in your notes,

1 that you will hire the steers.

2 MR. LUPE MEDINA: We rent the steers, yes.

3 COMMISSIONER PETERSEN: And they have to be
4 trucked in; is that not right?

5 MR. LUPE MEDINA: That's correct.

6 COMMISSIONER PETERSEN: Thank you, sir. That's
7 all I have.

8 CHAIRMAN VANDERWELL: Commissioner Petersen,
9 you're done?

10 COMMISSIONER PETERSEN: Yes.

11 CHAIRMAN VANDERWELL: Okay. All right.
12 Commissioner Read.

13 COMMISSIONER READ: Yes, thank you. I'd like
14 to ask a couple of questions about the prior events.
15 From what the neighbors were saying, there's been two
16 prior events at this location?

17 MR. LUPE MEDINA: Last year, yes.

18 COMMISSIONER READ: None before that at this
19 location, just the two that were last year?

20 MR. LUPE MEDINA: That's correct.

21 COMMISSIONER READ: Okay. And then, prior to
22 that, were you affiliated with other organizations and
23 did the event at other locations?

24 MR. LUPE MEDINA: Yes, we did put out a couple
25 of events about five years ago at Gandolfo Arena.

1 COMMISSIONER READ: All right.

2 MR. LUPE MEDINA: And we couldn't afford it
3 anymore, because it was so expensive to conduct for once
4 and then believe that the Gandolfo Arena has being
5 listening to Reno Rodeo organization. So we're not
6 allowed to put out these events out there anymore.

7 COMMISSIONER READ: So you're saying that the
8 reason that you are no longer doing the events with
9 Gandolfo and other associations is because it became too
10 expensive?

11 MR. LUPE MEDINA: Well, part of that, yes.

12 COMMISSIONER READ: What was the other part?

13 MR. LUPE MEDINA: Yeah. That we understand
14 that the Gandolfo arena has been listening to Reno Rodeo
15 organization, and they're already booked up. They
16 don't, they don't rent the arena anymore to just out,
17 but any other organizations. That's what I am.

18 COMMISSIONER READ: Okay. Is your event open
19 to the public, or is it just people that are invited?

20 MR. LUPE MEDINA: Okay. So I can say, yes,
21 this is open to the public; 90 percent, if it's not
22 more, of the people that come to the events, they go to
23 the Medina's family events. So that means we know them
24 all. They know the Medina family for years. And they
25 know that this is what we do.

1 And so it's open to public, but 90 percent of
2 the spectators and participants, they're family and
3 close friends that we know, yeah.

4 COMMISSIONER READ: How many people attended
5 the prior events?

6 MR. LUPE MEDINA: The first event, we have
7 about 75, 85. The last event, it was like a hundred.

8 COMMISSIONER READ: And where did the people
9 that attended those events park?

10 MR. LUPE MEDINA: Inside our property. We have
11 designated on the south half a parking lot for them.
12 Every single car is inside the property's fence all the
13 way around.

14 COMMISSIONER READ: So nobody parked outside
15 around the property? What about the horse trailers; are
16 they --

17 MR. LUPE MEDINA: They have their own livestock
18 parking lot inside the property for it. The last event,
19 it was one horse trailer parking by the street. The
20 property fence is about 20 or 15 feet from the edge of
21 the road. So we have that space. And there was one
22 horse trailer parked in there for 15 minutes. There was
23 one participant that showed, he was coming from another
24 event, and then he had no time to get in and out. So
25 that was for 50 minutes. He got out there, spent 50

1 minutes, got back on the trailer, on the truck, and take
2 off. That was the only one that was parking outside the
3 property. But he was not parking on the road. Between
4 the road and the parking, or the property fence, which
5 is 15-foot.

6 COMMISSIONER READ: So everybody that attended
7 the event, except for those two exceptions, parked
8 inside the property?

9 MR. LUPE MEDINA: Yes, ma'am.

10 COMMISSIONER READ: Is this free, or do you
11 charge admission? I know that you've got costs that
12 you've got to cover for the event.

13 MR. LUPE MEDINA: We accept donations at the
14 entrance.

15 COMMISSIONER READ: Donations. Okay.

16 MR. LUPE MEDINA: And they all know what is
17 that for. And they know it, they understand what our
18 attendance for these events. And they all know that we
19 have expenses that we have to cover. And they all know
20 that they -- yeah, so we accept donations at the end of
21 it, yes.

22 COMMISSIONER READ: And how many people will
23 typically help out? Or do you employ people to help out
24 at the event, or is it all volunteers and --

25 MR. LUPE MEDINA: No, we group up, and then

1 they're all volunteers. We have security guards that
2 are licensed, security guards that are working somewhere
3 else and they're volunteers on our crew. All the
4 participants are volunteer. Everyone that help us,
5 taking care of the event, were all volunteers. So.

6 COMMISSIONER READ: Are you aware of some of
7 the complaints, such as the loud music and the ATVs
8 going up and down the road?

9 MR. LUPE MEDINA: Yes.

10 COMMISSIONER READ: I mean have you witnessed
11 the ATVs driving up and down during the event, and the
12 quads, and I don't remember if somebody said motorcycles
13 and -- coming up the road really fast? Have you
14 witnessed that?

15 MR. LUPE MEDINA: The only traffic that we're
16 getting on the events is the people that are hauling
17 their livestock, which is a pickup with two- or
18 three-horse trailers. They can't, there's no way they
19 can drive that fast on the dirt road, because they love
20 their horses, and they want to be safe.

21 There was only one quad that one of my security
22 guys was using. And that's my own quad that --

23 COMMISSIONER READ: Okay.

24 MR. LUPE MEDINA: -- that we keep on the
25 property. We don't allow any motorcycles or anything on

1 the events whatsoever. So people going up and down on
2 the events, yes, they are, because we start at noon, and
3 we end at sunset. So the participants, some of them
4 start at noon, end at 2:00 o'clock, and then they take
5 off. And then we got more people come in to participate
6 from 2:30 to 4:30, and then take off. So they're up and
7 down from 11:00 a.m. to sunset, you know, at that day
8 only.

9 About the music, we -- the event ends at
10 sunset. Period. There's no loud music. It could be,
11 last, the last event, we have one of the -- I think, it
12 was one that they -- or a couple of guys that were
13 helping us cleaning up, and they turned their own car
14 radio music. Once the live music was done, and the
15 amplifier was done, that the system was off, turned off,
16 and they could listen to that radio when they were
17 cleaning up. That was the only music that went beyond
18 sunset on the last event.

19 COMMISSIONER READ: And then I have one more
20 question. Thanks for answering the questions.

21 MR. LUPE MEDINA: Uh-huh (affirmative).

22 COMMISSIONER READ: When do you typically start
23 setting up for this event, and how long does it take to
24 tear down for the events?

25 MR. LUPE MEDINA: Okay. Setting up, we don't

1 have that much of setting up. We only have two tent
2 houses, like six by six, where we keep our beverage, you
3 know, cold. That's about the only setup that we have on
4 the event. Nothing else. We have the food. There is a
5 food truck that usually drive in and take off. They
6 take everything with them. So there's no setup.

7 COMMISSIONER READ: And so when the event ends
8 at sunset, everybody is gone by then? Are you -- how
9 long does it take to tear down?

10 MR. LUPE MEDINA: When the event's over, 90
11 percent of the participants and the spectators are --
12 after, after the sunset, 30 minutes after sunset, 90
13 percent of them are gone. The other 10 percent are the
14 people who are helping me with, you know, cleaning up
15 and, you know, making sure all the animals are out of
16 the property. But then that's just like 45 minutes
17 after sunset, and then everybody's out of there.

18 COMMISSIONER READ: Okay. I have to ask one
19 more question --

20 MR. LUPE MEDINA: Sure.

21 COMMISSIONER READ: -- based on what you were
22 asked, saying. So is there -- if there's people there
23 after sunset, is there outdoor lighting --

24 MR. LUPE MEDINA: No.

25 COMMISSIONER READ: -- set up? None? Okay.

1 MR. LUPE MEDINA: No. I'm totally against that
2 lighting.

3 COMMISSIONER READ: Okay.

4 MR. LUPE MEDINA: Because of my horses. And,
5 yes, I want, I want the property to keep as it is right
6 now. We don't, no. I'm totally against lighting.

7 COMMISSIONER READ: Okay.

8 MR. LUPE MEDINA: A hundred percent.

9 COMMISSIONER READ: Okay. Thank you for
10 answering all those questions.

11 CHAIRMAN VANDERWELL: Commissioner Fewins, do
12 you have any questions?

13 COMMISSIONER FEWINS: I have just one question.
14 Thank you for coming, Mr. Medina. What is the fence
15 that you have on the east side of your property, on the
16 10 acres, what kind of fence is it, barbed wire?

17 MR. LUPE MEDINA: What is it?

18 COMMISSIONER FEWINS: What kind of fence?

19 MR. LUPE MEDINA: The fence. Oh.

20 COMMISSIONER FEWINS: The fence on the east
21 side of your property.

22 MR. LUPE MEDINA: It's just a two-post with
23 those wires with no -- with wires.

24 COMMISSIONER FEWINS: Okay. Thank you.

25 MR. LUPE MEDINA: Four wires.

1 COMMISSIONER FEWINS: Thank you. That's all.
2 Thank you.

3 CHAIRMAN VANDERWELL: Commissioner Brock, do
4 you have any questions?

5 COMMISSIONER BROCK: No, I do not.
6 Commissioner Read pretty much hit the ones I was going
7 to, frankly.

8 CHAIRMAN VANDERWELL: Okay. Commissioner
9 Carey?

10 COMMISSIONER CAREY: I don't have any questions
11 for the applicant. I have a couple questions for staff.

12 COMMISSIONER PETERSEN: So do I.

13 CHAIRMAN VANDERWELL: Okay. Perfect. Okay.
14 If you'll --

15 COMMISSIONER CAREY: Thank you.

16 CHAIRMAN VANDERWELL: -- continue to make
17 yourself available, we appreciate it.

18 COMMISSIONER CAREY: Thank you, Madam Chair.
19 This is Commissioner Carey, for the record.

20 Ian, I had a couple questions, kind in two
21 primary areas, public safety, and I had some questions
22 about land use.

23 As a follow-up to my question at our Study
24 Session, were you able to find any information about any
25 citations or response calls from the Sheriff's Office or

1 noise complaints from Washoe County?

2 MR. CRITTENDEN: I was able to get ahold of
3 Washoe County code enforcement and ask them about any
4 responses or any complaints associated with events last
5 year, and they did not have any recorded responses to
6 that. I was not able to get information from the
7 sheriff.

8 COMMISSIONER CAREY: Thank you. I had a
9 question about our automatic, a new automatic aid
10 agreement between the City and Truckee Meadows Fire
11 Protection District. I was curious if the automatic aid
12 agreement has -- changes any of the conditions of
13 approval or -- because it's my understanding, the
14 agreement, it's the closest unit that responds. I
15 didn't know if that, with Truckee Meadows -- I'll
16 rephrase my question. Does Truckee Meadows Fire
17 Protection District still have primary response and
18 would be in charge of those conditions? Would the City
19 have any?

20 MR. CRITTENDEN: The Washoe County, or Truckee
21 Meadows Fire Protection District would be the primary
22 responder, primary responsibility. Because they are the
23 agency that we talked with as we reviewed this proposal.
24 They do still have -- that is still their primary
25 response area now, Sparks.

1 COMMISSIONER CAREY: And then my last public
2 safety question was about emergency response and REMSA.
3 It's my understanding, with other special events that
4 are issued in other jurisdictions, there's typically a
5 condition of approval requiring an EMS service to be
6 on-site. Did you receive any comments from REMSA? I
7 believe, they have a special events division that
8 handles large events. I didn't know if that made the
9 qualifications.

10 MR. CRITTENDEN: No, we did not receive a
11 response from REMSA. Although the requirement for them
12 to have one is a potential possibility that the Planning
13 Commission could look into.

14 COMMISSIONER CAREY: Okay.

15 MR. CRITTENDEN: But, yeah, we did not hear a
16 response from them.

17 COMMISSIONER CAREY: And then I'll just get
18 through my land use questions as fast as I can.
19 Appreciate the indulgence, Madam Chair.

20 CHAIRMAN VANDERWELL: No problem.

21 COMMISSIONER CAREY: So with the exhibit that
22 was in our staff report for the site, for the property
23 map, I was curious. And you said that it didn't really
24 have any meaningful impact on the analysis.

25 So if we're looking at the property that's to

1 the south of what was highlighted, it looks like the
2 land uses on the site are LLR and Open Space. One of
3 the findings and discussion that you have in the staff
4 report is that to the north, previously, the planned
5 land use was -- gosh, what was it? It was rural
6 single-family residential.

7 My question is, is with the property to the
8 north, if it has an Intermediate Density Residential
9 land use, is that still considered a rural single-family
10 land use?

11 MR. CRITTENDEN: So. Yeah. Oh, I'm sorry
12 about that. So the map that I had wrong, the wrong
13 property highlighted, is that I had the property just to
14 the north of the subject property highlighted. And it
15 had three districts on it. That's the LDR, the LLR and
16 the OS. Those are all larger-lotted, low-density
17 residential zoning districts.

18 When in the analysis we talk about the land use
19 in that, that comparison, a lot of times what we're
20 talking about is the actual use of the land, not
21 necessarily the master-planned land use. You know, we
22 kind of addressed that in Finding 1 that the land use is
23 compliant with the expected use, or the proposed use,
24 and we're talking and saying that we're really talking
25 about what's happening on those properties. And those

1 properties, it doesn't change the fact that they are
2 still all single-family on rural, large-lot rural
3 properties.

4 There is no IDR directly adjacent to this site.
5 If there is IDR, it would be up north in Sonoma
6 Highlands. And this doesn't border that. So.

7 Does that answer your question?

8 COMMISSIONER CAREY: It does. Thank you. And
9 this will be my last land use question. In your
10 analysis, in the staff's analysis, how does this
11 proposed conditional use permit advance the land use
12 plan for this area that the City has, and how does it
13 meet the Comprehensive Plan policies?

14 MR. CRITTENDEN: So the two Comprehensive Plan
15 policies that we felt it helped support were -- let me
16 look it up here in my notes.

17 Goal MG2, which talks about adding diversity to
18 our land use mix and specifically calls out recreational
19 uses as one of those uses that we're looking to add to
20 the land use mix, add this as a recreational use, we
21 felt that it helped support that goal.

22 And then Policy RC24 talks about supporting
23 cultural resources. We felt that this was a cultural
24 resource that would be supported through approval.

25 COMMISSIONER CAREY: Just a quick follow-up.

1 So it's staff's interpretation that cultural resources
2 are special events?

3 MR. CRITTENDEN: Not special events, but the
4 nature of this special event which was specifically
5 requested was a roping and dancing horse cultural event,
6 which qualified under the major recreational facility
7 definition in the code. That's where we made that
8 association.

9 COMMISSIONER CAREY: Thank you, staff. Thank
10 you, Madam Chair.

11 CHAIRMAN VANDERWELL: Commissioner Petersen.

12 COMMISSIONER PETERSEN: Yeah. Ian, it's been a
13 long time since I, a few years back, had to travel
14 Dolores quite often. But it's been a few years back
15 since I have. Do you happen to know the width of
16 Dolores?

17 MR. CRITTENDEN: I don't know the width of
18 Dolores off the top of my head. Shoot, I was looking at
19 the parcel map for out there, and there is an easement
20 described. And I don't know what it is off the top of
21 my head. I'm sorry.

22 COMMISSIONER PETERSEN: I somewhat remember it
23 was a very narrow road.

24 UNIDENTIFIED MAN: That --

25 MR. MARTINI: Commissioner Petersen, for the

1 record, John Martini --

2 UNIDENTIFIED MAN: The road --

3 CHAIRMAN VANDERWELL: Excuse me. Can
4 Mr. Martini speak? Thank you.

5 MR. MARTINI: Community Services Director.
6 There's a couple of widths that staff found on Dolores
7 Drive. So the paved portion in what is the
8 subdivision's of typical size, I believe, is about 50
9 feet. And then, as you transition -- and that's the
10 width of the right-of-way. What's actually paved, in my
11 opinion, is probably more like about 36 feet. It is a
12 narrow residential street of a design that was used back
13 in that time. And I understand the concerns. At that
14 time, the county didn't require sidewalks. If you go
15 out there, it is a narrow paved road, with drainage on
16 either side. It is fairly narrow.

17 When we researched the land maps that are the
18 western portion of Dolores -- so this, this area was
19 created a long time ago by division of land into large
20 parcels, is what it appears to me, and there have been
21 many subsequent parcel maps that get us to the parcels
22 you see today.

23 What I found of note was the portion,
24 basically, from where the pavement ends up the dirt
25 portion appears on the maps as a 60-foot easement that

1 was required by court decree. Now, the documents of
2 that court decree are very old, and they're not online.
3 Staff was not able to get them. We would have to
4 request those court documents from the County Recorder.
5 They'd probably have to be pulled out of archive at this
6 point. We didn't have time to look into the nature of
7 whether this is truly a private road, if the court
8 decree public access, selective access. We don't know
9 at this point.

10 COMMISSIONER PETERSEN: I only just
11 particularly remember it that when I had to take it at
12 that time, it seemed to me that it would be very
13 difficult for two horse trailers to pass each other.
14 But, like I say, it's been two years since I've been up
15 in there.

16 And that's all I was requiring, is that if
17 anybody really knew the width. I do feel for the
18 handicapped person and not having sidewalks and the
19 route that he has to take. And I hope in the future
20 that will be looked into.

21 But you answered my question very well, John.

22 I have one more, more of a comment than it is a
23 question. But I wanted to clear, since at a very early
24 age -- I was born and raised one-half a block across
25 from the rodeo grounds, which was then -- where the

1 county administration offices are now is all
2 wall-to-wall, row after row of single horse stalls. I
3 first learned to ride over there at an early age. And
4 when I'm driving that -- and I also attended a lot of
5 events over there at an early age. I even had my horses
6 over there at an early age.

7 But there's a whale of a lot of difference
8 between riding stables and events put on. Because most
9 of the events that are put on, the stock has to be
10 trucked in. On riding stables, they are residents of
11 that area. And, therefore, the riding stables, they
12 ride their horses out on the trails on around, and so on
13 and so forth, so on and so forth.

14 So I just want to make that point clear that I
15 find that there's a whale of a lot of difference between
16 riding stables and events, especially steer roper
17 events, type of events.

18 So thank you. And I appreciate your putting on
19 that.

20 COMMISSIONER SHABAZZ: Madam Chair, I just had
21 one.

22 CHAIRMAN VANDERWELL: Commissioner Shabazz.

23 COMMISSIONER SHABAZZ: Thank you very much,
24 Madam Chair.

25 I would like you to clarify for us. It was

1 brought up in one of the comments. I can't remember the
2 gentleman that presented it, but he did posit that there
3 is a 40-acre requirement for these large, this type of a
4 permit. Can you clarify for us whether that can be done
5 on a 10-acre lot or if that is indeed a requirement that
6 there be a 40-acre lot?

7 MR. CRITTENDEN: So a parcel zoned A-40 is
8 typically required to be 40 acres. I mean that is part
9 of the definition of an A-40 lot.

10 However, when we're talking about older lots,
11 and, essentially, that's a -- not a new designation, but
12 its current incarnation is new. We've updated zoning
13 codes over time, and those designations have changed.
14 And so we have a lot of lots throughout the City that
15 have a zoning designation that they don't necessarily
16 fit.

17 A good example is SF6 parcels are supposed to
18 be 6,000-square-foot, and a lot of old neighborhoods you
19 might have a lot of 5,000-square-foot lots. But that's
20 a consequence of a lot of different things changing over
21 the years.

22 In a case like this, what we would say is that
23 this parcel is substandard. Any time you have a parcel
24 that, for whatever reason, was developed legally but
25 does not meet the current zoning standards, they're

1 substandard or a substandard development.

2 Substandard developments are planned to the
3 same as any property meeting those standards is, except
4 that any development or things that have happened there
5 had to meet the current requirements.

6 So an example would be, if your house didn't
7 meet current setbacks, but we can show that you received
8 a permit to build your house where it is, that house is
9 fine at that location. You can't increase that
10 substandard development. You couldn't build closer to
11 the property line you're already too close to.

12 If the example of a conditional use permit on a
13 parcel, conditional uses are permitted uses subject to
14 conditional use permits. So that use is already allowed
15 on the parcel subject to review that it can be
16 conditioned in such a way that it's compatible with
17 adjacent uses.

18 So while I understand the concept of, hey, it
19 doesn't the current zoning, so you can't do anything,
20 that's not the way we operate. If you don't meet it,
21 but that lack of meaning makes you just substandard,
22 doesn't necessarily make you, you know, unable to do
23 anything on that property.

24 COMMISSIONER SHABAZZ: So, in essence, we can
25 say it was grandfathered as --

1 MR. CRITTENDEN: Grandfathered is a very loose
2 and generic term, but, yes, it is grandfathered and able
3 to operate.

4 COMMISSIONER SHABAZZ: I'm a simple guy.

5 MR. CRITTENDEN: But. Yeah.

6 COMMISSIONER SHABAZZ: Okay.

7 MS. MCCORMICK: Madam Chair?

8 CHAIRMAN VANDERWELL: Yes.

9 MS. MCCORMICK: Alyson McCormick, for the
10 record.

11 CHAIRMAN VANDERWELL: Yes, thank you.

12 MS. MCCORMICK: If I could add to that.

13 CHAIRMAN VANDERWELL: Please.

14 MS. MCCORMICK: This use would also be allowed
15 in an A-5 zoning district, which would be a 5-acre
16 minimum lot size by a conditional use permit, so the
17 exact same process that the Commission is going through
18 right now.

19 CHAIRMAN VANDERWELL: Thank you.

20 MS. MCCORMICK: Or, excuse me, I should say a
21 major recreational facility would be allowed in an A-5
22 zoning district.

23 CHAIRMAN VANDERWELL: Thank you.

24 MS. MCCORMICK: By a conditional use permit.

25 CHAIRMAN VANDERWELL: Thank you.

1 Do the Commissioners have any other questions?

2 I have my list now. So, Mr. Medina, if you
3 could please step back up. Thank you.

4 Thank you, and I appreciate it.

5 MR. LUPE MEDINA: Yes.

6 CHAIRMAN VANDERWELL: The last two events that
7 you had, when Commissioner Read had asked you, one of
8 the events you had about 75 people, and the other event
9 you had about a hundred. Okay. How many horse trailers
10 did you bring in average for those two events?

11 MR. LUPE MEDINA: Average. So got like, that
12 was just like three horses per trailer. And you're
13 asking about the people. But the average riding in a
14 car is four people.

15 CHAIRMAN VANDERWELL: Okay.

16 MR. LUPE MEDINA: You know, per car, that
17 appears to those, these events.

18 CHAIRMAN VANDERWELL: Okay. So did you have 75
19 cars in addition to the horse trailers, or what's the
20 estimate of how many cars and horse trailers did you
21 have at the event that you had 75 people?

22 MR. LUPE MEDINA: When we had 75 people, I'm
23 talking about 25 to 30 cars.

24 CHAIRMAN VANDERWELL: Okay.

25 MR. LUPE MEDINA: And probably average of 10

1 horse trailers.

2 CHAIRMAN VANDERWELL: Okay. All right. Thank
3 you. And it's my understanding that Dolores Way, down
4 where your property is, is on a private road maintenance
5 agreement. So that means that all of the people that
6 live in that area, they all put in to make sure that the
7 road is up to standards where everybody can drive back
8 and forth on it. Correct?

9 MR. LUPE MEDINA: That's correct.

10 CHAIRMAN VANDERWELL: Okay. At the time --

11 UNIDENTIFIED MAN: Not true.

12 CHAIRMAN VANDERWELL: Please don't interrupt.

13 Thank you.

14 So when you did these events, did you check
15 around with your neighbors, or did you make any -- did
16 you, because of the fact that the event used it and
17 probably wrecked up the road, did you make any
18 concessions to your neighbors to correct any things that
19 maybe would have damaged the road during those events?

20 MR. LUPE MEDINA: The last couple events, I
21 didn't notice any outstanding damage to the road. And
22 why I'm saying this is because every event, after the
23 event's over, I personally walk all the way to the paved
24 road and pick up every piece of trash that is left
25 there. Even if it is old trash or whatever, I pick

1 everything up myself. I have my team that are helping
2 me do other stuff. But cleaning up the road, I do it
3 myself so I can double-check that it's done right, done
4 the right way.

5 So I noticed no outstanding damage to the road.
6 However, we've been putting our money to maintain the
7 road, when we're being asked for it. And I'm willing to
8 put, from now on, that the impact -- I know, I
9 understand the impact is going to be more this year than
10 the last year. Because we're expecting more people.
11 Because the type of permit that I kind of am forced to
12 apply for, which is different from the last year, so
13 we're expecting more, more traffic. And I understand
14 it's going to be, it is going to be damage to the road.

15 So from now on, if I have to double up my money
16 on the maintenance, or triple up my money that I've
17 already been putting down on the last three years, I'm
18 willing to do that.

19 CHAIRMAN VANDERWELL: Okay. And then someone
20 had spoken that you had applied to do this event at two
21 other pavilions, and you've been denied?

22 MR. LUPE MEDINA: No, that's not -- that's --

23 CHAIRMAN VANDERWELL: Okay. Where have you
24 applied to do this, you applied to do this event before
25 you decided to do the special use permit?

1 MR. LUPE MEDINA: I applied to do this event at
2 Gandolfo Arena about five years ago, and we put down two
3 events in Gandolfo Arena. And then I applied to do just
4 a dancing horse show at Vaquero's Night Club parking
5 lot, and I did get a permit, the special use permit four
6 times. And we've done the event. So I haven't been
7 denied, none of my applications for this special use
8 permit.

9 CHAIRMAN VANDERWELL: Okay. And I apologize.
10 It's a conditional use permit. Okay. Have you made any
11 attempts to try to do this event at other pavilions,
12 like Ironwood or something like that?

13 MR. LUPE MEDINA: No.

14 CHAIRMAN VANDERWELL: Okay. All right. With
15 that, I have no further questions. Thank you.

16 MR. LUPE MEDINA: Thank you.

17 CHAIRMAN VANDERWELL: Commissioners, anybody
18 else have any other questions?

19 COMMISSIONER FEWINS: Commissioner Fewins, I
20 do.

21 CHAIRMAN VANDERWELL: Yes.

22 COMMISSIONER FEWINS: I have some for staff.
23 If Ian could hop back up here just to get that legwork
24 out for the night.

25 Commissioner Fewins. Ian, one of the

1 conditions you stated is about the road improvements.

2 MR. CRITTENDEN: Sure.

3 COMMISSIONER FEWINS: And other things. Does
4 the City have any kind of jurisdiction on private
5 easement road, roads on -- because there is a condition,
6 and it says on 17 road maintenance and repair, City and
7 county. But once you get past the -- and I did drive up
8 and did look at Dolores Lane, did drive around the
9 property. I think, it was trash day today, because the
10 trash truck was out in the middle of the road, and I
11 couldn't get around it.

12 And so, when it goes to the private road, and
13 there's a sign that says private road, what
14 jurisdictions does the City have on a private road?

15 MR. CRITTENDEN: So we don't have any
16 jurisdiction on that road per se. But what we do have
17 is the ability to condition this, this request to
18 require the applicant to enter into an agreement that
19 the County and City can then get a copy of, that shows
20 that they have entered into an agreement of their --
21 that shows what their share or their burden for road
22 maintenance and repair is.

23 So it's not necessarily that we have
24 jurisdiction over the road, but it is this is our, the
25 City's permit to grant. We can condition it that they

1 show some level of maintenance of that road and there's
2 an agreement that they agreed upon of what that should
3 be.

4 COMMISSIONER FEWINS: Okay. And I did ask the
5 question of the applicant earlier about the fence on the
6 west side. Or the east side of the property. Excuse
7 me. Particularly the wind in the afternoon and blows
8 from the west to the east. And I know you did put a
9 stipulation about garbage and different garbage
10 containers and different things.

11 Could there be a way to condition the east side
12 of the property to have more of like a chain link fence
13 that would keep the refuse inside of the property
14 instead of blowing down to the neighbors on the east?

15 MR. CRITTENDEN: Absolutely.

16 MR. ORNELAS: So, having -- this is Armando
17 Ornelas, Assistant Community Services Director.

18 Having had that concern raised at the Study
19 Session, we have taken the liberty of preparing a
20 potential condition. I will go ahead and provide that
21 to you, and then I will read it into the record for your
22 consideration. It could be modified however you see
23 fit.

24 COMMISSIONER FEWINS: Thank you, Armando.

25 And, Ian, one last question.

1 COMMISSIONER FEWINS: On a temporary use permit
2 that has been granted in the past for this event, the
3 last two times that it's happened, is there -- when a
4 temporary use permit is granted, are there noise
5 decibels requirements on those?

6 MR. CRITTENDEN: I don't believe that that was
7 a condition of either of the previous temporary use
8 permits.

9 COMMISSIONER FEWINS: Thank you.

10 CHAIRMAN VANDERWELL: Commissioner Petersen.

11 COMMISSIONER PETERSEN: Commissioner Petersen.
12 Ian, it's not my fault. You got to blame him for
13 calling you back.

14 I have one further follow-up question. It just
15 dawned on me that we have put a lot of conditions on
16 this applicant, and some of them would need some kind of
17 oversight to see that they're fulfilled. We have not
18 that means, do we?

19 MR. CRITTENDEN: Can you give me an example of
20 which one you're talking about?

21 COMMISSIONER PETERSEN: Well, for instance, we
22 say the road should be watered so often and graveled in
23 certain places, and these parking lots. So the event
24 takes place. Say, it's approved and the event takes
25 place. How do we police these things and make sure that

1 they're done? We don't have that means, do we?

2 MR. CRITTENDEN: So parts that are things that
3 we can inspect. As in the requirement for graveling the
4 parking lot, you know, that's something that we can go
5 out and inspect and verify that it's done. And then we
6 could go out intermittently throughout the year to check
7 that it's being maintained at the level that's required.

8 As far as dust on the roads, like you said,
9 that is harder to track. But that is a requirement of
10 the Washoe County Health District's Air Quality
11 Management Department to -- they do require that that's
12 done, and they do have a monitoring protocol to go out
13 and verify those things are being done.

14 Unfortunately, most of, you know, these kind of
15 conditions are a complaint-based thing for monitoring.
16 Like you said, City staff, any mechanic staff, and both
17 of us together don't have enough time or manpower to
18 watch everything. And so we do, we do operate on a
19 complaint basis. And so if complaint are made that
20 that's happened, then extra eyes come out to look at it
21 and verify that things are happening as they ought.

22 COMMISSIONER PETERSEN: And then there was one
23 other follow-up I had on the fact that the conditions
24 that have been placed on there. We are missing one.
25 Should this application be granted, should we approve

1 it, I think that we should have a condition on there
2 that it is subject to annual review by this Commission.

3 MR. ORNELAS: So, Commissioner Petersen, this
4 is Armando Ornelas, Assistant Community Services
5 Director. Again, that was an issue that was raised at
6 the Study Session. We have given that some
7 consideration.

8 It is outside, I will say that it is outside
9 the way or the manner or, frankly, the intention of how
10 a conditional use permit is intended to work in the
11 sense that it's intended to allow for a use, once
12 established, to continue, so long as it, the conditions
13 of approval, are being satisfied.

14 Which suggests that, you know, in the event
15 that the conditions of approval were not being
16 satisfied, then, you know, we would have to go through
17 the process of revoking the conditional use permit.

18 We haven't, since we've gone to, you know, made
19 the transition from special use permit process to
20 conditional use permit process, added a condition along
21 those lines. That's not to say it can't be done. But
22 it would be out of the ordinary certainly and --

23 CHAIRMAN VANDERWELL: Mr. Ornelas, could you
24 speak into the mic.

25 MR. ORNELAS: Sure.

1 CHAIRMAN VANDERWELL: Because the audience
2 can't hear you. Thank you.

3 MR. ORNELAS: It would be -- it's, frankly,
4 inconsistent with the way a conditional use permit is
5 approved and, you know, is intended to run with the
6 property as long as the conditions of approval are
7 satisfied. That's not to say it couldn't be done.

8 COMMISSIONER PETERSEN: All right. Well, we'll
9 cross that bridge when it happens. That's all. Thank
10 you.

11 CHAIRMAN VANDERWELL: Thank you.

12 Okay. Commissioner Carey.

13 COMMISSIONER CAREY: Sure. If there's no other
14 questions from the Commission, I'll throw it out there
15 for discussion.

16 I certainly appreciate the work of our staff
17 and our friends at Washoe County Planning for all their
18 work in trying to make this project work with conditions
19 of approval.

20 This is a very tough project. It's very
21 confusing, I think, with the whole Sphere of Influence
22 issue, I think. One issue I personally have -- I'm not
23 sure how my colleagues on this Commission feel -- but
24 it's a little weird, and it's uncomfortable to be voting
25 for, as a Sparks Planning Commissioner, voting for a

1 City-issued conditional use permit in the county, and
2 that would be maintained and monitored by the county.

3 With that being said, there was a lot of
4 discussion tonight, a lot of comments. Appreciate the
5 comments, appreciate the emails and calls. But I view
6 this as strictly a land use issue.

7 My understanding of the protocol agreement is
8 that, you know, that the City, this is an area that the
9 City has identified that we would grow into. And we
10 want to have input on the land uses and planned land
11 uses in that area.

12 I'm going to have to respectfully disagree with
13 the staff recommendation and analysis. To me, it's kind
14 of tough to meet Finding C1. Certainly appreciate --
15 and that's compatibility with our Comprehensive Plan and
16 the land uses.

17 The one that I have issue with is Policy RC24,
18 and that's to promote the protection of and minimize
19 potential impacts on cultural resources within the
20 City's jurisdiction. Cultural resources, as defined by
21 federal, state, and the Sparks Municipal Code, are
22 building sites and other tangible areas that are deemed
23 historic and that meet four specific criteria outlined
24 by the Secretary of Interior. Cultural resources are
25 not special events, and they're not cultural

1 programming.

2 So I think that that's an incorrect and not
3 consistent application of that policy. And I'm not able
4 to meet Finding C1.

5 To me, RC24, the intent of that policy is to
6 protect and enhance our cultural resources within the
7 City. I fail to see how the proposed project will
8 advance cultural resources. Because under federal,
9 state and local law, these are not cultural resources.

10 I'm also -- you know, items just wrap it up.
11 But I have some trouble with, also, C1. I don't see how
12 the conditional use permit is compatible with the
13 planned land uses and helps meet our goals of the
14 Comprehensive Plan and the policies we have for this
15 area.

16 It's my understanding that this was an area
17 that we chose to grow into. I feel that this proposed
18 conditional use permit is incompatible with our land use
19 plans and our Comprehensive Plan goals. I think, major
20 recreation goals, especially in residential areas and
21 within the City and in our Sphere of Influence, need to
22 be compatible, and they need to advance our
23 Comprehensive Plan. I don't believe that the proposed
24 project advances our Comprehensive Plan or our land use
25 goals.

1 CHAIRMAN VANDERWELL: Thank you, Commissioner
2 Carey.

3 Any other Commissioners have any comments?

4 COMMISSIONER PETERSEN: I have a comment.

5 CHAIRMAN VANDERWELL: Commissioner Petersen.

6 COMMISSIONER PETERSEN: Since Commissioner
7 Carey had stole all my thunder. I originally was
8 discussing this with somebody who cared about this
9 matter very much. I told her, I said, I don't think
10 I'll have much to say, because the Commissioners on this
11 committee with me are very, very sharp people and they
12 cover all angles.

13 And it's proved right. But I can't support
14 this, I must say, because, for exactly what Mr. Carey
15 said, it is not compatible, in my mind. Any time you
16 get opposing audience of four to one, it is not a
17 compatible situation, as far as I'm concerned.

18 And so I, for that reason, I will not be able
19 to support this.

20 CHAIRMAN VANDERWELL: Commissioner Read.

21 COMMISSIONER READ: Yes. Thank you.

22 I concur with my fellow Commissioners.

23 Commissioner Carey, Commissioner Petersen, I appreciate
24 your comments. I also cannot support this conditional
25 permit based on some of the comments that have already

1 been made.

2 So, with that said.

3 CHAIRMAN VANDERWELL: Commissioner Shabazz.

4 COMMISSIONER SHABAZZ: Thank you, Madam Chair.

5 I do wholeheartedly agree with the assessment,
6 well, not a hundred percent of the assessment, but the
7 part where it meets the goals of what we're setting out.

8 My major concern here is how the applicant will
9 meet the requirements. The requirements that we set
10 forth here are gargantuan. And I don't, for that
11 reason -- I will have, I have difficulty supporting
12 this. Because I just don't see how the applicant or
13 any, you know, any, anyone that is not a large
14 organization can meet all of these requirements a
15 hundred percent and keep the peace in this neighborhood.

16 So, for that reason and that reason alone, I
17 won't be able to support it.

18 CHAIRMAN VANDERWELL: Thank you, Commissioner
19 Shabazz.

20 Any other comments?

21 MS. MCCORMICK: Madam Chair.

22 CHAIRMAN VANDERWELL: Yes.

23 MS. MCCORMICK: If I may. Sorry. Alyson
24 McCormick, for the record. If Commissioner Shabazz
25 could elaborate on which of the five findings he

1 believes that his comments go to.

2 COMMISSIONER SHABAZZ: Absolutely. So what I'm
3 talking about is mainly the conditions. For instance,
4 the air quality condition, making sure the road is
5 watered, how many times it needs to be watered.

6 The applicant was not able to demonstrate that
7 he had a plan forward as to when he was going to, you
8 know, how he was going to do these things. He just said
9 he was going to meet them.

10 He also mentioned that he was going to meet
11 them before he knew what they were. And that, to me,
12 told me that he did not have a true plan on how he was
13 going to fund it, how he was going to do it, did he have
14 contractors already available to available to do it.
15 And that's my major concern.

16 It's the air quality piece. It's the proposal
17 to put new fencing around the property. There's just
18 quite a few things that the applicant has to meet that I
19 just can't see any small organization able to do.

20 MS. MCCORMICK: So --

21 CHAIRMAN VANDERWELL: So, Commissioner Shabazz,
22 I apologize. So you can't make Finding C4, then?

23 COMMISSIONER SHABAZZ: That is correct.

24 CHAIRMAN VANDERWELL: Thank you.

25 Any other comments?

1 Mr. Ornelas.

2 MR. ORNELAS: Madam Chair, I think, you know,
3 the approach generally here was that the use was allowed
4 on the site through a conditional use permit process.
5 So the premise, to some extent, is that it's a permitted
6 use.

7 We worked through the process with county
8 staff. They did not object to the issuance of the
9 permit but, rather, suggested a series of conditions.

10 So the staff report that came to you and the
11 recommendation that came to the Planning Commission was
12 for approval.

13 Hearing the comments and the positions that are
14 being articulated by the Commission this evening, I
15 would like to ask for a short recess so that staff can
16 consider what an alternative to the recommendation of
17 approval would look like and, you know, a possible
18 motion.

19 CHAIRMAN VANDERWELL: Okay. Is 10 minutes
20 good?

21 MR. ORNELAS: Yes, that would suffice.

22 CHAIRMAN VANDERWELL: Okay. We'll be recessing
23 for 10 minutes, and then we'll be right back.

24 MR. ORNELAS: Okay. Thank you.

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(A recess was taken.)

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CHAIRMAN VANDERWELL: Mr. Ornelas.

MR. ORNELAS: Chairwoman VanderWell, Armando Ornelas, Assistant Community Services Director. So --

CHAIRMAN VANDERWELL: Can you move the mic a little closer, please? Thank you.

MR. ORNELAS: Recurring issue with me. Sorry.

Having heard the Commission's concerns and the views that are being articulated in terms of the inability to support this conditional use permit request, staff has looked and have provide to you an alternative to Finding C2. And Finding C2 is the one that we heard maybe most consistently across the board. And if there's to be a motion made for denial, I would, I would recommend that it be based on a finding or an inability to make a particular finding that is shared across the board by a majority of the Planning Commission.

So, I think, certainly there's some concerns that were expressed with regard to the ability to make Finding C1. There were some condition or concerns expressed about the inability to make Finding C4. Most consistently, again, was C2.

So I will review with you what finding, this

1 alternative Finding C2 says, and that is that,
2 essentially, the application, as submitted and
3 conditioned, is not compatible with the existing uses of
4 the adjacent properties. The reasoning being that most
5 properties within the vicinity of the subject site are
6 developed as single-family residences on large lots, the
7 keeping of horses and other livestock is common and
8 permitted on these properties, but a roping and dancing
9 cultural horse event is out of character for the area.

10 So, this is, again, how you might look at it if
11 you do not feel it's compatible.

12 The proposed conditions of approval address
13 operational standards and requirements that may mitigate
14 those impacts. However, we find, the Planning
15 Commission would find this use not compatible with the
16 existing uses on adjacent properties due to the
17 following: Residential nature of the neighborhood in
18 which this use is being proposed; and the limited routes
19 of access to and from the subject property and adjacent
20 properties; and, thirdly, the inherent intensity, size
21 and regularity of the proposed event.

22 So, again, to summarize, this would be an
23 alternative to the Finding C2 that's in the staff
24 report. This would support a motion for denial. We
25 have provided you with an alternative suggested motion

1 based on an inability to make Finding C2.

2 And with that, I'll address any questions that
3 you may have.

4 CHAIRMAN VANDERWELL: Do you have any?
5 Commissioner Shabazz.

6 COMMISSIONER SHABAZZ: Yeah, Madam Chair. I
7 just would like to restate, basically, my concerns over
8 C2. Basically, I'm not satisfied that the condition, as
9 set forth for the applicant to meet, are proportionate
10 and will mitigate the concerns of all of the surrounding
11 community. And that's my major concern.

12 CHAIRMAN VANDERWELL: Commissioner Shabazz,
13 thank you.

14 Any other Commissioners have any questions?
15 Comments?

16 Thank you, Mr. Ornelas.

17 Okay. I'll take questions, comments, a motion.
18 Commissioner Carey.

19 COMMISSIONER CAREY: I'll give it a shot.

20 I move to deny conditional use permit CU18-006
21 associated with PCN18-0013 because of the proposed use,
22 as submitted and conditioned, is incompatible with the
23 existing or permitted uses of adjacent properties,
24 contrary to finding C2, for the following reasons: A
25 roping and dancing horse cultural event use is out of

1 character for the area; the residential nature of the
2 neighborhood in which this use is being proposed; the
3 limited routes and access to and from both the subject
4 property and adjacent properties; and the inherent
5 intensity, size and regularity of the proposed event.

6 COMMISSIONER BROCK: I'll second.

7 COMMISSIONER PETERSEN: I'll second.

8 CHAIRMAN VANDERWELL: I got -- I have a motion
9 and a second. Is there any discussion?

10 Okay. With that, I'll call for the vote. All
11 in favor?

12 (Commission members said "aye.")

13 CHAIRMAN VANDERWELL: Any opposed?

14 Okay. The motion carries. Thank you.

15 Okay. Next, we'll move along to general
16 business, selection of a Commissioner to serve on the
17 Truckee Meadows Regional Planning Commission to fill the
18 term beginning on July 1st, 2018, from the following
19 pool of applicants: Commissioner Mary Brock,
20 Commissioner Scott Carey, Commissioner Shelley Read,
21 Commissioner Karim Shabazz, and Commissioner Dian
22 VanderWell. Commissioner VanderWell's term expires on
23 June 30th.

24 COMMISSIONER READ: Madam Chair, I'd like to
25 like to make a motion.