



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

To: Mayor and City Council

From: Janet Stout, Administrative Assistant

Subject: Report of Planning Commission Action

Date: September 25, 2018

RE: PCN18-0039/STM18-0008 – Consideration and possible recommendation of approval of a Tentative Map for a 32-unit multi-family townhome project on a site 3.1 acres in size in the NUD (New Urban District-Spanish Springs Town Centre Planned Development) located south of Los Altos Parkway and east of Galleria Parkway, Sparks, NV. (For Possible Action)

Please see the attached excerpt from the September 6, 2018 Planning Commission meeting transcript.

1 COMMISSIONER PETERSEN: Commissioner Petersen.
2 I'll second it.

3 VICE CHAIR CAREY: Okay. We have a motion by
4 Commissioner Brock, a second by Commissioner Petersen.
5 Any, any discussion or comments on the motion?

6 Seeing none, I will call the vote. All those
7 in favor of the motion, please say "aye."

8 (Commission members said "aye.")

9 VICE CHAIR CAREY: Opposed, "nay."
10 The ayes have it. The motion is carried.
11 We'll move on to item number 14 on the agenda.

12 That's **PCN18-0039**. That's consideration and possible
13 recommendation of approval of a tentative map for a
14 32-unit multi-family townhome project.

15 MR. CRITTENDEN: Vice Chairman Carey, members
16 of the Planning Commission, Ian Crittenden, Senior
17 Planner.

18 I don't know if you remember, minutes ago, when
19 we approved the -- this body approved the conditional
20 use permit. But this is the tentative map for that same
21 project. As it is a townhome project, they do need to
22 do the tentative and final map processes.

23 So all streets within this development will be
24 privately owned and maintained by the HOA. The
25 landscaping will be maintained by either the HOA or the

1 LMA in regards to landscaping along Galleria Parkway.

2 Sidewalk infrastructure is being provided
3 throughout the interior of the project, as well as
4 connecting to the exterior along Galleria Parkway,
5 extending that pedestrian structure on Galleria Parkway.

6 Tentative maps, as you just heard, have 12
7 findings. So we'll try to go through those in detail
8 but as quickly as is reasonable.

9 Finding T1 requires conformance with zoning and
10 the Comprehensive Plan. The townhomes are permitted in
11 the Spanish Springs Town Centre handbook, subject to a
12 conditional use permit, which this body just heard.

13 This proposal supports Policy C4, as sidewalks
14 are provided; Policy CF1, as City services are available
15 at this location; and Policy H2, as this provides
16 another housing type in the area.

17 Finding T2 requires conformity with the City's
18 streets master plan. The proposed townhome subdivision
19 will access via existing roads within the City's streets
20 master plan on private streets. And so they conform
21 with that street master plan.

22 Finding T2 requires that the outside agencies
23 that provide services related to public health be
24 contacted for input. That would include water and so
25 forth. Those agencies were contacted. They do have

1 requirements that they put into their comment letters.
2 Those have been incorporated into the findings,
3 basically requiring that adequate water be, water rights
4 be dedicated prior to the final map for this project.

5 Well, that's not exactly the right one, because
6 the next one, T4, is specifically about those water
7 rights. And Condition 5 specifically addresses that and
8 that they will be, have to be, have to be dedicated
9 prior to the issuance of the -- or prior to the approval
10 of the final map.

11 Finding T5 requires access to sewer. As we
12 discussed previously, the proposed subdivision will
13 generate 33,600 gallons of sewer per day. And the
14 applicant will have to provide evidence that they have
15 adequate capacity prior to the final map. But staff
16 does believe that this will be -- they will be able to
17 make that, that evidence. But they still have to
18 provide it to us.

19 Finding T6 requires that other public agencies
20 that provide public services, such as schools, police
21 and transportation and so forth, be contacted. Washoe
22 County School informed the City that the proposed
23 development would generate 1 elementary school student
24 and 1 high school student. And so we're not
25 particularly concerned about that.

1 The project will not generate enough traffic to
2 require off-site improvements.

3 And fire and police protection will be provided
4 by the City of Sparks.

5 Finding T7 requires that impacts on adjacent
6 streets be addressed. As I mentioned previously, this
7 project is not anticipated to generate enough impact,
8 enough trips to impact adjacent public infrastructure.

9 Finding T8 requires that the characteristics of
10 the soil and land be considered. This site is not in a
11 floodplain. It is very flat, besides the big pile of
12 dirt, which doesn't really count as topography. And
13 then, finally, a final geotechnical report will be
14 required prior to the issuance of building permits.

15 Finding T9 requires that comments from entities
16 reviewing the proposal be considered. We did receive
17 comments. They are attached to the staff report and
18 have been incorporated into the conditions of approval
19 as appropriate.

20 Finding T10 requires that fire protection needs
21 be, for the project be considered. This site will be
22 served by the City of Sparks for fire protection and is
23 within the 6-minute response time.

24 Finding T11 requires that other identified
25 impacts be considered. Landscaping and architecture

1 were those that staff identified. Those will be
2 addressed primarily through the MF2 design standards for
3 both architecture and landscaping.

4 And then, finally, Finding T12 requires that
5 proper public notice be given, tentative maps. That is
6 accomplished through the posting of the agenda for both
7 Planning Commission and City Council and then hearing
8 them here.

9 Staff is recommending approval of this 32-odd
10 townhome subdivision.

11 That's the end of my presentation. I'd be
12 happy to answer any questions if you have any.

13 VICE CHAIR CAREY: Thanks, Ian.

14 Any questions for staff?

15 Commissioner Shabazz.

16 COMMISSIONER SHABAZZ: Seeing as though I did
17 jump on the last time, same question, or do I have to
18 wait for the geotechnical report regarding storm
19 drainage?

20 MR. CRITTENDEN: No, storm drainage would be
21 addressed prior to that. As part of their final map
22 documents, they'll have to show how they're going to
23 handle that water. There's actually stormwater
24 infrastructure already in this area, and they'll have to
25 tie into that and show that they are meeting the flows

1 as they're required per the handbook and the existing
2 stormwater infrastructure that's in there. So it will
3 have to be addressed.

4 COMMISSIONER SHABAZZ: And can you point out
5 the map where that storm infrastructure may be already?

6 MR. CRITTENDEN: There is -- it's off the map
7 actually. There's a clarifying basin. Is that the
8 right terminology?

9 No. There is a place where stormwater goes
10 toward on the east side of this, as part of that
11 stormwater. They'll have to tie into that. There's
12 actually, I believe, the --

13 COMMISSIONER SHABAZZ: So if I understand you
14 correctly, it would be east of it.

15 MR. CRITTENDEN: Yes.

16 COMMISSIONER SHABAZZ: So it would go through
17 the proposed storage area; is that correct?

18 MR. CRITTENDEN: Yes. It'll travel to the
19 east. The project that's between this proposal and the
20 previous, I believe they actually run along this south
21 side. They had their stormwater running that direction.
22 And so they'll have to kind of work with that plan and
23 make sure that all of that stormwater that's within
24 this -- this series of projects within Spanish Springs
25 Town Centre is all supposed to tie into that system, and

1 they'll have to show how they can do that prior to the
2 issuance of the a final map.

3 COMMISSIONER SHABAZZ: Thank you.

4 MR. CRITTENDEN: Approval of a final map.

5 UNIDENTIFIED MAN: We can look at the map, if
6 you want to show it.

7 MS. STACIE HUGGINS: This is where it's going.
8 So it's coming right here and coming up. If you can
9 open it.

10 MR. CRITTENDEN: Oh.

11 MS. STACIE HUGGINS: This is the old commercial
12 site.

13 UNIDENTIFIED MAN: Oh, okay. Yeah, we can show
14 this. Maybe.

15 MR. CRITTENDEN: I think, it was already on. I
16 turned it off. I'm sorry.

17 MS. STACIE HUGGINS: Oh, okay.

18 COMMISSIONER SHABAZZ: Okay.

19 MR. CRITTENDEN: Oh, all right. So this is the
20 old preliminary plan for the layout of this. This would
21 be the site we're talking about shown in commercial
22 development. The stormwater right now runs along there
23 and would tie into infrastructures on the east side of
24 the site, just off of this, in this area, so.

25 MS. STACIE HUGGINS: Actually, it's on the

1 south side.

2 UNIDENTIFIED MAN: It's on the south side.

3 MR. CRITTENDEN: It's on the south side down
4 here? Okay.

5 MS. STACIE HUGGINS: Yeah, actually, it comes
6 like this.

7 MR. CRITTENDEN: Oh, okay. Sorry.

8 Yeah, so that's what they would be working with
9 tying into, and what they'd have to show that they meet
10 the requirements and so forth prior to the final map.

11 COMMISSIONER SHABAZZ: So, since we're now
12 saying it's on the south side, would that be on the
13 border between the single-family homes and the
14 multi-family?

15 MR. CRITTENDEN: Correct.

16 COMMISSIONER SHABAZZ: The multi-family
17 development?

18 MR. CRITTENDEN: Correct.

19 COMMISSIONER SHABAZZ: So it would be.

20 COMMISSIONER READ: And --

21 VICE CHAIR CAREY: Commissioner Read.

22 COMMISSIONER READ: Isn't there a drainage
23 ditch back in that area that it flows into? Is that
24 where that is, up there towards --

25 MR. CRITTENDEN: Yeah, on the east side.

1 COMMISSIONER READ: Oh, on the east side of the
2 ditch?

3 MR. CRITTENDEN: Yeah.

4 COMMISSIONER READ: Does that connect to the
5 North Truckee Drain? Okay.

6 MS. STACIE HUGGINS: Do you want my map?

7 COMMISSIONER READ: They're getting their
8 stuff, so.

9 MR. MARTINI: Thank you, Mr. Vice Chair.
10 Again, John Martini, for the record.

11 I would point out to the Planning Commission
12 that this area was master-planned for all utilities way
13 back when my hair wasn't quite so gray as it is now.

14 So to answer your question, Commissioner Read,
15 for the most part, stormwater from this area flows via
16 pipe networks and open channels to the North Truckee
17 Drain, where it then drains to the Truckee River. And,
18 yes, it's the big ditch back there.

19 COMMISSIONER READ: That's what I thought.

20 VICE CHAIR CAREY: Okay. Any questions for
21 staff? We're good?

22 That was a fun stormwater discussion.

23 All right. We'll bring this back to the
24 Commission. Or as the applicant representative, is
25 there anything you'd like to add to this?

1 MS. STACIE HUGGINS: No.

2 All right. We'll bring this back to the
3 Commission for consideration and possible action.

4 COMMISSIONER READ: I'll make a motion.

5 VICE CHAIR CAREY: Go ahead, Commissioner Read.

6 COMMISSIONER READ: I'd move to forward to the
7 City Council a recommendation of approval of the
8 Tentative Map for Galleria Station Townhomes, associated
9 with PCN18-0039, adopting findings T1 through T12 and
10 the facts supporting these findings as set forth in the
11 staff report, and subject to the conditions of approval
12 1 through 15 as listed in the staff report.

13 VICE CHAIR CAREY: Thank you, Commissioner
14 Read.

15 There's a motion on the table. Is there a
16 second?

17 COMMISSIONER BROCK: This is Commissioner
18 Brock. I second.

19 VICE CHAIR CAREY: Okay. we have a second by
20 Commissioner Brock. Any discussion or comments on the
21 motion?

22 Okay. Hearing none, I will call the vote. All
23 those in favor of the motion, please say "aye."

24 (Commission members said "aye.")

25 VICE CHAIR CAREY: Opposed, "nay."

1 The ayes have it. The motion is carried.

2 Thank you very much.

3 We'll now move into item 15. This is public
4 comment. This is our last public comment period of the
5 evening.

6 If anyone would like to make a public comment
7 at this time, please come forward, state your name for
8 the record. And you'll have three minutes.

9 Welcome back, Dorothy.

10 MS. DOROTHY WHITE: Yep. Again, Dorothy White,
11 a resident on Papaya Drive.

12 I simply, and my neighbors, would want a
13 clarification. When we spoke earlier, we asked about
14 the fencing behind us and between the proposed
15 townhouses. And what we understood was that there
16 wasn't going to be another fence, it was just going to
17 be our fence line and just trees and things planted back
18 there. What the good neighbor fences; who takes care of
19 what?

20 VICE CHAIR CAREY: Okay.

21 MS. DOROTHY WHITE: I mean we have our fences.
22 We have our HOA. We know what belongs to us. So does
23 that mean that the back side of the fence is now the
24 responsibility of the townhouses? How do we address
25 this?