



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Sparks Planning Commission Action

Date: November 22, 2019

RE: PCN16-0050 - Consideration of and possible action on Amendment Number 1 to a Development Agreement pursuant to NRS 278.0201 between the City of Sparks, Jackling Aggregates, LLC, and QK, LLC providing for planning and development of a site 386.87 acres in size located at 555 Highland Ranch Parkway, Sparks, Nevada.

Assistant Community Services Director Armando Ornelas presented this agenda item at the Planning Commission meeting on November 21, 2019.

Mr. Ornelas presented the background and analysis associated with the request. The applicant's representative, Mr. Mike Railey of Christy Corporation, was also present and available to answer questions. The project's traffic engineer, Mr. Paul Solaegui, was also present.

Mr. Ornelas identified that the most significant change being proposed in the Development Agreement is the identification of a secondary emergency access point. The identification of a secondary emergency access point changes some of the sections in the originally approved Development Agreement.

Commissioner Petersen requested clarification on the proposed project's boundary. Specifically, how far west is the proposed project. Mr. Railey shared that the farthest western boundary is the city limit. In addition, Mr. Railey stated that the water tank is located in Sun Valley and the proper authorities have been obtained to construct the project.

Commissioner Carey asked if there would be a phasing plan for development. Mr. Railey shared that this is still being worked out. The different colors on the map included in the staff report represent the different villages to be developed.

Commissioner Blaco requested clarification on the width of the proposed secondary access road. Mr. Ornelas shared that the width of the secondary access road would be consistent with City standards.

Commissioner Carey requested follow-up on a question posed at the Study Session regarding the levels of service on a 2-lane road versus a 4-lane road. Traffic Engineer Amber Sosa shared that the reduction from 4-lanes to 2-lanes would affect the level of service, however, the addition of the secondary access road mitigates the need for a 4-lane road. Commissioner Carey asked for further clarification regarding levels of service after the addition of the proposed 650 units without improvement to the intersection. Mr. Paul Solaegui provided an explanation regarding the traffic study

that was done for the project. M. Solaegui reiterated that acceptable levels of service would be maintained after the addition of the 650 proposed units.

Commissioner Carey also requested clarification regarding the fire suppression system requirement for new development within the project. Mr. Ornelas stated that fire suppression systems would be required, however, the addition of a new fire station could change the requirement and the applicant could request relief at that time. Mr. Ornelas also shared that staff had discussed emergency access and response times with fire personnel.

In closing, Mr. Ornelas provided additional clarification relative to the traffic levels of service.

The public hearing was opened and no public comment was received.

There was no further discussion.

MOTION: Commissioner Read moved to find Amendment Number 1 to the Development Agreement associated with PCN16-0050 consistent with the Sparks Comprehensive Plan and to forward a recommendation of approval to the City Council.

SECOND: Commissioner Petersen

AYES: Commissioners Carey, Read, Blaco, Fewins, Petersen, Pritsos and VanderWell.

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Motion passed.