



Sun Valley Citizen Advisory Board Meeting Minutes October 19, 2020 at 6:00 p.m.

The meeting recording started in the middle of the meeting.

1. ***CALL TO ORDER/ DETERMINATION OF QUORUM** – Carmen Ortiz, Michael Rider, Carol Burns, Steve Machatta
2. ***PLEDGE OF ALLEGIANCE**
3. ***GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Comments are to be addressed to the Board as a whole.
4. **APPROVAL OF AGENDA FOR THE MEETING OF OCTOBER 19, 2020 (for Possible Action)**
5. **APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 15, 2020 (NO Action – due to staffing shortages, the minutes of the June 15, 2020 meeting have not been completed. Approval of minutes will be on the next available agenda).**
6. **DEVELOPMENT PROJECTS-** The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: www.washoecounty.us/comdev
 - 6.A. **Tentative Subdivision Map Case Number WTM20-004 (Highland Village)** – For possible action, hearing, and discussion to approve a tentative map to allow the subdivision of 54.6 acres into a 216 lot common open space development located north of Highland Ranch Pkwy. & north of Midnight Drive. **(for Possible Action)**
 - **Applicant\Property Owner:** Regal Holdings of Nevada LLC \ Charles J. Fornaro, et al
 - **Location:** North of Highland Ranch Pkwy. & north of Midnight Drive
 - **Assessor's Parcel Number:** 508-020-41 & 43
 - **Staff:** Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us
 - **Reviewing Body:** Tentatively scheduled for the Planning Commission on November 4, 2020

Julee Olander requested a 5-minute recess to ensure the applicant arrived at the meeting. Carmen Ortiz reconvened the meeting.

John Krmpotic, the applicant representative, provided a PowerPoint slideshow. He introduced Frank, the engineer. Ray and Ron should be joining the meeting.

Julee Olander noted she thought we would put a pork chop at the intersection at Midnight. He said we don't have a porkchop level of detail. She requested he explain that it would be a right-in, right-out. Mr. Krmpotic showed the intersection on the slide.

Michael Rider asked if you had to on Highland Ranch. Mr. Krmpotic confirmed. Mr. Rider said that would alleviate the complaints we have been hearing about traffic going into Midnight onto Highland Ranch. Mr. Krmpotic said that was one of the complaints, including the children's safety. He said we got a good handle on those concerns. Mr. Rider said he likes to roundabout idea and take the primary access away from Midnight. It gives you access to the schools. He said he liked the trail. He said he likes the parks and the common areas. He said he was pleased with how it came out. Mr. Rider said you added a crosswalk. Mr. Krmpotic talked about the park and amenities.

Chair Ortiz agreed with Mr. Rider. She said she was concerned about the crosswalk. She said she is afraid there is a false sense of security where its 45 mph. Cars do not stop. Mr. Krmpotic said there is good visibility there. Ron Bath is online and is one of the applicants. We did speak about your concerns. There will be flashers that are part of the conditions. She asked if there are speed bumps. Mr. Krmpotic said you wouldn't see that on the major arterial street network. It's designed to move traffic. A CAB member asked if the speed limit could be changed. The engineer said he knows the concerns, and Ron

has been working with staff. He said because of the concerns, we aren't sure about building the crosswalk yet. Chair Ortiz asked about a catwalk. Mr. Krmpotic said the idea would be scrapped if it got to the idea of a catwalk. Ron Bath said we don't think there is a necessity to have a crosswalk to the park. He said we would do a roundabout with a flasher and subsequently do access through 18-acre of the southside parcel of the Highland Ranch. There will be access to the southern border to the park. That crosswalk is not necessary. Steve McCutta said he doesn't see the need for the crosswalk. There is never anyone there. Mr. Krmpotic said we need to scrap that condition. Ms. Olander said that once they put that roundabout, the traffic will be slowing down. Mr. Bath said it's still far from that crosswalk. She said we don't want to install a crosswalk and give a false impression that traffic will slow down. It's something we can look at in the future.

Chair Ortiz asked if it would be gated or fenced or just people's backyards. Mr. Krmpotic said its people's backyard backing up into open space. He showed the circulation pattern and network of trails.

Mr. Rider said it's well thoughtout. Steve said he agreed. It's a nice layout for a future community.

Mr. Krmpotic thanked everyone for assisting in the community planning.

MOTION: Michael Rider moved to approve this project. He added they addressed concerns. Steve seconded the motion which carried unanimously.

6.B. Special Use Permit Case Number WSUP20-0014 (Red Peak West cell tower) – For possible action, hearing, and discussion to approve a special use permit to allow the removal of an existing 15-foot-tall cellular communication tower and the construction and operation of a new 40-foot-tall cellular communication tower. **(for Possible Action)**

- **Applicant\Property Owner:** 51 Wireless, LLC attn.: Nick Targas, 4040 Bonanza Way, Loomis, CA,95650
- **Property Owner:** Desert View Commercial Properties, LLC, attn.: Dave Metts
- **Location:** At the top of Red Peak, approximately ¼ mile southeast of the intersection of Sagehen Lane and Carolyn Way
- **Assessor's Parcel Number:** 502-250-08
- **Parcel Size:** ±12.63 acres
- **Master Plan Category:** Rural
- **Regulatory Zone:** General Rural (GR)
- **Area Plan:** Sun Valley
- **Citizen Advisory Board:** Sun Valley
- **Development Code:** Authorized in Article 324, Communication Facilities
- **Commission District:** 3 – Commissioner Jung
- **Staff:** Roger Pelham, MPA, Senior Planner rpelham@washoecounty.us 328-3622
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on December 3, 2020

The recording started in the middle of this item. The items were taken out of order due to the 6A applicant representative being late. Julee Olander noted for the record that we have a quorum.

Chair Ortiz asked if the airport authority would be ok with that. Mr. Pelham said they would be informed, and any comments provided by them will be included in the conditions of approval.

MOTION: Michael Rider moved to approve the Red Peak Cell Tower. Carmen Ortiz seconded the motion which carried unanimously.

7. *CHAIRMAN/BOARD MEMBER ITEMS- This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

Michael Rider spoke about SVGID partnership with Sheriff Department to remove abandoned vehicles. Mr. Rider said the community is working together to get things done.

Carmen Ortiz asked if a CAB member has a future agenda item, where would they request that. She would like Staff to follow up with that.

Steve asked why they lowered the speed limit on Sun Valley Blvd. down by the freeway. Mr. Rider said the number of accidents at the intersection is the highest at Sun Valley, with a lot of damages and injuries. They are enforcing it now.

8. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – There were no requests for public comment.

ADJOURNMENT – The meeting adjourned at 6:34 p.m.