



Sun Valley Citizen Advisory Board

Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Sun Valley Citizen Advisory Board held August 6, 2022, 10:00 a.m. at the Hobey's Casino, 5195 Sun Valley, Blvd.

1. **CALL TO ORDER/ DETERMINATION OF QUORUM** – Carmen Ortiz called the meeting to order at 10:02 a.m. Carmen Ortiz, Carol Burns, Michael Rider, Ellen Chapin, Mark Neumann
2. **PLEDGE OF ALLEGIANCE** – The Pledge was recited.
3. **GENERAL PUBLIC COMMENT** –

Denise Myer, District 3 County Commissioner Candidate, said she loves Sun Valley because it's a community. She said she has spoken with community members with similar concerns, including speeding, senior services, and streetlights. Many issues need to be addressed. She said she is funding her own campaigns. She said her opponent had raised campaign funds from developers. She asked for the community's support. Change government at the local level.

Heidi said she was doing research for another project. She said she has data on new construction of apartments/houses – 8 new projects on the active/tentative map of February '22. There are two projects that I can't find. Chocolate Drive is in process. It's approximately 1,841 units. That means there will be 3,682 more people and cars on Sun Valley Blvd. this includes Chocolate Drive with 240 units and 50 more mobile homes. She supplied a map of where everything is going in. it doesn't include the projects I can't find. And it doesn't include the mobile homes going in the vacant lots. We have limited sheriff, fire, and resources. We will need to add drive time to get out of the Valley. We need to thank the county commissioners for approving without understanding the area.

Elise Weatherly said to be a good citizen is to understand the law. People want to make up their own rules and laws. We have to follow the law.

Thuy Tran has a rental in Sun Valley. She said she represents the Senior Advisory Board District 2. She said she is passionate about senior issues. She has a background in nursing and sales. She said there are fliers for senior services on the table. She advised everyone to be careful with scams. She said three of the CAB members attended the Senior Advisory Board.

4. **APPROVAL OF THE [MINUTES](#) FOR THE MEETING OF June 4, 2022** - (For Possible Action)

Corrections:

- In the first paragraph, it says, 'Spanish Springs'
- 'Carmen Ortiz said...' There is nothing following that sentence.
- Pam Roberts (add an 's' to Roberts)

MOTION: Michael Rider moved to approve the minutes for the meeting of June 4, 2022 as revised. Mark Neumann seconded the motion

5. **ELECTION OF OFFICERS FOR 2022/2023** – (For Possible Action)

MOTION for Chair: Michael Rider nominated Carmen. Ellen seconded the motion which carried unanimously.

MOTION for Vice Chair: Carmen Ortiz nominated Michael Rider for Vice Chair. Mark Neumann seconded the motion which carried unanimously.

6. SHERIFF'S OFFICE (WCSO) UPDATE – Representative from WCSO to provide a general community update. (Non-Action Item)

Captain Solferino and Captain Bello were available online.

Captain Solferino provided an update regarding vehicle thefts. He thanked Commissioner Jung for helping us purchase radar trailers for motor units to pinpoint speeders.

Mark Neumann said he saw the mobile set up on Sun Valley Blvd., but it got moved. Captain Solferino spoke about the data of the trailer. He said it helps advise where to put our motor units. He said it gets deployed all over the County. It was brought back to charge up and will get re-deployed to Sun Valley.

Carmen Ortiz requested it gets set up at the beginning of the Valley. Captain Solferino said he would work with NHP, which has Sun Valley Blvd. jurisdiction in that area.

7. TRUCKEE MEADOWS FIRE PROTECTION DISTRICT (TMFPD) UPDATE – Representative from TMFPD to provide a general community update. (Non-Action Item)

Sam Nix, Battalion Chief, said we have EMS calls, engines, and an ambulance stationed in Sun Valley and are very busy. He spoke about burning restrictions and regulations for campfires and cooking fires. Be vigilant. He spoke about defensible space.

Carol Burns said she was concerned with smoke from the neighbors' house. He advised her to call 911.

Mark Neumann asked about EMS call data. Battalion Chief said he could get the info and bring it back. Mr. Neumann asked about getting assistance with automatic aid and regional support. Sam said they are in discussion for regionalization, at least with dispatch.

8. COUNTY MANAGER CHECK-IN – Washoe County Manager, Eric Brown, will be present to request feedback from the CAB and community members regarding the community-focused CAB format and the development meeting HUB interface. (Non-Action Item)

Michael Rider said we should get development back into the CABs so the public can provide input. We don't feel the developers at Chocolate drive were listening. We don't feel like we have a voice. We are disappointed and upset about it. We would like to be involved again so we can voice our opinion. We hope they listen to us.

Mr. Neumann spoke about the Highland Village phase 2 notice. He said Phase 1 had a community meeting. Since then, it's been appealed and changed. We don't get any more information about it. We heard about the original project, but then they made changes. We don't have a voice about it. We are a working community and cannot always attend the Board of County Commissioners. We need a voice in the changes. Manager Brown said the HUB is a site where you can voice your opinion about changes.

Mark Neumann showed a notice; it didn't give us time to get to the CAB meeting.

Elise Weatherly said she agreed with Mr. Rider. She said we got to the Commissioner meeting, but minds have been made up. They are building a new project on Highland Ranch. They could have fixed the roads first.

Carmen Ortiz thanked Manager Brown for meeting in person today. She said many residents don't have a computer or zoom access. She said she was grateful. And thank you for bringing technology in for those who can't attend in person. She asked if it's fair to ask the Developers to hold community

meetings when the project changes. Some people cannot access a computer to access the HUB website. Manager Brown said access to computers poses a challenge for communication. We will need to mail it out, which takes time. He said we would look at the timing and protocols.

Susan Sievert, SVGID member, and previous CAB member. She spoke about the previous format of CAB meetings where we could provide input. She asked what had changed with the timing. She hopes he looks at that.

Mary Espinsitto asked if we could get Community Bulletin boards around time. It helped the community to be involved. She said she received a postcard that helped her to be involved.

Carmen Ortiz thanked County Manager Brown.

9. CODE ENFORCEMENT – Planning Manager Chad Geisinger to provide an overview of the Code Enforcement process and frequently asked questions. (Non-Action Item)

Chad Geisinger provided a PowerPoint presentation.

Elise Weatherly thanked Chad. She asked if they could do a regional business license instead of one for each jurisdiction for Reno, Sparks, and Washoe County. Mr. Geisinger spoke about the challenge of different laws, zoning, and land use in each jurisdiction.

Ms. Myers requested a copy of the PowerPoint. Mr. Geisinger said he could make the updated version available to distribute to the public.

Heidi S. said she lives on Chocolate Drive. She said she is a property owner who owns half the road. She asked who owned the other half of the road? Mr. Geisinger said he would have to look up her property. She said it used to be BLM. Chad said he believes it's an LLC. She asked who pays to pave the road. Mr. Geisinger said they would have to pave the road if they built a subdivision. He spoke about cost sharing with other property owners who want to make road improvements.

Carol Burns spoke about squatters on properties with absent owners. Mr. Geisinger said he has spoken with her many times about that property. There isn't much the code enforcement can do; the County has worked on finding a solution for this property. Everything under the sun has been done with this property. Carol Burns asked if it could be taken to court. She said she doesn't understand why we cannot do eminent domain for these properties. She said the health department refused to help this time. Mr. Geisinger said eminent domain is a political decision by the County. He said the health department did send a dumpster out there. The property is owned, and taxes were paid. It's complicated with a deceased owner with an imprisoned son.

Alexandra Wilson spoke about the property on Karns. She said there had been multiple concerns about the property. She reported that it had been escalated to the District Attorney, County Manager, and potentially the Board of County Commissioners. There are legal nuisances. It's currently in the Manager's office.

10. ENVISIONWASHOE2040 – Senior Planner, Eric Young, to provide an update on the EnvisionWashoe2040 project that is developing a new master plan for Washoe County. The update will include the results of recent surveys and how to provide additional input regarding your thoughts about growth and development. (Non-Action Item)

Eric Young provided an update and encouraged everyone to complete the survey. Carmen Ortiz said we want to hear from everyone. Paper copies will be provided.

11. BOARD MEMBER/COMMISSIONER ANNOUNCEMENTS/REQUESTS — This item is limited to

announcements and/or requests for future agenda items by CAB members and/or Commissioner Kitty Jung (Non-Action Item)

Commissioner Herman provided her business cards. She provided the history of the sign by the pool. It was Garth Elliot's idea to get a sign to announce meetings.

Commissioner Jung thanked the Chair, Vice Chair, and community. She said she spent her community funds on technology for zoom.

Commissioner Jung spoke about fire services and the forward movement for regionalization. She said we'd reviewed the boundaries as a region, and it would be the closest truck to respond regardless of the closest station.

Commissioner Jung asked if we could get a list of the illegal tenancy in the County. There has to be a best practice to approach all of them.

Commissioner Jung provided an update on solar panels.

Commissioner Jung said the libraries' computers are available for use.

Michael Rider said he prefers to meet in person and get a sense of their feelings and emotions. He said he understands zoom is important during disease control. He said the solar panels are on the pool, which will save energy and Sun Valley Residents' money.

Michael Rider said the GID is looking into sewer services for the proposed Chocolate Drive development. He said we would ensure it won't cost you, but the developer will incur the costs.

Carmen Ortiz said we aren't opposed to development. We want sensible development. There is no precedence for two-story apartments in Sun Valley.

Mark Neumann gave an update on Senior Events:
September 6, 9 a.m. – 2 p.m. at the Reno Town Mall, there will be a resource for Seniors.

Mark Neumann spoke about the development at Chocolate Drive. Commissioner Herman was the only Commissioner who opposed apartments. Highland Village Phase 2 – August 16, 10 a.m. at County Commissioners Meeting. It's on the south side. They are proposing 87 homes in Phase 2. Phase 1 has 300 houses up on Highland Ranch, and it's been approved.

Carmen Ortiz thanked Commissioner Herman for planning in accordance with the Planning Commission and the citizens of Sun Valley.

Carol Burns spoke about the traffic totals: 26,000 cars coming in and out of the Valley. March 4 – 28,000. She said the infrastructure isn't keeping up with the infrastructure. 1,800 units are coming in, which generates more cars. We aren't alone; the other CABs are experiencing the same.

Carmen Ortiz said we are concerned for the safety of the community.

12. GENERAL PUBLIC COMMENT – Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the agenda. The public is encouraged to submit a "Request to Speak" form to the Board chair. Comments are to be addressed to the Board as a whole.

Alexandra Wilson, Manager's Office, provided an update. We have the virtual meeting opportunity with the possibility of Commissioner Jung's Commissioner funds. She said you do not need an account to

attend a virtual meeting in the future. Ms. Wilson noted Commissioner Jung used her funds to pay for a clean-up from 1st to Quartz. TNT Lawn's plus who were contracted to complete the work. She said she has photos of before and after. She said Ken Krater would attend a future meeting to provide an update on one of the developments. She provided an update on the progress Valle Vista project on 4th Street.

Mark Neumann announced he is running for the Sun Valley GID.

ADJOURNMENT – The meeting adjourned at 11:56 a.m.

CAB Program
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