



Sun Valley Citizen Advisory Board

DRAFT: 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 February 6, 2017 at 6:00 P.M. at the Sun Valley Neighborhood Center 115 West 6th Street, Sun Valley, NV 89433.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – Members present: Michael Rider, Margaret Reinhardt, Vicky Maltman, Carol Burns, Carmen Ortiz, James Georges (alternative).

2. *PLEDGE OF ALLEGIANCE

3. *PUBLIC COMMENT

Commissioner Jeanne Herman said when she was running for office; she was told she would have to drop being a CAB member. She would help out as much as she could as a commissioner. As a commissioner, she said she had to choose from a list who signed up to be on the CAB. Garth wanted to be a board member; she said she was told at the time, if you were a board member of some sort, you couldn't be a CAB member. There were people on the board who were on the GID and also on the CAB. Now we have a similar situation where a person who was on the GID is on the CAB.

Garth Elliot he said while on the CAB 12 years ago, he thought wouldn't it be nice to have an electronic sign to be on the Sun Valley Blvd. He said it's hard to operate the current sign. It's been a 12 year battle that is coming to an end. He said he hopes to get it done soon. They are ready to send in the purchase order. He said we got the money for it and the new sign ordinance didn't allow us to have something vitally important. The commissioner saw it our way. He said they will order it and we will be able to have graphics with language in English and Spanish. He said we made the rule of no one on GID being on the CAB because there were issues. That was a decision several years ago. Please make this an agenda item and get it resolved.

Darrin Price said lifeline screening will be on Tuesday Feb. 21. They do 5 screenings that would normally cost \$200, but they will do it for \$149. More info is on the website. He thanked the Board of County Commissioners for the electronic message display. Thursday night, the board will look at sign layout for fonts and colors and layout. He said if anyone has issues with Waste Management; please reach out with to your commissioner. Please email your County Commissioner; please let them know you are dissatisfied with the new service plan. Darrin spoke about Ladera Ranch, and the GID is behind this project; we were behind them 100%. They were approved before the economy crashed. When this issue came before the board, the traffic was the only issue. He said as far as the school district item, Sun Valley would be able to fill a new school. Please voice your concerns but also show your support. We have no middle school or high school it is time to get one.

Vicky Maltman made a public comment. She said she is speaking as a private citizen. She said she is a member of the Citizen Advisory Board. She said they had issues during the last rain. She said she has addressed Commissioner Jung and nothing has happen. She said her yard is full of the gravel. As a citizen of Sun Valley, when the County was here, all the ditches would be cleaned out in Washoe County, and she said hers wasn't. She said they had broken her sewer line. It's time they are held responsible.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF FEBRUARY 6, 2017 – Margaret Reinhardt moved to approve the agenda for February 6, 2017. Michael Rider seconded the motion to approve the agenda for February 6, 2017. Vicky Maltman opposed the approval of the agenda.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF OCTOBER 3, 2016 – Vicky Maltman had corrections for the minutes.

- Correct the name of the road: Rapion Way
- Michael Rider, not Ryder

- Let the record show that Vicky Maltman was nominated to be chair and vice chair during the election of officers during the meeting of October 3, 2016.

Michael Rider moved to approve the minutes with corrections. Margaret Reinhardt moved to approve the minutes of October 3, 2016 with corrections.

6. *UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB.

- Carol Burns said she received a letter of concern regarding Carmen Ortiz being on the Board of the GID and the CAB.
- Margaret Reinhardt wanted clarification regarding parking on the street. She asked about if it's legal to park on the street or not.

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

http://www.washoecounty.us/comdev/da/da_index.htm.

A. Amendment of Conditions Case Number WAC16-0001 for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch) – Hearing, discussion, and possible action to approve an amendment to two of the original conditions of approval for the subdivision. The amendment seeks to reduce the side yard setback from 6-feet (existing) to 5-feet (proposed), and to reduce the front yard setback from 20-feet (existing) to 10-feet (proposed) for the living portion of the house and side-turned garages. The front yard setback would remain 20-feet for front-facing garages.

- **Applicant:** D.R. Horton, Inc., Attn: Mark Jones, 1081 Whitney Ranch Drive, Henderson, NV 89014
- **Property Owner:** Ladera Ranch, LLC, Attn: Kelly Burt, 2641 Talon Way, Park City, UT 84060
- **Location:** South of the intersection of East Golden Valley Road/West 7th Avenue and Dream Catcher Drive
- **Assessor's Parcel Numbers:** Total of 113 parcels: 502-700-01; 502-700-02; 502-700-03; 502-700-06; 502-250-05; 502-711-01 to 14; 502-712-01 to 09; 502-721-01 to 13; 502-722-01 to 46; 502-731-01 to 10; and 502-732-01 to 16
- **Staff:** Kelly Mullin, 775-328-3608 • Email: kmullin@washoecounty.us
- **Reviewing Body:** This Case will be tentatively heard by the Planning Commission on February 7, 2017.

John Krmptotic gave a presentation on Ladera Ranch:

- He introduced Ted Brown is with DR Horton
- Ladera Ranch has been around for 10 years; approved map in 2005
- 105 recorded lots on first phase
- He showed the Zoning map
- Subdivision layout: 356 homes have been approved on the tentative map
- Lots of open space
- Character architecture
- Imagine the garage 10 feet forward
- Front yard setback is reduced. He showed the existing and proposed setback
- Setbacks: 6 foot side yard setback on existing plans and 5 foot on the proposed plans.
- 10 yard front yard set back to have 3 car garages. The two car garage is tucked back for variation; crafty way to get 3 car garage.

Comments:

- Carol asked if he was adding a garage. Krmptotic said yes, adding a garage
- Margaret asked about the setback; Mr. Krmptotic said the rear yard is the same. There is no change to amount of houses being built. Krmptotic said DR Horton has a product they would like to build.
- Margaret increase size of house? Krmptotic said he said he doesn't know the size of the house approve prior.
- Margaret asked for sq footage. Krmptotic will be 2,400-2,900. The sales price will be Mid \$400,000.
- Proposed side setback would be 10 feet wall to wall (neighbor to neighbor).

- Mr. Krmpotic said the HDS zoning is a minimum of 5,000, and this project is 5,700. It's the closest zoning that allows a 5 foot setback. Margaret said it's not unusual to have a 5 foot setback.
- Vicky said many time people ask for setbacks as individual and get denied, and here a big company is asking for a setback.
- Vicky asked if it is important to have a 3 car garage. Mr. Krmpotic said the analysis shows a certain square footage with 3 car garage is very important. 1 foot off the side yard is not a big deal. This type of setback is happening around the country.
- Carmen said the Board of County Commissioners approved this 10 years ago. Mr. Krmpotic said they approved the map. Vicky said this will go before the County Planning tomorrow evening regarding the set back.
- Carol asked about traffic. She said 356 lots X3 cars garage. That will be 1,068 cars driving through one entrance a day. Sun Valley Blvd is busy.
- Krmpotic showed Opal Station Drive going west on the map. He said there will be another access point.
- Michael Rider said he has seen this type of house before, usually in the south part of Washoe County, not up here. He said he travels the Sun Valley Blvd for shopping and work, and it would be good to have secondary access. It's a dangerous road with multiple accidents. It's impassable. There needs to be merging lanes coming out of the development. It's a safety issue. It will be log jammed during winter months. He said he is also concerned about drainage. Culverts cannot support this development. Ditches and roads are eroding. The subdivision, if not addressed, the residents will be impacted on that road and it needs to be addressed.
- Margaret asked about detention basins. Mr. Krmpotic said there will be detention basins already engineered for this site. It's the law. Staff civil engineers have reviewed per the code.
- Vicky said she isn't convinced about the traffic; she said it took 25 minutes when it snowed to go from 4th down to carwash. She said we have had this issue from a lone time now. People cut through Sun Valley to get the freeway easier. She said she doesn't see how the traffic problems will change. She said RTC and NDOT met about what is going to happen with the changes. The changes might not come until 2030. The 2nd access won't even come until the second phase. She said she doesn't see how this is beneficial to our community.
- Mr. Krmpotic read the traffic study from the traffic engineer; traffic mitigation for this project. Signing, striping, signal installed 395 on ramp at Golden Valley road. Golden Valley Road/Dream Catcher – 1 left turn lane, one through lane going west. A raised center median, ingress and egress. Vicky said those are mitigations for Golden Valley, what about Sun Valley.
- Kelly Mullin, Washoe County Planner, introduced herself. She said the Commission will only look at the setbacks. It was approved in 2005. There are dozens of conditions on this project. Tomorrow, the Planning commission will be focused on setbacks.
- Margaret said detention basin work well.
- Mr. Georges said we went through this before. He said RTC was going to build a parallel road to Sun Valley Blvd. We have had conversations about homes, how many, roads, and turn outs, and nothing happened. Here it is again. We have a terrible drainage issue in this valley. He said he lost 3 feet of his property to the ditch. He said the county use to clean the ditches all the time every year. He said he has weeds in the back. That development was supposed to be done, here it is again. We have multiple cars. If you have a family of 4 with kids who can drive, that's 4 cars. Krmpotic said 3 car garages doesn't mean 3 cars, it means more storage.
- Mr. Elliot said they didn't put 1,200 homes in the past. They didn't make concessions back then and they have made more since then. They will bring good stuff including tax revenue; they gave us property for a park. They give additional walk ways. As a GID member, there are positives. RTC problem is Sun Valley; it's not their fault.
- Mr. Krmpotic showed the easement approved in green with trailhead.
- Carol Burns said she has been in a house behind the San Rafael park. The homes have reduced setbacks. A woman had to put shading on window because she had no privacy. We have 1/3 acres out here.
- Vicky said this may have been approved 10 years ago, many things have changed since then.

MOTION: Margaret Reinhardt moved to approve the subdivision with proposed setbacks. Michael Rider seconded with motion to approve the subdivision with proposed setbacks however he has concerns about traffic and drainage. 3 in favor: Carmen Ortiz, Michael Rider, Margaret Reinhardt in favor; 2 opposed: Vicky Maltman and Carol Burns. Motion passed 3 to 2.

Michael said he is glad to hear about the turn lanes and detention basins, but was concerned for traffic and drainage.

8. WASHOE COUNTY SCHOOL DISTRICT SCHOOL FACILITIES - 54

Adam Searcy, Riley Sutton, Mike Boster introduced themselves.

Riley said they are actively pursuing lands in the north; it's currently federal lands. They are in the process. The goal to have a new school by 2019 and 2020 school year. Mike Boster said its BLM land off of Donatello/Debussey. They have asked for 80 acres of BLM land. The mineral studies and other studies need to be conducted. There is Forest Service property in the South which they are hoping to get it by the end of the year. He said they would like to get by September of this year and hoping to open this school by 2019.

Adam Searcy said we are pleased to have this conversation which is long overdue and much needed. We are moving forward with planning and designed in order to expedite the process and delivery of the school. He said they are doing what you can do to get this open for the community. He said they will use the layout of a previously built school. It's the most energy efficient school. It will be the basis for this school for the far north end of Sun Valley in Highland Ranch, upper end of the area.

He showed exhibits of the concept. Two access points to help with circulation (Sun Valley or Highland or Donatello/Debussey). Very preliminary design. He said there are drainage concerns – detention basins. Mountain side issues will be mitigated. He said they hope acquisition will go smoothly; they will make sure nothing of cultural significant will be impacted. Contractor selection process – successful contractor will give input during design.

He showed the zoning and said this would be a huge benefit to the community. Its entirety would be zoned for this middle school; keep the kids together as they go through middle school. It's a tremendous opportunity. Design will go through 2017, construction 2018, open by beginning of 2019/2020 school year. It would be a 2 story building; large structure.

Michael asked about the section of road not completed and when it will be constructed. Riley said they had several meetings with RTC; he said he can't forecast traffic; there is no commitment from school to build a road. There are potential scenarios with the District and RTC. This point has been raised. Michael said 1400 students through the neighborhood is a problem needs to be addressed.

The representatives spoke about the proposed zone – re-zoning will go through community processes. There is no design yet.

Margaret said none of those current elementary schools have major arterial roads that go to the existing schools already. No accidents. They aren't required for those schools. She said she doesn't see it's necessary for a road. Riley spoke about the current streets that go to the proposed school – they will have sidewalks and they are wider. Riley said there are higher traffic volumes to this school.

Vicky asked if they can't get the BLM land. Mike Boster said there is a piece of Sun Valley GID property off of 7th; it's steep. The development costs would be expensive. He said he is confident after meeting with BLM and consulting firm. He said they are doing all they can to get the BLM property. Vicky asked since this is a Washoe County school and we are the tax payers, you had to get a consultant from Vegas. He said it's a very specialized field. They recommended this firm; it's a very rare field. Riley Sutton said they would be using a local architecture firm, as well as a sub contractor firm for \$3 million. It would be \$50million in construction. The general contractor that will be selected has been narrowed down to short lists which are all local firms. It's a huge investment in our community. Vicky said we need it.

James Georges said the road going to the school is a dirt road. Riley said they are paved up to the trail head; it will be picked up and paved from there. Mr. Georges said Sun Valley doesn't have sidewalks. He asked will it be dirt or sidewalks. Riley said everything to the north of Highland will have sidewalks. Mike said buffer of 2 miles is the bus zone. Mr. Georges said one girl got killed. It's been a concern for years. He said lights, roads, traffic have been the subjects.

RTC 2030 plan includes a parallel road to Sun Valley and out to Sutro; he said we are still waiting. The traffic has tripled. From 7th street out, RTC owns those two lanes. The intersections are a mess going from two lanes to 4 lanes.

Mr. Elliot said people have to drive 30 miles to take the kids to the school and extra curricular activities. We are so happy about this. GID keeps applying for CBGB Block Grants for sidewalks which are the primary focuses. He said he can't say enough about this. He said he wished it was around for his kids.

MOTION: Margaret Reinhardt moved to approve this project. Vicky Maltman seconded the motion to approve this project. Motion passed unanimously.

9. *PUBLIC OFFICIALS REPORTS –

A. WASHOE COUNTY COMMISSIONER UPDATE – Commissioner Herman spoke about the Land Transfer Bill; it's in limbo right now. Back to the drawing board. That was the County's effort to provide land for schools. She said she feels strong about this issue. She said she believes our state needs to be 100% state versus little bit of state. We would be able to ask for a school from the state.

Waste Management: She explanation of how we got where we are with Waste Management plan. The company that has the contract controls the dump; they have 100 of truck loads coming from California. According to our health board, we need to recycle our garbage. We had to go through single stream system which we have to pay more for. You can get fined if you don't do things properly. She said she was the one on the board that voted against it and are stuck with this situation with Waste Management in control of the dump which makes it impossible to put out bid to another company. She said the contract they put out was premature. We could have legal problems because we already voted to give them that contract. There were floods and service got worse. There are so many things that don't smell right. Darrin Price, GM of the GID, said there is a process to look at other properties. Commissioner Herman said she spoke to Humboldt County commissioner and they had the same issue. We need to get some land from BLM and make our own dump. The contracts would go out to bid and compete for a decent price. Carol Burns asked if Waste Management owns the dump. Al Rogers said he didn't know if they owned it. Commissioner Herman said they have control it. We don't have that ability to have competition. Michael Rider said we object to this because the cost and doesn't work for our area. He said he is upset about it for the entire Sun Valley area. Commissioner Herman said people will dump out in the desert. We are forced into this system for the good of the land so it didn't have stuff all over the desert. It costs a fortune. Carmen Ortiz said we have 1/3 acre lot, we will use the same size container as Reno and we pay more than them.

Mr. Georges said he called them last week and they do have a larger container you can get. They didn't pick up the recycling last week. They came 8:30 am. He said you have to have your trash out between 6-8:30pm. He said they came and picked it up yesterday. Vicky Maltman said she has had issues with pick up too. Mr. Elliot said Las Vegas has a different carrier. Commissioner Herman said it's a 20 year contract with the County. Sun Valley had its own contract, lost it, and now it's under the County. Mr. Georges said the stickers are for the extra bags.

10. *COUNTY UPDATE – AL ROGERS

Al Rogers gave an update:

- Storm update: Issues with streams drainage ditches. He said that is highly likely to happen again this week. Look at your drainage ditches, if you can unclog, please do so. He said he understands some are beyond your ability. The County has responsibility to make sure citizens are safe and but there is self responsibility. If there is anything you can do, please do so. Expecting a cold storm followed by a warmer storm. We are saturated.
- Legislative session began in Carson City. He said there are Bills in both houses that they are monitoring the issues that impact Washoe County services. Legislative will go 120 days until June 5th.
- Chocolate Drive is problematic. It includes parts that are private ownership, not Washoe County. He said they are looking into long term solutions.
- Update to School District: He said we are encouraged to WC1 to build schools. Used land Bills to get land for schools and parks.
- He said they are in Budget season.

- He said they are in transition; down one employee who supports CAB. He encourages community buy-in to get more engagement from citizens.
- Vicky asked why the parcel review map action order on splitting west 5th wasn't on agenda. Al Rogers said he will look into that. He said he will also ask about parking in the streets.
- Carol Burns asked for a forum with RTC, and to find out why we aren't getting any service of ditches. They mentioned they were working in Lemmon Valley. Vicky said that's the County. Al said it's RTC, NDOT and County responsibility.
- Mr. Elliot asked about the full CAB. Al Rogers spoke about the number of meetings for the CABs. He said to bring concerns regarding the CAB to your commissioners and when the CAB update is given to the Board of County Commissioners, those can be brought up. Vicky asked about the number of the meetings – Al Rogers said each CAB has different meeting. He said we can review each CAB and number of meetings. There is a lack of resources to run them right now. There needs to be a review during this budget process on February 28.

11. *CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas.

- Senior Services (Invite Donna)
- Item to address Carmen Ortiz as a dual board member of GID/CAB
- RTC – Pyramid and McCarran, sidewalks, SR extension to new school site
- County representative to speak about drainage ditches and responsibility for clearing them. (Dave Solaro or Dwayne Smith).
- Ordinance from 2007 concerning those elected to public office. And Bill 1057 ordinance no. 1328.

12. *PUBLIC COMMENT

Mr. Elliot said we need to fight for Sun Valley. He said the County says we don't have the financials to get the CAB back. He said they hired 100s of employees. Washoe County is not our friend. It's getting worse. Community Development is trying to make our lives worse. We have to fight for what we get. Be there on February 28; give public comment. We need our monthly CABs back. There are 25,000 people out here. We have enough going on our here and we will have more going on out in the future.

Jeanne Herman said she agreed with Mr. Elliot. She said she will be gone on February 28. She said everyone needs to be there. Verdi and Cold Springs want a CAB. Rancho Haven has been begging for one. As communities grow, we will need more. There are more NABS than CABs. She said she counts on everyone. This is your voice. You represent your communities. It's what you do that counts. We are the government.

Carol Burns said if they build more homes and marijuana establishments, it will have an impact on County. It's our tax money.

Carmen Ortiz encouraged everyone to write a letter to our commissioner regarding Waste Management; we can't have the same service as Reno.

Vicky Maltman submitted a letter of concern regarding Bill #1057, section 5.429 amended the code, passed in May 8, 2017.

ADJOURNMENT – meeting adjourned at 7:56 p.m.

Number of CAB members present: 5
 Number of Public Present: 12
 Presence of Elected Officials: 1
 Number of staff present: 2