



## 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 5, 2018 at 6:00 P.M. at the Sun Valley Neighborhood Center 115 West 6<sup>th</sup> Street, Sun Valley, NV 89433.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** – Members present: Michael Rider, Margaret Reinhardt, Carol Burns, Carmen Ortiz, and James Georges.

Absent: Vicky Maltman.

**2. \*PLEDGE OF ALLEGIANCE** – led by Michael Rider

**3. \*PUBLIC COMMENT** –

Garth Elliot said he was on the CAB for 6 years. He advised the community to be tuned into the government. A mobile home park was approved. Subdivisions will create more homes.

Terry Matthews said he isn't opposed to housing or mobile home park but the County needs to address flooding issues and clean the ditches. Culverts drain into this property. The County won't help. He has to clean up every time it floods.

Charles Cunningham said that land cannot support those homes. It's a sea of mud. The zone changed from medium to high density. A fire would take everything away.

Pamela Pappas said she manages two mobile home parks. They have been there for decades. Two lots are vacant. The utilities were updated, and then found out it was rezone commercial years ago. She said she wants to know who she should speak to.

Sydney Fullerton said she isn't opposed to the project; however, they want to put in 75 homes which means extra cars down 4<sup>th</sup> Street. There isn't proper lighting. The kids have to walk in the dark with no sidewalks or bus stops. She said the homes will raise property values, but things need to be addressed before the project can go in. Something needs to be done to make it safe.

Jisoo Ryu said he moved in the area 3 years ago. He said he tried to read the long project Staff report. This project started in 2011. County Commission approved a 75 unit mobile home park. They want to change the zoning to high density. The CAB didn't approve that in 2011. This board should write a strong letter. It will affect the infrastructure and service. They use more water. This board must do a good job this time.

Eric Deline said he buys and remodels properties in the area. He said he is a real estate investor. He turns homes into real property. He said the previous approval of mobile home was not the best idea. Not a lot of pride of ownership in mobile home parks. There aren't a lot of mobile home parks out here. As real estate prices increase, there is more ownership and pride of ownership. He understands the concerns. The community proposed will bring lighting to the area. This CAB should recommend putting money in the infrastructure. Sun Valley area is behind all the other areas in regards to infrastructure. He said this project will bring good. It's land that has been there for quite a while. He said it's a great idea. It will bring up the area. It will encourage the County to improve things in the area.

Ms. Ryu said she lives close to the proposed project. Zoning changes from medium density to high density is too crowded. She is worried about crime, traffic, kids walking, and parking. It's a nice quiet neighborhood but will be destroyed by this project. Keep it medium density.

Missy Evenson said she is concerned with fires. There is only one entrance and exit which is a concern for 75 units. Modular homes burn quickly. There needs to be additional exits. She wants to know about flooding issues.

Carrie Birdsong said she has helped her neighbors with flooding. In 2008, she said she had to raise her mother-in-law's mobile home due to flooding. She said they have to clean the ditches, because the County doesn't come out to clean the ditches. She didn't get any response when she called to clear the ditches. She said she understands they want to make it real property; it will become single owners who don't maintain their property. Make it a mobile home park so it can be maintained by a mobile home park manager. Get the County out here to correct these roads.

Michael Rider said he has lived on Madeiros. He said it's a nice idea, but there are concerns with flooding, traffic on 4<sup>th</sup> Street, and safety concerns for kids. Something has to be done if you want to put in a new community. You are putting the community at risk.

**4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF FEBRUARY 5, 2018** – Margaret Reinhardt moved to approve the agenda for **APRIL 3, 2017**. Michael Rider seconded the motion to approve the agenda for **FEBRUARY 5, 2018**. The motion passed unanimously.

**5. APPROVAL OF MINUTES FOR THE REGULAR MEETING OF APRIL 3, 2017:** The board moved to table until the next meeting.

**6. \*PRESENTATION AND DISCUSSION ON THE REGIONAL TRANSPORTATION COMMISSION (RTC) TRANSIT SERVICE CHANGE** – A representative from RTC will provide information and receive input on the RTC RIDE and RTC ACCESS Service Change, September 2018.

Michael Dulude said they are in the process of public outreach for service changes to take effect on September 8, 2018.

- Public transit system changes include schedule changes;
- 2007 was the last time the schedule was changed – RTC decreased service since then.
- Time will be adjusted to reflect to what we are doing. Won't increase or decrease service.
- 26 passengers per hour is average.
- Bring back service from 2007 overtime.
- He said they will start pilot programs.
- Microtransit program – 25 seat van on a fixed route.

Suzi Trinidad, RTC analyst, gave an update.

- She spoke about the access service.
- Next month, there will be proposed changes go before the RTC board.
- Eliminate the trips to the outskirts where the buses don't go.
- Won't provide trips when the buses don't run. If the bus isn't running, RTC access won't be available.
- Tax program changes to include no income limit.
- Subsidized books.
- Other changes include pick-up times and no-shows.
- Open house will be hosted on February 20, 21, 22 at all the transit stations. If you have questions, please come to open house.
- Fare adjustment include – create a university pass program. University subsidizes the program. Students and staff use their ID to ride the bus. Reduced holiday passes were popular. Free ride days include Hot August Nights and 4<sup>th</sup> of July. Eliminate 10 day bus pass due to lack of utilization.
- Go to RTC Washoe.com for hot topics and information. 348-ride for customer service.

Carmen Ortiz asked about the on-demand service with the app. She said seniors might not use apps. Michael said there is the option to call in.

Garth Elliot said in 2007 route 5 was the most profitable route; he encouraged that route be brought back. Bring back the 30% of service that was cut.

**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:

[https://www.washoecounty.us/csd/planning\\_and\\_development/index.php](https://www.washoecounty.us/csd/planning_and_development/index.php).

**7.A. Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan)** – Request for community feedback, discussion and possible action to make an advisory recommendation for approval or denial, with potential comments on a proposal by Washoe County to amend text within Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, “New single family detached residential, including mobile homes, will not be allowed within the DCMA.

• **Staff: Roger Pelham, Senior Planner, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us), (775) 328-3622**

• **Reviewing Body: Washoe County Planning Commission**

Trevor Lloyd, Planning Manager, gave a brief presentation.

- General Commercial properties can request regulatory zone amendment for residential units.
- Opportunities for problems will be addressed.
- Code and master plan amendment

Mr. Deline asked about the empty lots. Trevor Lloyd said this change would address that. They could put a mobile home on the lot after an amendment.

Mr. Matthews asked if a business could be put on those lots. Trevor said there are different zone categories. There is a commercial district down the corridor. The red category is residential zone.

James Georges said we worked on what we wanted to see on Sun Valley Blvd. and everyone on the committee agreed. He said they worked on the ditches, weeds, lighting, and sidewalk. Nothing was done. The bus route 5 and 15 used to run. Now the elderly people have to walk to the bus stops. Elderly aren't being taken care of here.

Mr. Cunningham asked what the blue squares on the map. Trevor Lloyd said those are schools – civic zoning.

Roger Edwards said he retired from Planning Commission. The Planning Commission developed the Downtown Management Plan. He said this community picked to be mixed use with commercial and residential. He said you put it in, planning commission approved it.

Margaret Reinhardt said the property of Sun Valley blvd and 6<sup>th</sup> Street is vacant. She asked if this is why it's still vacant. Trevor Lloyd said it's a good chance the topic we are discussing is why it's still vacant.

Trevor Lloyd said under the current framework and master plan and regulations, new mobile homes cannot be put in the vacant lots.

Garth Elliot said there is blight. He said we want commercial. We have had a bunch of businesses move in including the Dollar General.

Trevor Lloyd said we aren't taking away the commercial opportunities and commercial development. We are giving people who own homes an opportunity to improve their homes.

Mr. Matthews said more homes are not what we want on Sun Valley Blvd.

Trevor Lloyd said owners of the 1/3 acre lots make request for improvements, and take out old homes and put in new homes. Currently, there are restrictions on replacing old home with a new home. It's not just on Sun Valley Blvd, its 3 properties off the Blvd.

Ms. Pappas said they don't have take away commercial zoning, but to include exceptions or inclusions to allow new homes to come in. She said she currently manages a park and helps keep the lots clean. This won't hurt the commercial properties.

Mr. Deline said to look at the map carefully. He said the commercial zone goes back beyond the Sun Valley blvd. Those people can't change their home that was built back in the 70s. The result of the re-zone changed 3-4 homes back off the Blvd. Look at the sparks multiplex. It's being turned into residential units from commercial. It's the highest and best use which is residential in the technology age. Times have changed. Look at Parklane, it's being turned into residential because it's highest and best use of the property.

Sandra Ainsworth said something un-intended happened. They didn't mean to put people in this situation. You can take a mobile home off and put one back within two years. They didn't intend to take people off their residential land. If they didn't put a home back on in, it went to a commercial zone. It wasn't intended to make people move off the property.

Margaret Reinhardt asked where this change will happen specifically. Trevor Lloyd showed the zone map. The best of both would maintain commercial but allow someone to replace their own home.

Michael Rider said he is concerned if changes are made, unintended consequences with blight on the Blvd because they develop on the lots and don't take care of it. A compromise solution needs to happen, perhaps release the properties behind the Blvd, but not the ones on the Blvd.

Trevor Lloyd said a special use permit will be required for each property. The CAB and BOA will be involved.

Michael Rider said the County doesn't listen. This CAB doesn't have clout.

Commission Herman said the community needs to follow through the process to get the job done right the first time.

Carmen said she doesn't want to see apartment complex. There must be a provision built in. The Sun Valley citizens need to speak our voice.

**MOTION: Margaret Reinhardt moved to recommend denial 7a & 7b. Michael Rider seconded the recommendation to deny. Discussion: Margaret Reinhardt said leave as it is. There are too many things that need to get worked out. Look into possibility of addressing those properties 3 properties back. Carmen Ortiz said those empty lots are sitting empty; they can't do anything with it. Trevor said under the current code, they are prohibited to put a home on that land. Michael suggested maintaining the commercial property on Sun Valley Blvd. He said the proposal doesn't address it. It rights the wrongs; however, it needs to be fined tuned. He would like to see this to come back to this CAB. The motion passed unanimously.**

**7.B. Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers)** – Request for community feedback, discussion and possible action to make an advisory recommendation with potential comments on a proposal by Washoe County to amend text within Chapter 110 of the Washoe County Code (WCC) at 110.218.35(a) to remove "Neighborhood Commercial / Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed.

- **Staff: Roger Pelham, Senior Planner [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us), (775) 328-3622**
- **Reviewing Body: Washoe County Planning Commission**

(discussed above in 7.A.)

**7.C. Washoe County Regulatory Zone Amendment 17-0006 (Valle Vista)** - Request for community feedback, discussion and possible action to make an advisory recommendation with potential comments on a proposal amend the regulatory zone to allow for the subdivision of 75 homes on a 15.33+/- acre parcel located at 550 E. 4th Avenue in Sun Valley (APN 085-122-03). The parcel is currently approved for a 75-unit mobile home park per Washoe County Case No. SB11-004.

- Property Owner/Applicant: Landbank Development Company, LLC
- Location: 550 E. 4th Avenue in Sun Valley (APN 085-122-03), the southeast corner of East 4th Avenue and Lupin Street.
- Staff: Julee Olander, Washoe County Planner, jolander@washoecounty.us, 775-328-3627
- Reviewing Body: Washoe County Planning Commission tentatively set for February 6, 2018

Darren Proulx gave a PowerPoint presentation:

- He addressed the speeding, street lights, flooding, bus stops
- The project cannot put lights throughout Sun Valley, but can be installed at the project site.
- It's already approved for 75 mobile home parks
- He wants to change them from 'spaces' to 'lots.'
- Proposed project is located off of Sun Valley/4<sup>th</sup> Street
- 75 units are approved for manufactured mobile homes in 2011
- Want to do the exact same thing – 75 units; currently 5 units subdivided comments.
- Gated community with HOA with walking trails, community garden, snow removal
- No additional density
- Why are we doing this? We want to make it real property.
- Tentative map will allow for a subdivided parcel for individual parcels which will make the land and home real property which will allow for FHA/VA loans; the existing model only allows personal property 'chattle loans'
- Everything is the same – current and proposed density.
- Allows for affordable housing.

Questions:

Margaret Reinhardt asked about the 1/3 acre density. Darren said it's currently medium density suburban 110. 405.1 land use designation. Dave Snelgrove, the project engineer, explained the density. He said tentative map process will address the flooding. Regional plan 3.1 of 2012 of the Truckee Meadows Regional Plan identifies incorporated single family detached can have max of 5 units per acre, even though it says 7 per acre. He said asking to do 5 units per acre.

Terry Matthews said he prefers real property subdivision to get better residents. He said he is concerned for the traffic and flooding. Some of the issues have to be addressed before getting put in. Darren said the tentative map process will address those issues. Dave said we are required to be addressed issues before building. Condition of approval have to met before the project can be built.

Michael Rider said tonight's CAB will help determine mobile home versus personal residences. Either way this will get developed. Other issues and concerns need to go to the County. It will be the same density has been approved. We can't get this unapproved.

Garth Elliot said this is the second time it's come before this CAB 10 years ago. It wasn't denied. There are problems with egress and flooding. He spoke about a retention basin to capture the water. He asked about storage.

Mr. Cunningham said he lives near the project. 10 years ago, Maduras was on septic and they were told there wasn't any sewer capacity back then. He said he is concerned about fire with limited access. He said he is concerned the project won't get completed and they should get a bond.

Mrs. Ryu said she saw the map of density. This new project will increase 3 to 5 units per acre. It will become twice as crowded. The developer will make more money with higher density. Please consider putting medium density units instead of higher. Please consider putting in less units.

Missy Evenson said the last traffic study was conducted 7 years ago. She asked the CAB to get an updated the traffic study. She said she had the following questions and concerns: Will the be a bus line on 4<sup>th</sup> Street. She asked about the business plan. Does the savings to the seniors include the HOA fee. What are the HOA fees. What is the proposed start date of the construction. Are there specific sizes for these homes.

Shelia Cunningham asked for clarification regarding high density in order to get a low interest loan. She asked if a person subdivide the property into 7 units.

Mr. Ryu said in the future, it will get changed. The density change makes us uneasy.

Darren answered questions and concerns:

- Yes, HOA – fees aren't determined yet
- There will be storage for each home
- Gated community - Fence made of block and iron fence
- New manufactured homes are proposed
- SVGID said there is water and sewer capacity
- The same number of lots that are already approved; 7 units per acre are allowed, but only doing 5 units per acre.
- A bond is required
- Darren said he hopes there will be a bus line.
- The traffic study was completed when it was originally approved. An updated traffic letter is required.
- Access with gate restricts the flow exiting the property. There is no exit on Gepford. It meets County requirements.
- The traffic will be the same.
- Construction will start as soon as possible. Summer time.
- Owners can't subdivide the property after they purchase it.

Margaret Reinhardt said it doesn't fit in the area.

Dave Snelgrove said the plans are identical. One entire parcel means no FHA financing. Separate parcels allows for FHA financing.

This project goes before the Planning commission tomorrow, and goes to the County Commission in March.

Dave said flood and other issues get addressed at during the Tentative map processes. They have to do a Tentative map, Regulatory zone map, and final map review process.

Dave Snelgrove addressed the density questions. High density allows up to 7, but this development will be kept at 5 units per acre. It cannot go to 7 units per acre per County requirements.

Mike Tobin asked about the traffic. It's going to be terrible.

Mr. Cunningham said this will be done so they can have their own APN number. Mr. Cunningham said he wants to pour concrete on his land, but he can't, it's not allowed. He has to do asphalts, but this development will allow concrete slabs.

Terry Matthews said the issues we have now aren't being addressed. He said his grandson has almost been hit by a car. He said the developer will build and leave town, and the community is left with the aftermath. He said he has lost his backyard to flooding.

Mr. Cunningham said we need to focus on what's on the agenda instead of the other issue. It's a zoning change.

Jack Trainer disclosed he works with Darren. He said if the parcel is sold or stays the same, there could be more crowding and more cars. The HOA will restrict storage and cars.

Darren addressed: questions/concerns:

- There are setback required – 10 ft front/back, 5ft on side.

- This project won't have blight; owners have to adhere to HOA rules.
- Darren said he is the President of a mortgage advisory business. You cannot get a VA home in the current community, but you can get a VA loan if it's amendment.
- Darren said there will be traffic with either scenario. Someone recommended going into Gepford. Darren said the County said 4<sup>th</sup> Street can handle the traffic.
- He said they may make it 55+ community.

Margaret Reinhardt said it doesn't conform to the area. It's not the same thing.

A community member said he wants HOA restrictions. He said he wants Darren developed the field instead of a mobile home park. If it's built into the mobile home park, it will allow a bunch of cars parked outside. Missy Evenson said she wants to see another egress.

Margaret Reinhardt moved to recommend denial the request. The motion was no seconded; therefore, the motion died. Discussion: Carmen Ortiz said the rent is unaffordable. If this project will create affordable for Sun Valley seniors, she said she will support it. She said she understands the concerns; however, the mobile home park will go in regardless. There will still be road impacts and flooding. Regardless, it's already been approved. She said we can change it to allow affordable housing for seniors. Margaret Reinhardt said she would request a limit on rent for seniors. Michael Rider said bottom line is this is already approved, and we got to make the best of this. He said we have to fight the County on flood and traffic issues. This community will have to deal with the same issues either way. Do we let this go in as a mobile home park or as homes which can be purchased. He said we need to be more vigilant. We can't fix this by saying no. They can still put in the mobile home park. Make the best of the situation for the impacts that are already going to happen anyway. We are stuck with lighting, ditches. Margaret Reinhardt said it doesn't comply and conform to the Sun Valley Area plan. She said if this happens, then someone else will come in to raise the density for the entire Sun Valley. Michael Rider said this mobile home park is going in. We can vote no, but the County won't vote no. No matter how strong our voice, it will still be approved because it creates property tax revenue. Carol Burns said there is a community forum planned for May 12 with representatives from the County, fire, sheriff, and planning in attendance. Attend and let them know you want things done because we don't get services out here.

**MOTION: Michael Rider moved to forward comments expressed at tonight's CAB meeting to the County. Carmen Ortiz seconded motion to forward the comments to the County. Motion passes 4 to 1. James George opposed the motion.**

**7.D.\* Presentation and Discussion on the Proposed Washoe County Tentative Map (subdivision) Application (Valle Vista)-** Landbank Development Company, LLC representative will provide an overview of the upcoming request for a Washoe County Tentative Map (subdivision) application (Valle Vista Project). (This item is for information only and no action will be taken by the CAB).

(Discussed above in 7.C.)

**8. ELECTION OF OFFICERS** — Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2017/2018 term office which will be effective immediately.

**MOTION for Chair:** Michael Rider moved to nominated Carmen Ortiz to be Chair. Margaret Reinhardt seconded the motion to nominated Carmen Ortiz as Chair. Motion passed unanimously. Carmen Ortiz accepted the Chair position.

**MOTION for Vice Chair:** Michael Rider nominated Margaret Reinhardt to be Vice Chair. Carmen Ortiz seconded the motion to nominate Margaret Reinhardt as Vice Chair. Motion passed unanimously. Margaret Reinhardt accepted the Vice Chair position.

**9.\*WASHOE COUNTY COMMISSIONER UPDATE** – Washoe County Commissioner Jeanne Herman may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her

presentation, Commissioner Herman may be available to address questions and concerns from the CAB and the audience. Commissioner Herman can be reached at (775) 501-0002 or via email at [landfindercountry@gmail.com](mailto:landfindercountry@gmail.com).

The Commissioner stated she attended to listen and didn't have an update to provide.

**10.\*CHAIRMAN/BOARD MEMBER ITEMS -**

- Community event on May 12: Carnival and beautifying Sun Valley where the public agencies will be available to provide information. Michael Rider recommended inviting local sports organizations to host the event at the field for a carnival. He said he can speak with the baseball board. Carmen recommended Zumba and martial arts can do a demo.
- Carol Burns said she received paper work regarding CIRP from Alice McQuone. Additionally, Washoe County has a new 311 number. Carol said she hasn't heard about this new number. She wants this information to be publicized. She said they never receive notices or information. She recommended notices be placed in newspaper ads or broadcasted on the news. James Georges said we never get information. He said they fought for the sign outside. He said this was the largest turn-out for this CAB.
- Carol spoke about the cars abandoned on the hillside. Code enforcement said it's the sheriff jurisdiction, and sheriff said its BLM land, but can't get an answer. Dumping is a problem.
- Carol said the BMX park was robbed and they are working on fundraising.
- Michael requested the fire department come to the next CAB meeting to talk about fire safety and code enforcement for the upcoming fire season. Carol would like a forum with agencies.

**11.\*PUBLIC COMMENT -**

Garth Elliot said the County is compliant driven. You may have to keep bugging code enforcement. According Kitty Jung doesn't want to send sheriff, fire, etc. they want to limit it to community forums, but that's not Commissioner Herman's opinion. The County is busy with exotic animal permitting. They have gone overboard with exotic animal. They got rid of the board, and the cases go straight to Shyanne. If you don't get answer from Staff, go to the commissioners.

**ADJOURNMENT** – meeting adjourned at 9:25 p.m.

Number of CAB members present: 5

Number of Public Present: 33

Presence of Elected Officials: 1

Number of staff present: 1