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Description automatically generatedNorth Valleys Citizen Advisory Board**

**Minutes of the regular meeting of the North Valleys Citizen Advisory Board held on June 9th, 2025, at 6:00 P.M. Cold Springs Community Center (3355 White Laky Pkwy, Reno NV 89508)**

1. **CALL TO ORDER/ DETERMINATION OF QUORUM**

PRESENT – Aaron Jennings, Susan Vaness, Scott Finley, Shelia Herring (online)

ABSENT – Teresa Aquila, Roger Edwards, Krystal Ayers

1. **PLEDGE OF ALLEGIANCE**

The pledge of allegiance was recited.

1. **APPROVAL OF MINUTES FOR THE MEETINGS OF** May 12, 2025  
     
   Scott Finley motioned to approve the minutes of the May 12, 2025, North Valleys CAB meeting. Susan Vanness seconded the motion, and the minutes were approved unanimously.
2. **GENERAL PUBLIC COMMENT**Joy Anhold, a third-generation Reno resident who has lived in the Horizon Hills neighborhood since 1979, spoke in opposition to proposed zoning changes in the Peavine Foothills area. She urged a no vote on any further conversions of housing-zoned land to commercial use, citing concerns over the impact of new warehouse developments both northwest and southeast of Horizon Hills. Anhold stated that these changes would consume valuable residential land and negatively affect the surrounding environment, including wetlands and wildlife habitats. She noted that the Corps of Engineers has not been notified about the development plans and emphasized the area’s importance as a trailhead to forest land and ponds on Peavine Mountain. She described current issues residents are already facing due to nearby warehouses, including noise from backup alarms and air brakes, excessive lighting that has required blackout blinds, and a loss of visibility of the night sky. Anhold argued that the region already has over 33 million square feet of vacant warehouse space and criticized what she perceives as political influence and lack of transparency in zoning decisions. Additional concerns included inadequate infrastructure to support further development and increasing pollution from diesel trucks, cars, lighting, and heat generated by asphalt and concrete.   
     
   Don Anhold spoke in opposition to a proposed business park development west of Horizon Hills. The project would include eight buildings on more than 80 acres of land, with plans to extend a road to Peavine Road. Anhold stated that the development is not compatible with the area, which is located above the railroad tracks and below the water tanks and includes spring wetlands that would be disturbed. He expressed concern about increased traffic on North Virginia Street and noted that the land is currently zoned for large-lot residential use. The developer is seeking to rezone the area to industrialize and designate it as a special district to allow the business park. Anhold reiterated his opposition to the project and thanked the board for the opportunity to speak.   
     
   Pat Davison thanked Sally for their hard work on the CAB minutes and for getting the QR code on the agenda for people.   
     
   Ron Christenhusz expressed opposition to the proposed zoning change and Seneca Hills Business Park development near Horizon Hills. He emphasized concerns about increased traffic on North Virginia Street, disruption to the natural environment, and the incompatibility of industrial development in a residential area. He urged decision-makers to preserve the character of the neighborhood and protect the surrounding wetlands and wildlife.
3. **PUBLIC SAFETY UPDATES**Truckee Meadows Fire Protection District   
   Battalion Chief Ryan Whitlock provided a public safety update for the month of May, reporting a total of 227 calls for service. These included 5 fires, 105 EMS calls, and 8 motor vehicle accidents, with the remaining 109 categorized as public assistance or good intent calls. He noted that the department is averaging about 196 calls per month so far this year, slightly below last year's pace of 280 by this time, which he attributed to improved public safety. Whitlock reminded residents that open burning is currently prohibited and that any cooking fires must have proper safety measures, including a lid. He emphasized that wildland fire season has started early and is already active, with several recent incidents nearby, including a 3-acre fire. He urged the public to use caution when recreating outdoors, particularly with activities like shooting or using UTVs. He also stressed the importance of staying hydrated due to the sudden onset of high temperatures and concluded by announcing the hiring of a new fire chief, who will begin on July 1.
4. **WASHOE COUNTY REGIONAL ANIMAL SERVICES**    
     
   Tammy Jennings, Assistant Director of Washoe County Regional Animal Services, gave an update focused on animal services in the North Valleys. She began by announcing a new partnership with Truckee Meadows Fire Protection District, which now allows the public to scan lost pets for microchips at all staffed fire stations, helping reunite pets with their owners more efficiently. Jennings shared data specific to the North Valleys (zip codes 89506 and 89508), estimating there are approximately 30,532 dogs in the area, but only about 18% are currently licensed—a number she hopes to increase to improve return-to-owner rates and assist animal control officers. She reported that in 2024, her agency received 22,635 calls for service countywide, with 4,201 of those (about 15%) coming from the North Valleys. This share of call volume has remained steady over the past three years. A heat map showed the highest call volumes centered in the Stead and Cold Springs areas. Jennings noted that 18% of stray animals from the North Valleys were reunited with their owners, and countywide return rates are 60% for dogs and 9% for cats—among the highest in the nation. However, only 15% of North Valleys animals picked up had microchips, and outdated contact information often prevents reunification. Additional statistics showed that in 2024, the agency responded to nearly 3,000 animal welfare calls, 13% of which came from the North Valleys. There were also 526 hot car calls countywide, with 37 in the North Valleys—often concentrated near retail centers. Other call types, including bite reports and noise complaints, also remained consistent, with the North Valleys accounting for 12–17% of total incidents across categories.

Robert Wooster presented an overview of the most common citations and Notices of Civil Penalties (NCPs) issued by Washoe County Regional Animal Services, with a focus on activity in the North Valleys. He explained that civil penalties are a less severe form of enforcement compared to formal citations and are often issued for minor infractions. The most frequent violation is failure to license a pet, which is typically resolved without a fine once the pet owner complies. The second most common is dogs at large, accounting for 25.5% of all stray dog cases. Unrestrained animals—such as off-leash dogs in public areas—are another frequent issue. Noise violations made up 19% of citations, while quarantine-related citations (e.g., animals that may pose a health risk) accounted for 16%. Endangerment violations (9.7%) involve situations where animals lack adequate food, water, or shelter but are not in immediate distress. About 14% of citations were issued for exceeding the allowed number of animals without a variance permit. Animal cruelty accounted for 18.6% of the violations, and Wooster clarified that these are civil—not criminal—charges unless the case escalates. Notably, 22% of all dangerous or vicious dog determinations occurred in the North Valleys. The final category discussed was "failure to comply with prior orders," which can carry heavier consequences if pursued under state rather than county code. Wooster emphasized that officers have discretion in how these cases are handled, and that the goal is compliance and responsible pet ownership.

Pat Davison asked whether Washoe County Animal Services has a strategy in place in response to recent reports of wolf activity in nearby Lassen County and potential sightings in Washoe County. He referenced a Reno Gazette Journal article and expressed concern about wolves preying on local wildlife. Tammy Jennings responded that wolf management falls entirely under the jurisdiction of the Nevada Department of Wildlife (NDOW), and Washoe County Animal Services has no authority in this area but would assist NDOW if needed.

An inaudible question about dog licensing was asked. Robert Wooster answered that licenses are not required.   
  
Scott Finley asked what qualifies an animal as dangerous or vicious and whether there are any statistics correlating microchipping with such designations. Robert Wooster responded that no formal statistics have been collected on microchips in relation to dangerous dog designations, though many animals in the county are microchipped, which helps maintain high return-to-owner rates. She added that any dog declared dangerous must be microchipped. Tammy Jennings explained that an animal can be declared dangerous or vicious based on several criteria, including killing a domestic animal, causing substantial bodily harm to a person, or exhibiting repeated aggressive behavior that causes someone to take a defensive stance. He clarified that final determinations are made by a hearing officer—not Animal Services—and that their role is to enforce the hearing officer’s decisions.

Susan Vanness asked for clarification about the quarantine process and the procedures for declaring a dog dangerous or vicious. She wanted to know under what conditions home quarantine is allowed, whether Animal Services follows up to ensure compliance, and how the administrative hearing process works, including whether a judge is involved. Robert Wooster explained that home quarantine is permitted if the animal is current on its rabies vaccination, has not had recent violations (such as being at large), and the home is secure. Animal Services does follow up to ensure compliance and will investigate reports of violations. Vanness also asked whether administrative hearings involve a judge. Wooster clarified that dangerous or vicious dog declarations are handled by hearing officers through the Washoe County Manager’s Office—not by a judge. Jennings clarified the legal process. These hearing officers follow procedures outlined in state and county codes. If an owner disagrees with the outcome, they may appeal the decision in civil court, where a judge would then be involved. Once a dog is declared dangerous or vicious, Animal Services oversees enforcement, and if the owner cannot meet the compliance requirements, the animal may ultimately be surrendered.

1. **REPORT ON REQUESTS FOR SERVICE FROM PREVIOUS CAB MEETINGS**This item was skipped**.**
2. **NEIGHBORHOOD DEVELPOMENT HUB & OTHER ENGAGEMENT OPPORTUNITIES**

Sally Johnston provided a walkthrough of how residents can stay informed and engaged using the Washoe County website and Neighborhood Development Hub. She explained how to access contact information for County Commissioners and view upcoming projects by navigating through the Hub. Johnston demonstrated how to filter projects by district, check hearing dates, and find details such as project applications, locations, and statuses. She also showed how residents can sign up to receive updates by email and how to submit public comments through the Speak Up Portal, which sends messages directly to commissioners. She concluded by asking if anyone had questions about using the Hub.

1. **BOARD MEMBER ANNOUNCEMENTS/REQUESTS/DISCUSSION**Scott Finley requested that the next meeting agenda include a discussion about potentially moving future CAB meetings to different locations within the community, such as the North Valleys Library, to better serve residents. In response, Sally Johnston said they would take the suggestion under advisement and noted that she had already spoken with another attendee about checking the availability of the library. However, she explained that the current location was selected due to the need for Wi-Fi access and other logistical considerations.

Commissioner Jeanne Herman addressed the group to express her long-standing commitment to attending CAB meetings and listening to residents’ concerns. She acknowledged the frustration and emotional toll residents are experiencing regarding development issues, noting that similar concerns are happening throughout the county. Herman shared that over the past decade she has worked to stop or correct several problematic projects and even went to Washington, D.C. to advocate for local issues. She emphasized the advisory role of CABs and the importance of public input in shaping county decisions. Herman encouraged residents to reach out to her directly, offering her personal contact information and business cards. She also reflected on her decades of involvement with CABs, dating back to their creation through state legislation in the 1970s, and remarked that while some in government would prefer CABs didn’t exist, she remains committed to making residents’ voices heard.

1. **GENERAL PUBLIC COMMENT**\*this item occurred after item # 6   
     
   Joy Anhold expressed strong opposition to proposed zoning changes that would allow warehouse development near the Horizon Hills Subdivision. He stated that such development would box in the neighborhood with high-profile industrial buildings, undermining its rural character and the quality of life that residents sought when moving to the North Valleys. He also highlighted the environmental impacts, including air pollution, and noted the historical significance of the area, referencing Indigenous archaeological sites and the former town of Coalville. Anhold urged decision-makers to vote against converting any more residentially zoned properties to commercial use, including in the Cold Springs area, which he described as a beautiful and wildlife-rich landscape.

A citizen asked whether the proposed zoning change would come before the County Commission for a vote and whether the presentation materials would be available online. In response, it was explained that the vote had been delayed and that the proposal would first go before the Planning Commission. The citizen emphasized the importance of opposing the rezoning to commercial development and suggested gathering more public support, requesting contact information and a copy of a previously shared statement to help raise awareness. They also expressed skepticism about developers’ claims of having investigated infrastructure capacity, stating those assessments were insufficient. The conversation ended with interest in organizing a follow-up meeting.   
  
Don Anhold explained that the land in question was annexed by the City of Reno in 2008, meaning the developer is working through the city rather than the county, though the project would still significantly impact residents in the North Valleys. He shared that residents attended a recent Ward 4 meeting and an open house hosted by the developers, both of which drew strong opposition to the proposed development, particularly from Horizon Hills residents. He emphasized that community sentiment is largely against the project.   
  
Heidi Soper expressed appreciation for the increased attendance at the meeting, noting that at the previous meeting only one other resident was present and there wasn’t a quorum. She recalled that the low turnout was disappointing, especially since there had been an excellent speaker discussing park-related issues. She thanked the board and attendees for showing up and participating.   
  
\*After this comment, the CAB went back to agenda item# 8   
  
Heidi Soper, Vice Chair of the Sun Valley CAB, echoed Commissioner Herman’s comments and urged residents to attend the upcoming Board of County Commissioners meeting on June 17 at 10 a.m. at the County Commission Chambers on 9th Street. She explained that the Board will be voting on proposed changes to the master plan that affect CABs. Soper encouraged the public to review the meeting agenda online in advance, find the relevant section, and attend or speak up if they have concerns—emphasizing that some of the proposed changes are problematic and need community input.

**ADJOURNMENT** The meeting was adjourned at 6:49 P.M.