

DAYTON REGIONAL ADVISORY BOARD
MEETING AGENDA April 3, 2019 @ 7:00 PM
Lyon County Office Complex; 34 Lakes Blvd., Dayton, Nevada 89403

To avoid disruptions during the meeting, please place cell phones and pagers in the silent mode or turn them off.

NOTE: This is a tentative meeting schedule. Advisory Board reserves the right to hear items in a different order to accomplish business in the most efficient manner. Items scheduled at a specific time cannot be heard earlier than at the scheduled time per Nevada Open Meeting Law (OML) Requirements.

1. **Pledge of Allegiance**
 2. **Roll Call/Determination of Quorum excused and unexcused absences.**
 - Introduce Members
 - Public is requested to sign the attendance sheet for insertion into the minutes.
 3. **For Possible Action: Review and adoption of the agenda for April 3, 2019**
 4. **For Possible Action: Approve the March 6, 2019 Minutes**
 5. **Public Comment:** Please state your name for the record. Limited to items not on the agenda; 3-minute time limit per speaker, however the Board reserves the right to reduce this 3-minute time limit, as well as limit the total time for public comment. The same applies to public comment on each agenda item. (No action will be taken until an item is properly placed on the agenda). Open Meeting Laws (OML) authorizes this body to restrict public speakers to the subjects within its control and jurisdiction, to limit if speech becomes irrelevant or repetitive and/or limit caustic personal attacks.
 6. **Lyon County Staff and Community Organization's reports**

Limited to 5-minutes per report by representative--lengthy reports or controversial topics should be provided to the chairperson one week prior to the meeting and added to this agenda. Acting-Chair contact Christopher Gonzales (702) 750-6368 or at DRCAB@lyon-county.org.

 - **Board of Commissioners:** (reports limited to prior 2 meetings plus upcoming events) per OML.
 - **Libraries:**
 - **Sheriff:**
 - **Planning Department:**
 - **Utilities:**
 - **Parks and Recreation:**
 - **Historical Society of Dayton Valley:**
 - **Dayton Schools Report:**
- Public Comment:** (on agenda items) may be heard after being introduced and before action is taken for each item.
7. **For Discussion and Possible Action:** A presentation from Karen Downs with Manhard Consulting regarding the Master Plan Amendment – Dayton Pioneer Land, LLC
 8. **For Discussion and Possible Action:** A presentation from Karen Downs with Manhard Consulting regarding the Zoning Map Amendment – Dayton Pioneer Land, LLC
 9. **For Discussion and Possible Action:** A presentation from Karen Downs with Manhard Consulting regarding the Tentative Map – Traditions Village II
 10. **For Discussion and Possible Action:** A presentation from Karen Downs with Manhard Consulting regarding the Zoning Map Amendment – Traditions Village II

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11. For Possible Action: 50 FORTUNE, LLC/ BEST DEVELOPMENT GROUP – TENTATIVE COMMERCIAL PARCEL MAP - Request for a Tentative Parcel Map to divide a 6.98 total acre parcel into four (4) parcels for commercial development; located at 8 Dayton Village Parkway, Dayton, NV (APN 016-403-40) PLZ-19-0012

12. SPECIAL USE PERMIT REVIEW/PUBLIC HEARING ITEMS. Backup materials for these items are available at <http://www.lyon-county.org/Agendacenter> look for Planning Commission by the next available date. All items for discussion and possible action.

12.a. (For Possible Action) 50 FORTUNE, LLC/ BEST DEVELOPMENT GROUP – TENTATIVE COMMERCIAL PARCEL MAP - Request for a Tentative Parcel Map to divide a 6.98 total acre parcel into four (4) parcels for commercial development; located at 8 Dayton Village Parkway, Dayton, NV (APN 016-403-40) PLZ-19-0012

12.b. (For Possible Action) TRADITIONS VILLAGE 2 / STANLEY LUCAS – ZONE CHANGE – Request to change the zoning from SR-12000 (Suburban Residential-12,000 sq. ft..min.); NR (Neighborhood Residential-4,500 sq. ft. min.); MFR (Multi Family Residential); & CC (Community Commercial) to an alternate configuration of SR-12000 (Suburban Residential-12,000 sq. ft. min.); SR-9000 (Suburban Residential-9,000 sq. ft. min.); MFR (Multi-Family Residential); CMU-S (Commercial Mixed Use-Suburban); and CC (Community Commercial), all on three (3) parcels totaling 210.93 acres; located west of the Traditions Parkway/Highway 50 intersection, Dayton, NV (APNs 16-406-08; 016-406-06; 016-401-93) PLZ-19-0013

12.c. (For Possible Action) TRADITIONS VILLAGE 2 / STANLEY LUCAS – MERGER AND RESUBDIVISION TO A TENTATIVE SUBDIVISION MAP - Request to combine three (3) existing parcels totaling 210.93 and subdivide a 101.02 acre portion into a 195 lot residential subdivision including four (4) remainder lots for future multi-family housing, commercial and common area development; located west of the Traditions Parkway/Highway 50 intersection, Dayton, NV (a portion of APNs 16-406-08 & 016-406-06 and all of 016-401-93) PLZ-19-0014

PUBLIC PARTICIPATION – each speaker is limited to 3 minutes. OML authorizes this body to restrict public speakers to the subjects within its control and jurisdiction, to limit if speech becomes irrelevant or repetitive and/or limit caustic personal attacks.

13. CHAIR/MEMBER COMMENTS: (This item limited to announcements, proposals of topics/issues for future workshops/agendas and community events. Discussion only.)

14. ADJOURNMENT

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (i.e. sign language, interpreters or assisted listening devices) at the meeting should notify the Lyon County Commissioner's Office at 775-463-6531 or 775-577-5037, 24-48 hours' notice prior to the meeting is required. Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with federal law and the U.S. Department of Agriculture policy, Lyon County prohibits discrimination based on race, color, national origin, sex, religion, age, disability (not all prohibited bases apply to all programs.) To file a complaint of discrimination, write to: USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410 or call toll free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay) Lyon County is an equal opportunity provider. For further information A complete packet of supporting materials for this agenda is available for public inspection at 27 South Main Street, Yerington, NV. These materials may be reviewed at this location during regular office hours (8:00 a.m. to 5:00 p.m.), Monday through Friday, except legal holidays, or, upon request, a copy can be delivered via electronic mail. Members of the public requesting Dayton Advisory Board meeting supporting materials may contact Kerry Page at kpape@lyon-county.org or call 775-463-6592.

Certification of posting: I, Mark Skovira, Vice-Chairperson of the Dayton Citizen Advisory Board, do hereby certify that I have posted or caused to be posted, a copy of this agenda on or before March 29, 2019 by 9:00 AM at the following locations:

Dayton Post Office _____	Dayton Public Library _____
Dayton Dog Park _____	Lyon County Utilities Building _____.

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This agenda is also available at <http://www.lyon-county.org/Agendacenter> (look for Dayton Advisory Board) and backup materials are located under Planning Commission agenda.

(Signature)