

**DAYTON REGIONAL ADVISORY BOARD Minutes**

Wednesday, February 1st, 2023 at 7:00 PM

Lyon County Utilities Building  
34 Lakes Blvd, Dayton NV 89403

**1. Call to Order:**

Ralph Ewing called the meeting to order at 7:00pm

**2. Roll Call: Determination of a Quorum:**

All members were present

**3. Pledge of Allegiance**

**4. Public Participation:**

None at this time

**5. For Possible Action: Review and adoption of agenda for February 1st, 2023**

- Gina Lee motioned to approve the agenda with item 10 being moved up to follow item 7, Elaine St John seconded. Motion passed 5-0.

**6. For Possible Action: Approve minutes of meeting January 4<sup>th</sup> , 2022**

- Elaine St John motioned to approve the minutes with the change to item 10 regarding the Parks Board not being cancelled, but there were no actionable items, Christopher Gonzales seconded. Motion passed 5-0.

**7. Community Reports**

- Lyon County Commissioner/Manager Office

Wes Henderson commended the Lyon county staff for their hard work during the recent storms. He attended the Washington DC NAACO conference with Andrew Haskin. Andrew Haskin is now the County Manager.

- Sheriffs Office

Commander Ortiz has been in Dayton since 2019. Soon will be a saturation Patrol in Dayton that will put 12 Deputies working for 12 hours to suppress crime in the area. The most crimes at this time are property related, followed by drug crimes.

- Other

- Mrs. Lee gave a report representing the central Lyon County Parks and Recreation Board.

- i. Parks Board had a presentation by USPickleball Association. Some community members were present in favor of having pickleball courts in Dayton.
8. For Report Only: Chair Ralph Ewing announced the annual required CAB training will be on March 4th, 2023 at 8:30 at the Silver Springs Senior Center. Location: 2945 Ft Churchill St, Silver Springs, NV 89429, USA. The meeting will also be available via ZOOM.
9. For Review Only: Discussion and review of 2022 retention update for documents and compliance requirements. Gina Lee reviewed the documentation compliance for 2022. This board is in compliance.
10. For presentation only: Growth Management Overview, guest speaker Tom Dellaire, Director Community Development, Douglas County.  
  
Mr. Dellaire presented the Douglas County Growth Management Plan. He explained how the growth numbers were determined and how the allocations are split for “Individual” and “Projects” When the Plan was implemented some developments were “vested” for 25 years. Once that time has elapsed they will go into the regular allocations. Per NRS any remaining allocations not used within a year are to be “rolled over” to the following year, which can create a large pool that could create problems later.
11. For presentation, discussion and possible action: Conditional Use Permit request from Blackcomb Property Group, LLC to allow for a Self storage/RV storage use at 222 Dayton Valley Road in Dayton (APN 006-091-10) PLZ-2022-213.

Gina Lee asked how it was established that there was a need for this type of facility in this location. Speaker Ely May answered that a similar facility opened in Moundhouse in October 2022 for 150 units and it was full by January. Also the nearby restrictive HOA requirements at the Golf Course communities do not allow for any RV or Boat storage onsite.

Phil Cowee wants taller fencing along Dayton Valley Road as his (neighboring) business was required to do. The intersection of Como Road is a concern as it does not quite line up with the intended access point for the facility.

Leandra Carr is fully supportive of this project

Christopher Gonzales moved that the Conditional Use Permit request, as read into the record by the chairman, be forwarded to the Planning Commission/BOCC with a recommendation for approval, conditioned on the following;

- project incorporates roadway improvements including reconfiguration of the pedestrian crosswalk, installation of a left hand turn lane into project, and analysis of sight distance at project exit.

- project incorporates features to address adverse visual impacts on Dayton Valley Road frontage.
- Lyon County Boards and Staff consider the adverse impacts of creating spaces between existing and proposed walls, specifically on the projects north lot line, that can collect debris and promote houseless encampments.

Gina Lee seconded, Motion passed 5-0.

## 12. Correspondence and Email

Chair Ewing reviewed an email requesting information about an Animal Control Advisory Board.

## 13. Chair & Board Member Comments & Agenda Requests

- Chris - None
- Elaine – Wants an agenda item regarding having “Stop Ahead” painted on Dayton Valley Road in the lanes approaching the Lakes Blvd Stop signs.
- Norm - None
- Gina – Attended the Monthly training and will be able to add a link in the Agendas to any documentation received on Action Items. NDOT is scheduled to be at the March DRAB meeting.
- Ralph – Odean Hall is having a ribbon cutting tomorrow at 3pm and will have a party on Saturday.

## 14. Public Participation:

Leandra Carr – Thanked the Board for bringing things to the community.  
Wes Henderson thanked the Board as well.

## 15. Adjourn

- Mr Ewing adjourned the meeting at 918pm.