



DAYTON REGIONAL ADVISORY BOARD

**MEETING AGENDA Wednesday, February 2nd, 2022 @ 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.

7:00 pm – Call To Order - Pledge of Allegiance 1. Roll Call/ Determination of Quorum

•Armstrong, Gonzales, St John present, Lee via Zoom, Ewing absent. Quorum has been met.

2. Public participation:

- Barbara Peck voiced a concern about 2nd Bridge on Dayton Valley Road and also had a concern as to why it was not on DRAB agenda and had a concern about transparency. Laura Tennant also voiced the same concern. Gonzales informed them the 2nd Bridge would be put on DRAB Agenda later in the process. St John mentioned they can attend the BOC meetings via Zoom.

3. For Possible Action: Review and adoption of agenda for the meeting of February 2nd, 2022 •Gonzales moved to approve 1st, St John 2nd, Motion approved 4-0

4. For Possible Action: Approval of minutes from meeting of January 5th, 2021. Lee corrected the date to January 5th, 2022. St John moved to approve, Armstrong 2nd, motion approved 4-0

5. Special Presentation: Chamber of Commerce – Helaine Morres

- Sutro Tunnel will be a boom for tourism, Golf tournament June 3rd, McDonalds and Ace Hardware will open soon. Legacy Airbase Museum will be coming to Dayton. Dayton Valley Days is being taken over by The Chamber, and various other events. No questions were asked by public. Gonzales asked where playground was going, and he was informed it will be in the front of the building.

• 6.Reports by County Staff and Community Organizations

- Commissioners Report: •Commissioner Henderson- 2nd Bridge will not be decided tomorrow and there will be opportunity for citizens at a later date, also mentioned Federal funding. A policy will be made on naming parks. County will enact a probation of Cannabis lounges.
- Sheriffs Report: • Officer Pope-Horse fencing going in on Hwy 50, no horse accidents. Hwy 50 experiencing accidents. Crime is being driven by theft of catalytic converters. Usual amount of domestic issues.
- Historical Society of Dayton Valley: Laura Tennant mentioned walking tours and Museum will open 1st weekend in March.

• 7. For Possible Action: PLZ-2021-116/River Ranch Merger & Re-subdivision/Tentative Subdivision Map APNs: 016-022019; 016-022-31; 016-022-32

- Karen Downs presented for Manhard. Zoning is RR1, 1 minimum acre lots & no proposal to change zoning. Project location, size of parcels are 1 to 2 acre lots of custom homes. Number of parcels is 49 of the 3 parcels will be developed. 62.8 acres total of the improved project. 2 spaces parking per unit. All set backs are met, the rear set backs are 20 feet and are compatible.
- Board • St John voiced concern with having septic in a flood zone. Lee asked if the builds are custom, and if there is a progression to the build out, and was told yes on both questions.
- Public comment • Laura Tennant asked about public water, and roadways ingress & egress and asked if the vacant land will be developed later, and was told it wasn't. There was no traffic study per county as the low estimated traffic count did not require traffic study. •John Cassinelli asked if there will be storm drains and was told the project will have their own storm drains.
- Lee moved that the DRAB moves for recommendation of approval because the tentative subdivision map reflects the Low Density Residential development pattern as shown on the 2010 Comprehensive Master Plan's land use plan for Dayton and is consistent with the Rural Character District, identified in the Master Plan. The project

is also in conformance with the master plan of streets and highways. Motion by Lee was 2nd by Gonzales. Vote: 4-0 approval

- **8.For Possible Action: Review of correspondence/email and/or faxes received by the Board.** Various e-mails were read by Gonzales. Advisory Board openings were mentioned.
- **Public Comment : None**
- **9. Chair/Member Comments:** Lee thanked Gonzales as chair and mentioned he did a fine job.
- **Adjournment 7:52**
