

DAYTON REGIONAL ADVISORY BOARD Minutes Wednesday, April 6th, 2022 @ 7:00 PM Lyon County Office Complex; 34 Lakes Blvd., Dayton, Nevada 89403

7:00 pm – Call To Order - Pledge of Allegiance

1. Roll Call/Determination of Quorum _ Present: Gonzales, Armstrong, Lee, St. John, Ewing. QUORUM MET.

2. Public participation: NONE

3. For Possible Action: Review and adoption of agenda for the meeting of April 6th, 2022 - ST. JOHN MOVED FOR APPROVAL, SECOND BY EWING, MOTION PASSES 5-0

4. For Possible Action: Approval of minutes from meeting of March 2nd, 2022. ROLL CALL ARMSTRONG NOT PRESENT IN LAST MEETING, THEREFORE ABSTAIN & ARMSTRONG'S LAST NAME INCORRECT IN MINUTES, CORRECTION OF "AGENDA" TO "MINUTES", ITEM 7 TYPO OF "DEFINITION", GONZALES TYPO BOTTOM OF PAGE WITH S NOT Z. GONZALES MOVED TO APPROVE, NO 2ND, VOTED 4-0 PASSES.

5. For Presentation Only: Dayton Utilities Engineer Kishora Panda gave a presentation and update on current water and sewer projects within the Dayton area. He explained various lift stations, upgrades & options with costs. CAB LEE ASKED IF RAPID BASINS DELAY COULD INCREASE COSTS. PANDA SAID YES.

PUBLIC QUESTION: NANCY SBRAGIA ASKED IF FEDERAL FUNDING COULD HELP.

6. Reports by County Staff and Community Organizations

- Board of Commissioners: COMMISSIONER WES HENDERSON MENTIONED, RIVER RANCH & UPCOMING BUDGET HEARINGS, APPEAL OF SOLID WASTE. COMMISSIONER GRAY MENTIONED BUDGET MEETINGS, UPCOMING BOC MEETING IN DAYTON, SOLID WASTE APPEAL & ADDRESSED PUBLIC CONCERNS REGARDING SOLID WASTE CONTRACT, HE ALSO MENTIONED PRICE INCREASES OF COST OF PAPER TO SCHOOLS.

7. For Possible Action: For Possible Action – La Causa Development NV – Tentative Subdivision Map – Request by La Causa Development NV for a Tentative Subdivision Map to create thirty-two (32) single family residential dwelling units (townhomes) and seven (7) common areas parcels within a 4.38 acre portion with a 9.37 acre remainder parcel on a 13.75 acre parcel within the RMU (Residential Mixed Use) zoning district generally located between Halite Drive and Northgate Drive/Dayton Village Parkway, Dayton, NV (APN 029-761-01) PLZ-2022-128. CAB EWING ASKED IF PROJECT WAS FOR LOW INCOME HOUSING & WAS TOLD NO. CHAIR LEE MENTIONED INGRESS & EGRESS WITH A CONCERN ABOUT TRAFFIC PATTERNS & TIMING, SHE WAS TOLD IT WOULD BE A COUPLE OF YEARS. CAB ST. JOHN ASKED FOR A RANGE OF PRICING FOR THE UNITS & WAS TOLD \$300K-\$400K RANGE & TO KEEP IT AFFORDABLE.

PUBLIC COMMENTS: JOE SPROGIA ASKED IF FOUNDATIONS ALREADY POURED ARE PART OF WHAT IS BEING DISCUSSED & WAS TOLD IT WAS NOT.

CHAIR LEE SAID THIS HAS BEEN IN THE PROCESS FOR A LONG TIME, AND THE MULTI FAMILY HOMES ARE IN AN AREA THAT IS IN A PREFERRED RETAIL AREA. SHE SAID THIS IS DOING THAT.

CAB GONZALES MOVED FOR A RECOMMENDATION FOR APPROVAL, LEE 2ND & ASKED FOR FURTHER BOARD DISCUSSION

CAB EWING MENTIONED HIS CONCERN FOR PARKING AND ROADS WITH SMITHS & McDONALDS, AND DAYTON ENDING UP LOOKING LIKE SOUTH RENO.

PUBLIC COMMENTS: MICAH LAACK ASKED HOW WE CAN PREVENT LOOKING LIKE SOUTH RENO. CAB GONZALES SAID THEY WON'T DO ANYTHING TO THE ROADS & BEFORE THEY WILL WORK ON ROADWAYS THEY NEED MORE HOMES & HE SAID THAT IS UNFORTUNATE.

VOTE YES: GONZALES, ARMSTRONG & LEE. NO: EWING & ST. JOHN

MOTION CARRIED 3-2.

8. Review of correspondence/email and/or faxes received by the Board. VARIOUS E-MAILS WERE READ. QUESTION ON THE PROCESS OF THE WASTE MANAGEMENT CONTRACT. COMMISSIONER GRAY SAID THE D.A. IS WORKING ON THE PROCESS.

9. PUBLIC PARTICIPATION – COMMISSIONER GRAY MENTIONED THE CHANGE OF THE POLITICAL SIGN ORDINANCE OF ELECTIONS SIGNS BEING FULLY REMOVED BY THE BOC. COMMISSIONER GRAY ASKED IF CANDIDATES WILL BE AFFORDED THE OPPORTUNITY TO SPEAK AT THE UPCOMING CAB MEETING. NANCY SBRAGIA ASKED WHO APPEALED/PROTESTED THE WASTE MANAGEMENT AWARD & WHERE IT WILL BE HELD. COMMISSIONER GRAY SAID WASTE MANAGEMENT DID.

10. CHAIR/MEMBER COMMENTS: CAB GONZALES WANTED PLANNING TRAINING WORKSHOP FOR OUR CAB BOARD & WANTED US TO BE TRAINED ON FINDINGS LIKE PLANNING STAFF IS TRAINED HE SAID FINDINGS ON CODE IS WHAT WE SHOULD BASE ON RECOMMENDATIONS ON. CAB ST JOHN SAID WE ARE NOT PLANNERS. CAB EWING STATED ARTICLE 1 SECTION 3 OF CAB BY-LAWS STATE THAT WE ARE TO BE AN ADVISORY BOARD TO THE COUNTY COMMISSIONERS TELLING

THEM WHAT THE CITIZENS THINK AND WHAT WE THINK AND WE DO NOT HAVE TO EVEN VOTE ON AN AGENDA ITEM. CAB ST. JOHN SAID SHE IS IN AGREEMENT WITH CAB EWING. CHAIR LEE SAID TRAFFIC STUDIES ARE 5 YEARS OLD AND IT SHOULD NOT BE ACCEPTABLE THAT TRAFFIC STUDIES ARE NOT UPDATED WHEN A DEVELOPMENT IS BROUGHT TO THE CAB BOARD. CHAIR LEE SAID SHE WOULD LIKE IT TO BE ON THE AGENDA, ST. JOHN AGREED. CAB EWING SAID HE WOULD LIKE TO SEE TRANSFER STATIONS LOCATIONS.

11. ADJOURNMENT 8:14 PM