

Dayton Regional Citizens Advisory Board Meeting Minutes

Wednesday, May 3rd, 2023, at 7:00 p.m.

Lyon County Utilities Building
34 Lakes Blvd., Dayton NV 89403

1. Call to Order:

- Chair Regina Lee called the meeting to order at 7:00 pm

2. Roll Call: Determination of a Quorum

- Christopher Gonzales, Regina Lee, and Norman Lee present, quorum was achieved. Elaine St John has resigned from her position as Board Member.

3. Pledge of Allegiance

4. Public Participation:

- None

5. For Possible Action: Review and adoption of agenda for May 3rd, 2023

- Mr. Lee motioned to approve the agenda; Mrs. Lee seconded. Motion passed 3-0

6. For Possible Action: Approve minutes of meeting April 5th, 2023

- Mr. Gonzales motioned to Approve minutes; Mrs. Lee seconded. Motion passed 3-0.

7. Community Reports

- Lyon County Commissioner/Manager Office
 - Commissioner Tammy Hendrix gave an introduction of herself as the replacement for Ken Gray.
 - She talked about some of the recent actions of the Board of County Commissioners (BOCC).
 - She asked for an item be added to the Dayton Regional Citizens Advisory Board agenda for next month for possible action on requesting NDOT to lower the speed limit on US50.
- Lyon County Sheriff
 - Cmdr. Ortiz gave a summary on the activities that the Sheriff performed in the Dayton area over the last month.
 - Cmdr. Ortiz talked about May being Law Enforcement Memorial month and some activities for that in the area.
- Central Lyon County Parks and Recreation
 - Mrs. Lee explained that the board would be sending a recommendation for approval of park equipment upgrades for Mark Twain Park.

8. **For Possible Action:** To forward a recommendation for the request for a Conditional Use Permit from Lyon County School District to allow an approximately 1,440-square-foot office building on an approximately 80.45-acre parcel generally located to the southeast of the intersection of Old Dayton Valley Road and Breakwater Drive, at 335 Old Dayton Valley Road in Dayton (APN 016-271-11) PLZ-2023-010.

- Mr. Lee stated that he read the materials presented and the new buildings are needed.
- Mr. Gonzales and Mrs. Lee stated that they are for the approval of the item.

- **Public Comment:**
 - John Hoechlin asked about who would be paying for these new building. Mrs. Lee stated that the School District would be.
 - Mrs. Lee made a motion to forward a recommendation of **APPROVAL** to the Planning Commission and The BOCC; Mr. Gonzales seconded. Motion passed 3-0.
9. **For Possible Action:** To forward a recommendation for the request for a Conditional Use Permit from Steven Cruz to allow an asphalt batch plant on an approximately 130.90-acre parcel generally located approximately 5,700 feet to the northwest of the intersection of Enterprise Way and E. Highway 50, at 3750 E. Highway 50 in Dayton (APN 016-401-75) PLZ-2023-004.
- Mrs. Lee stated how the process of a recommendation from the board works and that this is not an approval/denial for the item. She also explained that the Proposer of the item had asked for a continuance to address Lyon County Staff concerns.
 - Mr. Gonzales explained that Conditional Use Permits are subjected to marking Findings for Approval and went through a list describing how this project submittal does not meet the findings and should be denied.
 - Mr. Lee stated that he sees problems with traffic for the project and he feels that it would be detrimental to the park and all the Dayton Citizens that use the park.
 - Mrs. Lee stated that the proximity to the residential neighborhoods in the area is a huge concern. She stated that she feels property values will suffer. She stated that the developer needs to show mitigations for a lot of concerns and that it would be a better idea to find a different location.
 - **Public Comments:**
 - Michelle Benko stated She lives on 6 Mile Canyon. She agrees with the points made by the Dayton Regional Citizens Advisory Board. She is worried about traffic, noise and odors. She would like to see the plant goto a different location.
 - John Benko stated that he agrees with the points made by the Dayton Citizens Advisory board. He would like to see the proposed project moved to the existing industrial areas in Dayton.
 - Joe Sbagio stated that the Dayton area already has two (2) permitted Asphalt Hot Plants that have not been built yet. The ground water in the proposed project area is of concern.
 - Leandra Carr stated that there were already major problems with an Asphalt Batch Plant in the past on the border of Carson City and Mound House.
 - John Hoechlin stated that he has lived near a paper processing plant in the past that produced a lot of pollutants and bad odors. Asphalt is a petroleum product and produces smoke worse than cigarettes. He is very concerned with the potential pollution.
 - Laura Cleland stated that Pollution concerns her. She would like to know what kind of health effects are the citizens of Dayton going to have to deal with because of this project and she is concerned with existing home values in the area going down.
 - Mr. Gonzales read aloud emails received about the issue from the Public, Charlie Bowman and Deborah Goodwill
 - Mr. Gonzales made a motion to forward a recommendation of **DENIAL** for the request for a Conditional Use Permit from Steve Cruz to allow an asphalt batch plant at 3750 E. Highway 50 in Dayton, PLZ-2023-004, to the Planning Commission and The BOCC, based

on how the proposed project DOES NOT meet the findings of a Conditional Use Permit; Mrs. Lee seconded. Motion passed 3-0.

10. Correspondence and Emails

- Mrs. Lee read aloud various emails received.

11. Chair & Board Member Comments & Agenda Requests

- Mrs. Lee stated that she wants an agenda item added to next month about a speed limit change on US50.
- Mr. Gonzales stated that he would like to request to County Manager to come speak about any partnerships between the Traditions developer and Lyon County on the development of a community pool.
- Mr. Lee asked about having the Utility Director address the development happening at US50 and Chavez which appears to include a new water tank.

12. Public Participation:

- Susan Dunt -Would like to see future discussion at the meetings about Lyon County flood mitigation and if the County is going after funding to help the Dayton area. She suggests having Taylor Allison come to speak on disaster funding.
- Russell Harig: Stated that he is still concerned about the crosswalks along Dayton Valley Road, and it is Pebble that does not have the Rectangular Rapid Flashing Beacons and needs one.

13. Adjourn

- Mrs. Lee adjourned the meeting at 7:53 pm.