

**DAYTON REGIONAL ADVISORY BOARD**  
**MEETING Minutes July 1<sup>st</sup>, 2020 @ 7:00 PM**  
**Lyon County Office Complex; 34 Lakes Blvd., Dayton, Nevada 89403**

Chairman Gonzales opened the meeting at 7:06pm.

1. **Pledge of Allegiance**
2. **Roll Call/Determination of Quorum excused and unexcused absences.**  
Present: Chairman Christopher Gonzales, Suzanne Armstrong, Gina Lee, John Crites, Nick Lazzarino  
Introduce new members; Gina Lee, John Crites and Nick Lazzarino,  
Comments: Gina Lee read a prepared statement (included in transmittal), John Crites shared some of his background, planning dept in Lassen Co, California, Fire Operations including prevention bureau, county fire ordinances review, Nick Lazzarino is looking forward to representing the people of Dayton.
3. **For Discussion/Possible Action:** Board Member elections for Chair, Vice-Chair, and Secretary;
  - Gina Lee nominated Christopher Gonzales for the position of Chair, John Crites Seconded. Motion passed 5-0. Chairman Gonzales asked if there were any questions regarding the position of Vice-Chair, Gina Lee asked how long the position was for. Chairman Gonzales explained it would begin now and end on December 31<sup>st</sup>, 2020.
  - Gina Lee nominated Suzanne Armstrong for Vice-Chair. Seconded by Nick Lazzarino. Motion carried 5-0.
  - Suzanne Armstrong Nominated Gina Lee for Secretary, Seconded by John Crites. Motion carried 5-0Chairman Gonzales invited Board members to take opportunities to create the agenda for the meetings, make sure the Agendas are posted in the appropriate places at the mandated times, or other functions performed by the Chair or Secretary, as appropriate.
4. **Public Comment:** No Public Comments at this time
5. **For Possible Action: Approval of agenda for meeting of July 1<sup>st</sup>, 2020.**  
Chairman Gonzales moved to approve the Agenda, Gina Lee Seconded, Motion passed 5-0.
6. **For Possible Action: Approval of minutes from meeting of March 4<sup>th</sup>, 2020.**  
Gina Lee moved to approve the minutes from the meeting March 4, 2020, Suzanne Armstrong seconded. Motion passed 3-0.  
Nick Lazzarino and John Crites abstained as they were not present at the meeting in question.
7. **Reports by County Staff and Community Organizations**  
No County Staff Reports at this time.
  - **Historical Society of Dayton Valley:** Chairman Gonzales read Report (included in transmittal) Dated 6/30/2020 from Linda Clements, Historical Society. Report discussed the loss of the C&C Dayton Depot due to fire, and the hopes to rebuild it.
  - **Board of Commissioners:** Commissioner Ken Gray discussed a few items that would be on the BOCC Agenda for tomorrow, offering a 90 day “catchup” for

anyone in arrears on their Lyon County Utility Bills due to COVID related financial setbacks, A resolution regarding the mail-in only requirement for the primary election. There were a lot of problems with Ballots not being received, Ballots going to the wrong place, Ballot harvesting, etc. The resolution states that Lyon County wishes to have in person elections with Mail-in offered by request. The Resolution is for the Secretary of State requesting the County Clerks to NOT do a Mail-in only election. Commissioner Gray thanked the new members for stepping up to serve on this Board. Commissioner Gray made recommendations to encourage attendance at meetings. Chairman Gonzales read an email (included in transmittal) from Joyce Macintosh regarding her wish to attend the meeting, but as long as anyone was not wearing a mask, she would not attend as she is in a vulnerable group. Commissioner Gray encourages those who want to wear masks. Commissioner Gray discussed the upcoming election and local candidates. Chairman Gonzales asked about updates regarding the sewer situation. Commissioner Gray said they are receiving updates regularly. They are looking for opportunities for grant funding. There is a planned increase occurring in July for water/sewer rates. Suzanne Armstrong asked about shops being built on properties and the restrictions on size. Chairman Gonzales clarified her question, what would the process be to get a variance for those whose property can fit a shop, but want a larger one than the restrictions allow. Commissioner Gray recommended she start with asking Community Development what the process would be. Suzanne said she was told by the county that one could get a variance and that it would cost \$1000. Commissioner Gray explained that engineers need to review plans for variances, and that would have a cost associated with it. Chairman Gonzales asked if the Dayton Regional Advisory Board could ask the Board of Commissioners to look at the process and recommend a change to it. Commissioner Gray said the Board could ask the Lyon County Staff to review if the restrictions on shop sizes was valid and fair.

- **Sheriff:** N/A
- **Planning Department:** N/A
- **Utilities:** N/A
- **Parks and Recreation:** N/A
- **Dayton Schools Report:** N/A

**Public Comment:** None at this time

8. **For Discussion/Possible Action: Smart Growth defined by our community of Dayton.** *Smart growth, reasonable growth, and sustainable growth have been terms the Planning Commission and Board of County Commissioners have heard a lot about recently. The difficulty with these terms is that they have different meanings to different people and the Board of County Commissioners has not established a definition. We will have a discussion and will possibly act by forwarding a recommendation of what these terms should mean to Lyon County as a whole and to our community in Dayton.*

Received request from County Manager Jeff Page to include this in the meeting. Chairman Gonzales read a letter (included in transmittal) from Joyce Macintosh. She requests that no further developments are approved until those currently approved are at or near completion. She details her reasons and requests regarding development. Chairman Gonzales opened the topic to public comment, there was none. Chairman Gonzales opened the topic to the Board, there are options how to proceed, we can forward the Board recommendation to the County Manager, or we can send individual recommendations. Nick Lazzarino questioned why we need to differentiate between the three buzzwords on growth. Referring to the email from Joyce Macintosh, the planned development mentioned in her email has already been approved. He is more concerned about the growth aligning with the current Lyon County Plan for development going forward. He believes the goal for growth is more important than what tools to use to reach the goal. Gina Lee asked if we have a growth plan in Lyon County. Chairman Gonzales reviewed the existing plans. Lyon County is working on a 2020 Comprehensive Master Plan, including reaching out to communities with local meetings and an online survey. When developers present plans they must address how they align with the Counties Master Plan. Nick Lazzarino stated that he prefers to keep it simple and if we have a good plan and stick to it. It's the best plan that we can make, it doesn't matter what you call it. John Crites said he had not seen the Master Plan. We should know what is on the Master Plan before recommending, to ensure we are in alignment. Gina Lee asked are we looking for definitions? Discussed some definitions of "Sustainability", "Reasonable" is subjective, "Smart Growth" is commonly used for Urban areas, but there are some resources for more rural areas. John Crites stated that Smart Growth to him was not putting 100,000 homes in an area where you do not have the infrastructure to support them. Nick Lazzarino aligning the best method for the plan, change should be managed to be beneficial to all. Can we get more business to have the local dollars stay in the community? If we decide how we want to grow, we can stick to that model. Chairman Gonzales recommended the Board Members become familiar with the existing Master Plan and whether it addresses Smart Growth. The public is not aware of what is in the Master Plan, Smart Growth should designate an area such as "city center" and have everything flow out from there. In Dayton there are large areas of land that are owned, but the owners are not choosing to develop on them. That forces any development to be beyond a large open area. Chairman Gonzales again asked about defining what Smart Growth means.

Public Comment on this agenda item: Commissioner Gray recommended reviewing the 2010 Master Plan, the 2020 Comprehensive Master Plan and seeing if there are any changes we might recommend. Dayton is suburban according to the Master Plan. He defines "Smart" as in conformance with the Master Plan. Nick Lazzarino shared some statistics from the community surveys regarding what the people feel is important. Commissioner Gray responded regarding the business and services wanted and the "rooftops" needed to support them. Commissioner Gray explained that the dollars do not stay local for any businesses in Dayton.

Dayton is rural and not a city, we could not become a city because we would have no way to generate enough money to support it. Nick Lazzarino asked about bringing in more businesses to bring in more tax dollars, that could help sustain the households.

Chairman Gonzales asked what to do about the request for definitions again. John Crites asked if we could table it until the next meeting in order to allow time for the Board members to review the Master Plan. Chairman Gonzales made motion to table item number 8 until the next Board Meeting, seconded by John Crites, motion passes 5-0.

9. **PUBLIC PARTICIPATION** : Commissioner Gray thanked members for stepping up to serve on this Board.
10. **Board Comments**: Chairman Gonzales Thanked the Board members. Chairman Gonzales encouraged Board members to take advantage of training offered by Lyon County regarding Open Meeting Laws, etc.
11. **ADJOURNMENT**: Chairman Gonzales adjourned the meeting at 8:05pm.

Gina Lee, Dayton Regional Advisory Board Secretary