

Dayton Regional Citizens Advisory Board Meeting Minutes

Wednesday, September 6th, 2023, at 7:00 p.m.

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

1. Call to Order, Introduce new Board member:

- Chair Mrs. Lee called the meeting to order at 7:00 pm. Ronnie Wyman introduced himself.

2. Roll Call: Determination of a Quorum

- Regina Lee, Christopher Gonzales, Morgen Brown and Norman Lee, and Ronnie Wyman present, quorum was achieved.

3. Pledge of Allegiance

4. Public Participation:

- Mike Workman – Gave a report on some projects he is working on in the Old Town Dayton area. He has been working with the Department of Forestry and Fire Safe Communities to clean up fire hazards such as brush. Main St. to 3rd St will be cleaned up soon. He stated that on Oct. 24th, 2023, there will be a meeting in Dayton on Fire Safe Communities.

5. For Possible Action: Review and adoption of agenda for September 6th, 2023.

- Mr. Lee motioned to approve agenda, Mrs. Brown 2nd. Motion passed 5-0

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

- Mrs. Lee motioned to approve minutes; Mr. Gonzales seconded. Motion passed 4-0. Mr. Wyman abstained.

7. Community Reports

- Lyon County Commissioners
 - Commissioner Hendrix gave an update on the BOCC recent activities.
- Public Safety: Sheriff Department
 - Commander Ortiz gave the monthly stats for the Dayton area and commented on the Traffic Enforcement team. He stated that the Sheriffs office has been working with NDOT about Traffic Signals on US50.
 - Don Springer with the Traditions Development added that NDOT has approved the Traffic Signal for US50 at Traditions.
- Central Lyon County Parks and Recreation
 - Mrs. Lee stated there was no meeting last month and no updates.

8. For Possible Action: To Forward a recommendation to the Board of Commissioners on a draft resolution requesting to reduce the speed limit from 60 to 45 miles per hour on Highway 50 in Dayton from Fortune Drive to La Fond Avenue and to report what business, economic, or traveling impacts would be experienced by the community.

- Mrs. Lee stated that the board had previously acted on this same item and opened the floor for further discussion. No further action was taken on this item.

9. For Possible Action: To forward a recommendation to the Board of Commissioners for the request for a Zoning Map Amendment from Aspen Creek 2022, LLC, to reconfigure the zoning boundaries of a dual-zoned, 612.85-acre parcel with RR-20 (Fifth Rural Residential-20 acre minimum) and SR-12,000 (Suburban Residential- 12,000 sq. ft. minimum) districts located approximately 2.6 miles to the east of the intersection of U.S. Highway 50 and Fort Churchill Road at 1455 Fort Churchill Road in Dayton (APN 016-023-02) PLZ-2023-041.

- Mrs. Lee read into record both items #9 & #10
- Chris Baker was the representative for the Developer. He gave a presentation on Both Items #9 & #10.
- Mr. Lee asked about an irrigation channel that would be affected for this property. Mr. Baker stated that there would be impacts in the project.
- Mr. Gonzales asked about 4-foot sidewalks in the project. Mr. Baker stated that the project meets code requirements.
- Mr. Gonzales motioned to forward a recommendation of approval for item #9; Mr. Lee seconded. Motion passed 5-0.

10. For Possible Action: To forward a recommendation to the Board of Commissioners for the request for a Tentative Subdivision Map from Aspen Creek 2022, LLC to create a 499-lot single-family residential subdivision on a 612.85-acre parcel located approximately 2.6 miles to the east of the intersection of U.S. Highway 50 and Fort Churchill Road at 1455 Fort Churchill Road in Dayton (APN 016-023-02) PLZ-2023-042

- Mrs. Lee motioned to forward a recommendation of approval for item #10; Mrs. Brown seconded. Mr. Gonzales asked for further discussion.
- Mr. Gonzales brought up a need for a second bridge in this area and that there should be a pro-rata share required for developments. Mr. Gonzales also talked about the Traffic impact study for the Fort Churchill at US50 intersections.
- Mr. Wyman commented on placing infrastructure requirements on developers.
- Mrs. Lee sent previous motion to a vote. Motion failed 2-3.
- Mr. Lee motioned to forward a recommendation of approval with the condition that the BOCC look at funding options for a Pro-rata share for developments; Mrs. Brown seconded. Motion passed 5-0.

11. For Possible Action: Request by Stan Lucas for Amendment to Approval Condition by removing Condition of Approval #22 of PLZ-19-0078, a Tentative Subdivision Map for 96 residential lots in Dayton, approved by the Board of Commissioners on February 6, 2020. The Condition requires attainment of either an easement off-site or execution of a Boundary Line Adjustment in order to provide area for construction of a roadway connection to a future “ring road” contemplated in the Master Plan (APN 016-403-27) PLZ-2023-050.

- Chris Baker was the representative for the Developer. He gave a presentation on the project.
- Mrs. Lee asked about Ring Road continuation.
- Mr. Gonzales commented on how the roadway to the north from the Master Plan would not be built by Lyon County due to developers not being conditioned to build it.
- Mr. Lee motioned to forward a recommendation of approval for item #11; Mrs. Lee seconded. Motion passed 5-0.

12. Correspondence and Email

- Mrs. Lee read correspondence outload.

13. Chair & Board Member Comments & Agenda Requests

- Mr. Lee requested that Lyon County staff come report on the new water tower being built and its impact on Dayton.
- Mr. Gonzales asked to have discussions on a Dayton Public Pool be brought back to the Board.
- Mrs. Lee stated that the Lyon County Roads Department should be coming to next month's meeting.

14. Public Participation: NONE

15. Adjourn

- Mrs. Lee adjourned the meeting at 8:24 pm.