



DAYTON REGIONAL ADVISORY BOARD
Meeting Minutes
Wednesday, October 6th, 2021 @ 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:** Suzanne Armstrong is an excused absent. Elaine St John, Ralph Ewing, Regina Lee, and Christopher Gonzales all present and a Quorum has been met.
2. **Public Comment:** None
3. **For Possible Action:** Approval of agenda for meeting of October 6th, 2021.
 - Mr. Gonzales motioned to approve, Mrs. St John 2nd. Motion passed 4-0
4. **For Possible Action:** Approval of minutes from meeting of September 1st, 2021.
 - Mrs. St John Motioned to approve, Mr. Ewing 2nd. Motion passed 4-0
5. **Special Presentation:** Presentation on Economic Development in Dayton and Lyon County- Andrew Haskin Lyon County Community Development Director; Northern Nevada Development Authority - Phil Cowee
6. **Reports by County Staff and Community Organizations**
 - **Board of Commissioners:** Commissioner Henderson gave an update on happenings in the county.
7. **For Possible Action – Scott Ceresa and Jacqueline Ceresa Trust /Active Real Estate Partners LLC/Tentative Subdivision Map** – Request for a tentative subdivision map to create a 125 lot single family residential development on approximately 54.33 acres within the E-1 (First Estates Residential – 12,000 square foot minimum) zoning district generally located south of the Blue Stone Estates Phase 1 Subdivision, Dayton (APN: 016-311-67) PLZ-2021-082.
 - **Public Comment: Joyce McIntosh** – We should not approve any more development on US 50 until NDOT makes its improvements or a plan to address the crashes.
 - Mr. Ewing stated that he has concerns about more traffic on US 50 and Dayton's Water infrastructure. He is also concerned about the Platinum Street that is very close to Ambrose Lane that already has a lot of traffic coming in and out.
 - Mrs. St John commented that she would like to have seen a presentation from the Developers. She brought up the idea of a Mello-Roos Tax to support water and sewer infrastructure on new developments
 - Mrs. Lee approved of the 12,000 ft lots. She stated that this same developer has brought a similar development, smaller lots than being proposed, in 2006 to the BOCC and it was approved. Mrs. Lee did have concerns of the Traffic Study being done during summer when school was not in session and questioned some of the traffic count numbers. She also stated that Platinum Street is an area of concern.
 - Mr. Gonzales approved of the tentative map as far as the lots are concerned. He was concerned about adding a new access point onto US 50. Mr. Gonzales stated that the Lyon County Manager Jeff Page and the Board of County Commissioners had recently called upon NDOT to respond to all the accidents on US 50. He referenced the NDOT Access Management System and Standards 2017 edition document which standards would not allow Platinum Street to be built. He stated that the developers should look at connecting to Melanie Drive/Hughes Avenue and upgrading those streets to help the community.

- Mr. Gonzales made a motion for the recommendation of approval with consideration that the developer readdress the Platinum Street Access. Motion Died.
- Mrs. St John made a motion for the item be tabled until the Developers come to the DRAB and give a presentation. Motion Died
- Mr. Ewing motioned to forward item to the Planning Commission with a recommendation for denial based on the following.
 - i. The project will have adverse impacts and does not provide adequate mitigation of adverse impacts, to existing public streets.
 1. The proposed Platinum Street access point creates another access point onto US 50 in a corridor that has been identified by the community, by Jeff Page Lyon County Manager, by the BOCC and by NDOT as a concern pertaining to access management and serious injury and fatality vehicle crashes. Lyon County is committed to partnering with NDOT to develop and implement long-term solutions in an effort to reduce the number of crashes, injuries, and deaths along all State and U.S. Highways in Lyon County. Adding more access points does not correlate with the efforts to improve US 50 traffic safety.
 2. An adequate mitigation of the adverse impacts of the existing public streets would be to coordinate with Lyon County and nearby property owners in efforts to improve existing accesses to the property. For example, proposing to connect and upgrade Melanie Drive/Hughes Avenue and/or coordinating with NDOT to improve the access to US 50 at Ambrose Lane.
 3. NDOT Access Management System and Standards 2017 edition document states US 50 is a Functional Class 3: Other Principal Arterial. Roadways in this class are intended for the movement of high volumes of traffic at high speeds over long intercity and intracity distances. The design standards in said document state that with unsignalized Full Access, the minimum spacing that is required at >60mph is 2640 ft and with Limited access (Right-in/Right-out only) there still needs to be 800 ft spacing. In the document provided by Manhard, it states that Hughes Avenue is 400 feet east of the proposed access point. This is a obvious adverse impact to a portion of our public streets that is already experiencing an alarming volume of serious injury and fatality vehicle crashes.

Mrs. St John seconded. Motion passed 3-1. Mr. Gonzales voting against.

8. **For Possible Action:** Review of correspondence/email and/or faxes received by the Board.
 - Mrs. Lee read aloud all correspondence/email and/or faxes received by the Board
9. **For Discussion and Possible Action:** Review of BOCC Workshop 9/14/21
 - **Public Comment: Nancy Sbragia:** She does not agree with the movement of the day because she does not see a problem and thinks the DRAB voice needs to be heard by the Planning Commission.

PUBLIC PARTICIPATION – None

10. Chair/Member Comments:

- Mr. Gonzales talked about the Dayton Town Hall meeting about the proposal of a Dayton pool.
- Mr. Ewing talked about Dayton Valley Days
- Mrs. St John talked about Dayton Valley days and mentioned her concerns about US 50
- Mrs. Lee talked about reaching out to NDOT to come and present to the board about US 50 improvements.

11. Adjournment

- Mrs. Lee adjourned the meeting at 8:53 pm.