

DAYTON REGIONAL ADVISORY BOARD
MEETING AGENDA September 4th, 2019 @ 7:00 PM
Lyon County Office Complex; 34 Lakes Blvd., Dayton, Nevada 89403

To avoid disruptions during the meeting, please place cell phones and pagers in the silent mode or turn them off.

NOTE: This is a tentative meeting schedule. Advisory Board reserves the right to hear items in a different order to accomplish business in the most efficient manner. Items scheduled at a specific time cannot be heard earlier than at the scheduled time per Nevada Open Meeting Law (OML) Requirements.

1. **Pledge of Allegiance**
2. **Roll Call/Determination of Quorum excused and unexcused absences.**
 - Introduce Members
 - Public is requested to sign the attendance sheet for insertion into the minutes.
3. **Public Comment:** Please state your name for the record. Limited to items not on the agenda; 3-minute time limit per speaker, however the Board reserves the right to reduce this 3-minute time limit, as well as limit the total time for public comment. The same applies to public comment on each agenda item. (No action will be taken until an item is properly placed on the agenda). Open Meeting Laws (OML) authorizes this body to restrict public speakers to the subjects within its control and jurisdiction, to limit if speech becomes irrelevant or repetitive and/or limit caustic personal attacks.
4. **For Possible Action: Approval of agenda for meeting of September 4th, 2019**
5. **For Possible Action: Approval of minutes from meeting of August 7th, 2019**
6. **Reports by County Staff and Community Organizations**

Limited to 5-minutes per report by representative--lengthy reports or controversial topics should be provided to the chairperson one week prior to the meeting and added to this agenda. Acting-Chair contact Christopher Gonzales (702) 750-6368 or at DRCAB@lyon-county.org.

 - **Board of Commissioners:** (reports limited to prior 2 meetings plus upcoming events) per OML.
 - **Libraries:**
 - **Sheriff:**
 - **Planning Department:**
 - **Utilities:**
 - **Parks and Recreation:**
 - **Historical Society of Dayton Valley:**
 - **Dayton Schools Report:**

Public Comment: (on agenda items) may be heard after being introduced and before action is taken for each item.

7. **For Discussion/Possible Action (on Agenda until December 2019):** To receive public comments on community desires for a Solid Waste Collection and Disposal Franchise Agreement.

Specifically does our community want the board to consider....

- Mandatory trash pickup for all residential customers
- Mandatory recycling for all residential customers
- Hazardous Waste areas for items such as Anti-freeze
- Separate agreements for residential, commercial/industrial and construction debris.
- Free dump days (How many? How often?)
- Hours of operation for transfer stations (more or less, different days)
- Any other thoughts that the public may have.

8. **Public Hearing Items:**

8.a. (For Possible Action) SCHALLER DEVELOPMENT – MASTER PLAN AMENDMENT TO CHANGE THE CHARACTER DISTRICT DESIGNATION (continued from the August 13, 2019 Planning Commission meeting) - Request to amend the 2010 County-Wide Master Plan Character District from Rural to Suburban for the Desert Wells Preserve, a proposed development on approximately 491.19 acres; located South of Hwy 50 East between Caroline Way and Blackhawk Road, Stagecoach (APNs 15-365-01; 15-365-02; 15-365-03; 15-365-04; 15-371-05; 15-371-06; 15-371-07; 15-371-08; 15-451-01) PLZ-18-0020

8.b. (For Possible Action) SCHALLER DEVELOPMENT - SPECIFIC PLAN (continued from the August 13, 2019 Planning Commission meeting) Request for adoption of a Specific Plan for the Desert Wells Preserve on approximately 491.19 acres to allow 1,275 residential dwelling units, mixed use on approximately 95.67 acres, commercial on approximately 30.00 acres, public facility on approximately 10.00 acres, and open space on approximately 57.89 acres and establish minimum development standards for the entire project; all located South of Hwy 50 East between Caroline Way and Blackhawk Road, Stagecoach (APNs 15-365-01; 15-365-02; 15-365-03; 15-365-04; 15-371-05; 15-371-06; 15-371-07; 15-371-08; 15-451-01) PLZ-18-0021

8.c. (For Possible Action) SCHALLER DEVELOPMENT – ZONE CHANGE (continued from the August 13, 2019 Planning Commission meeting) - Request to change the zoning from RR-5 (Rural Residential-20 ac min); C-2 (General Commercial); and RR-2 (Rural Residential-2 ac min) TO PUD (Desert Wells Preserve Planned Unit Development – Tentative Approval) to allow 551 Single Family Residential lots on approximately 277.4 acres, 724 residential dwelling units associated with 95.67 acres of mixed use development, 30 acres of commercial development, 10 acres of public facility use, and 57.89 acres of open space; all on 491.19 total acres, located South of Hwy 50 East between Caroline Way and Blackhawk Road, Stagecoach (APNs 15-365-01; 15-365-02; 15-365-03; 15-365-04; 15-371-05; 15-371-06; 15-371-07; 15-371-08; 15-451-01) PLZ-18-0022

8.d. (For Possible Action) DESERT WELLS PRESERVE / SCHALLER DEVELOPMENT – MERGER AND RESUBDIVISION INTO A TENTATIVE SUBDIVISION MAP (continued from the August 13, 2019 Planning Commission meeting) - Request to combine nine (9) existing parcels totaling 491.19 acres into 551 detached single family residential lots, plus mixed use, commercial, public facility and open space parcels through the Merger and Resubdivision process into a Tentative Subdivision Map for the Desert Wells Preserve Subdivision; located South of Hwy 50 East between Caroline Way and Blackhawk Road, Stagecoach (APNs 15-365-01; 15-365-02; 15-365-03; 15-365-04; 15-371-05; 15-371-06; 15-371-07; 15-371-08; 15-451-01) PLZ-18-0023

8.e. (For Possible Action) Propose an ordinance adopting revisions to Lyon County Code Title 15 - Chapters 15.17; 15.120; 15.202; 15.230; 15.234; 15.300; 15.310; 15.311; 15.312; Table 15.320-1; Table 15.320-2; Table 15.320-4; 15.330; 15.335; 15.336; Table 15.336-1; 15.348; 15.351; 15.360; 15.402; 15.600; 15.601; 15.602; 15.605; 15.606; 15.607; 15.800; and Appendix A - Glossary; to provide clarity, correct references, add missing items, and align County land use and development regulations with the FEMA National Flood Insurance Programs; and other matters pertaining thereto.

9. **SPECIAL USE PERMIT REVIEW / PUBLIC HEARING ITEMS.** Backup materials for these items are available at <http://www.lyon-county.org/Agendacenter> look for Planning Commission by the next available date. All items for discussion and possible action.

9.a. **GOLDEN SIERRA INVESTMENTS, LLC** – ZONING M-1 (HI-S) – Special use permit

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issued September 2014 for an existing sand, gravel, concrete and asphalt batch plant, and a rock crushing plant including gold & silver recovery through the washing of the gravels; located at 75 & 151 Old Como Road, Dayton (APN's 16-151-24, 25, 26 and 16-151-32 through 35)

STAFF OBSERVATIONS – Business license is current for Golden Sierra Investments, LLC. Appears to be in use and compliance.

9.b. V & T SELF STORAGE / CAMPBELL, JAMES, JR. – ZONING M-1 (HI-S) – Special use permit issued September 2017 to operate an enclosed, self-storage facility to include a manufactured home for watchman's quarters, on an approximately 2.75 total acre parcel; located at 416 V & T Way, Dayton, NV (APN 19-261-01) PLZ-17-0027

STAFF OBSERVATIONS – No activity has yet commenced on this property. A letter will be sent to applicant to request status.

9.c. CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT – ZONED C-2 (CC) & NR-1(NR)– Special Use Permit approved September 2016 for the addition of 4,736 sq. ft. of administrative office space to the existing fire station facility; located at 231 Corral Drive, Dayton (APN 16-403-37)

STAFF OBSERVATIONS – No Business license is required. Appears to be in use and compliance.

PUBLIC PARTICIPATION – each speaker is limited to 3 minutes. OML authorizes this body to restrict public speakers to the subjects within its control and jurisdiction, to limit if speech becomes irrelevant or repetitive and/or limit caustic personal attacks.

10. CHAIR/MEMBER COMMENTS: (This item limited to announcements, proposals of topics/issues for future workshops/agendas and community events. Discussion only.)

11. ADJOURNMENT

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (i.e. sign language, interpreters or assisted listening devices) at the meeting should notify the Lyon County Commissioner's Office at 775-463-6531 or 775-577-5037, 24-48 hours' notice prior to the meeting is required. Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with federal law and the U.S. Department of Agriculture policy, Lyon County prohibits discrimination based on race, color, national origin, sex, religion, age, disability (not all prohibited bases apply to all programs.) To file a complaint of discrimination, write to: USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410 or call toll free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay) Lyon County is an equal opportunity provider. For further information A complete packet of supporting materials for this agenda is available for public inspection at 27 South Main Street, Yerington, NV. These materials may be reviewed at this location during regular office hours (8:00 a.m. to 5:00 p.m.), Monday through Friday, except legal holidays, or, upon request, a copy can be delivered via electronic mail. Members of the public requesting Dayton Advisory Board meeting supporting materials may contact Kerry Page at kpage@lyon-county.org or call 775-463-6592.

Certification of posting: I, Christopher Gonzales, Chairperson of the Dayton Citizen Advisory Board, do hereby certify that I have posted or caused to be posted, a copy of this agenda on or before August 30th, 2019 by 9:00 AM at the following locations:

Dayton Post Office _____	Dayton Public Library _____
Dayton Dog Park _____	Lyon County Utilities Building _____.

This agenda is also available at <http://www.lyon-county.org/Agendacenter> (look for Dayton Advisory Board) and backup materials are located under Planning Commission agenda.

(Signature)