

DAYTON REGIONAL CITIZENS ADVISORY BOARD

**34 Lakes Blvd
Dayton NV 89403**

MEETING MINUTES – April 4, 2018; 7:00 pm

The April meeting of the Dayton Regional Citizens Advisory Board (DRCAB) was called to order at 7:05 pm by Chairman Patmor. Chairman Patmor confirmed the agenda was posted as per the requirements of the Opening Meeting Law.

- 1.** Pledge of Allegiance
- 2.** Roll Call/Determination of Quorum:
Members present: Lyn Patmor, Chairman, Lynda Marz, Larry Smith, Sally Elloyan, and John Cassinelli. Chairman Patmore explained the policy of excused and unexcused absences for Board members. After 3 unexcused absences a Board Member can be removed by the County Commissioners.
Quorum established.
Meeting sign in sheet was distributed to all attendees and will be attached to the meeting minutes.
- 3.** Public Comment – Vida Keller introduced herself and advised attendees she is running for Lyon County Board of Commissioners, District 2
- 4.** Approval of the April 4, 2018 agenda – Chairman Patmor moved for approval and John Cassinelli seconded the motion. There was discussion on the order of the agenda but the issue was moot as the individual who requested the accommodation was not in attendance. The Agenda was unanimously approved as posted.
- 5.** Approval of minutes of the March 7, 2018 minutes –Chairman Patmor moved to approve the minutes. Larry Smith seconded the motion. The motion was unanimously approved.
- 6.** Reports by County Staff and Community Organizations –
 - a.** Gloria Manning, President of the Historical Society of Dayton Valley reported on the following:
 - i.** Painting of the “D” – community organizations painted the “D” on the hillside on March 31st. The historical society continues to offer memorial bricks for sale to be placed around the “D” in memory of individuals.
 - ii.** Book signing at the Dayton Senior Center April 28th by local author Anthony Shafton. His book “The Nevada They Knew” has recently been released; flyer attached to minutes.
 - iii.** Dayton, Nevada “All School Reunion” will be held April 21, 2018 at the Dayton Community Center; flyer attached to minutes.
 - b.** Ken Gray – County Commissioner
 - i.** NHP is adding a substation on Hwy 50 near USA Parkway. It will be located near the NDOT maintenance station.

No other presentations were made by County Staff or Community Organizations.

7. Public Comment: No public comment was taken.
8. Special Use Permit Review/Public Hearing Items: None
9. Planning Commission Public Hearing Items – Dayton
 - a. Agenda item 7a; Stanley Lucas – Zone Change;
 - b. Agenda item 7b; Traditions Village 1/Stanley Lucas – Tentative Subdivision Map
 - i. Chris Baker of Manhard Consulting appeared on behalf of Stanley Lucas for both items.
 1. Baker explained the requested zone change is to correct zoning placed in error on a 1.22 acre portion of approximately 200 total acres of the proposed development. The zone change will bring the parcel into line with the mass grading in existence resulting in the multi-family zoning to single family zoning.
 2. Tentative Subdivision Map – Baker explained the proposed development of 312 single family lots on 209.7 acres and a 90 acre remainder parcel. This is the resurrection of a tentative subdivision map that was submitted and approved by prior owners of the property in 2004 - 2007. Member Lynda Marz disclosed a prior relationship with the Traditions Development however stated her prior relationship will not affect her objectivity on the matter and will participate in the vote. Discussion on the two items included proper drainage plans, open space, pocket parks to be maintained by the HOA, underground utilities have been videoed and weakness identified for repair or replacement, clarification on the zoning issue was given by County Planning Rob Pyzel. There are no “affordable housing” or multifamily units proposed in the subdivision. The subdivision will be developed in five phases.
 3. Chairman Patmor moved to recommend approval of the two items; the motion was seconded by Member Smith. The motion passed unanimously (5-0).
 - ii. Member Elloyan moved to recommend approval of the item; Chairman Patmore seconded the motion. The motion passed unanimously (5-0).
 - c. Agenda item 7g; Riverpark 2015 LLC – Parcel Map
 - i. Chris Baker of Manhard Consulting presented this item to the Board. The request is to subdivide a parcel contained within the Riverpark subdivision into four parcels. The lot sizes to be developed will remain at 12,000 square feet minimum; this is a request to subdivide the parcels to facilitate future sales and development of the property.
 - ii. Member Elloyan moved to recommend approval of the item; Chairman Patmore seconded the motion. The motion passed unanimously (5-0).

- d. Agenda item 8h; Woodbridge Estates/Dayton 2015 LLC – Final Planned Unit Development
 - i. The tentative subdivision map was approved by the BOCC in January or February 2017. The approval contained several conditions the developer would need to meet prior to final approval for development. County Planner Pyzel explained the history of the site, and that the PUD included a negotiated agreement on zoning, mixed use, more open space, etc. County staff has reviewed the project and has determined the PUD has complied with all conditions and county codes. This request is for final approval of the development handbook.
 - ii. Chairman Patmor moved to recommend approval of the item; the motion was seconded by Member Cassinelli. The motion passed unanimously (5-0).
- e. Agenda item 7j; La Causa Development Nevada LLC – Zone Change (general commercial to multi-family)
 - i. County Planner Rob Pyzel advised the reason for the change is to facilitate development of multi-family pursuant to a master plan change approved by the county on 2010.
 - ii. Member Cassinelli moved to recommend approval of the zone change; the motion was seconded by Chairman Patmor. The motion passed unanimously (5-0).
- f. Agenda item 7k; Santa Maria Ranch II East – Tentative Planned Unit Development Zone change
Agenda item 7l; Santa Maria Ranch II East – Merger and resubdivision to a tentative map for a planned unit development.
 - i. Due to a prior approval of a change from an “age restricted” development to “no age restriction” development the developer is requesting a zone change to allow 275 single family homes and 288 multi-family units on 190 acres. The subdivision map will create the single family lots. A parcel map will also be created to allow future development of the multi-family units. The multi-family units will be on 18 acres.
 - ii. The plan is to create a Planned Unit Development (PUD).
 - iii. First phase will include thirty eight 12,000 square foot lots to provide a transition from the initial phase of Santa Maria Ranch. Phase 2 of this development will include 237 neighborhood residential lots with a 6,000 square foot minimum lot size. The developer advised the majority of the lots will be larger but the 6,000 square foot lot designation will comply with current county requirements. At build out there will be 2.96 single family homes per acre.
 - iv. Discussion included traffic, traffic signals, schools, open space, topography, trail systems, and adequate plans for drainage.

- v. Chairman Patmor made a motion to recommend approval of agenda items 7k and 7l; Member Cassinelli seconded both motions. The motion passed unanimously (5-0).

10. Advisory Board Action Item Review:

- a. The Lyon County Advisory Board contact list will be updated to include new members – Member Elloyan will verify.
 - b. Next meeting will be May 2, 2018
 - c. Member Marz requested a discussion of a “second bridge” in Dayton as she has not received the studies of said bridge from the county as of the date of the April meeting.
- 11. Public Participation:** Joe Sbragia suggested a roundabout be considered at the intersection of Old Como Rd and Dayton Valley Road due to the construction of the Granite Pointe subdivision on Old Como and Dayton Valley Road.
- 12. Chair/Member Comments:** None
- 13. The meeting was adjourned at 8:30 pm.**