



**LYON COUNTY PLANNING COMMISSION  
TUESDAY, APRIL 14, 2026  
9:00 AM  
LYON COUNTY ADMINISTRATIVE COMPLEX  
27 S. MAIN STREET  
YERINGTON, NV 89447**

Join Zoom Meeting  
<https://us02web.zoom.us/j/86099991604?pwd=czk2NFhtUXViZ3d3YWw4NGdNTFJLUT09>  
Meeting ID: 860 9999 1604  
Passcode: 520573  
One tap mobile  
+17193594580,,81073362959#,,,,\*471259# US  
Dial by your location  
+1 408 638 0968 US (San Jose)

Planning Commission meetings are open to the public and members of the public may attend in person and the meetings are also virtual and the public may attend via Virtual Zoom.

Public Comment: Lyon County allows the following alternatives for public comment. If you are attending the virtual Zoom meeting, public comment may be provided by raising your hand and requesting to provide public comment. This can occur in several ways, including by dialing \*9 from your phone to raise your hand and request to speak for public comment. To unmute yourself, dial \*6. You can also provide public comment for this meeting by sending an email to [countyclerks@lyon-county.org](mailto:countyclerks@lyon-county.org), the day prior to the posted meeting date. Be sure to type, **PUBLIC COMMENT**, in the subject line.

Written public comments may also be mailed to the Lyon County Community Development Office at 27 S. Main Street, Yerington, Nevada 89447, but all public comments must be received prior to the date of the meeting if the comments are to be included in the supplemental materials. Any written public comment received the day of the meeting will be compiled and added as supplemental materials to the County's website and distributed to the Planning Commission within 24 hours after the meeting. Members of the Public may attend the meeting in person at the Greg Hunewill Lyon County Commission Chambers, 27 S. Main Street, Yerington, Nevada.

**1. Roll Call**

**2. Pledge of Allegiance**

**3. Public Participation (no action will be taken on any item until it is properly agendaized)** - *Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission, but not on items appearing on the Agenda. Speakers are asked to state their name for the record and to sign and print their name on the form at the lectern. Comments are limited to three*

*minutes per person or topic. The Commission reserves the right to reduce this three minute time limit, as well as limit the total time for public comment. If your item requires extended discussion, please request the Chair to calendar the matter for a future Planning Commission meeting. The Planning Commission will not restrict comments based on viewpoint. The same applies to public testimony on each Agenda item. The Chair may reopen public participation at any time during the meeting. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.*

#### **4. Review and Adoption of Agenda (for possible action)**

#### **5. For Possible Action: Approval of Minutes**

- 5.a For Possible Action: To approve the minutes from the March 10, 2026 meeting.
- [March 10, 2026 Minutes](#)

#### **6. Advisory Board Reports**

#### **7. Public Hearing Items**

- 7.a For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Zoning Map Amendment to amend the Zoning Map designation from the Title 10 district of Limited Commercial District (C-1), to the Title 15 district of Public Facilities (PF), for a parcel located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-12.
- [Staff Report](#)
  - [Backup](#)
- 7.b For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Conditional Use Permit for a General Aviation Airport to add a Helipad to the existing fire station on land currently zoned C-1 (Limited Commercial District) with a separate application request to be zoned PF (Public Facilities), located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-013.
- [Staff Report](#)
  - [Backup](#)

#### **8. Community Development Director**

- 8.a For Discussion Only: Community Development Director comments and updates.

#### **9. Commissioner Comments and Agenda Requests**

**10. Public Participation (no action will be taken on any item until it is properly agendized)** - *Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission but not on items appearing on the Agenda. Comments are limited to three minutes per person or topic and will not be restricted based on viewpoint. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an Agenda as an item upon which action may be taken.*

#### **11. ADJOURNMENT**

---

Pursuant to NRS 241.020, the agenda has been posted at the following locations: Lyon County Administrative Complex (27 S. Main Street, Yerington, NV), the Lyon County Website: <https://www.lyon-county.org>, and the State Website: <https://notice.nv.gov>. Supporting documentation for the items on the

agenda is available to members of the public at the County Manager's Office (27 S. Main Street, Yerington, NV), by phone (775)463-6531, or by email requests to [countyclerks@lyon-county.org](mailto:countyclerks@lyon-county.org).

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 civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email: [program.intake@usda.gov](mailto:program.intake@usda.gov)

T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) notice to persons with disabilities: members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners'/Manager's office in writing at 27 S. Main Street, Yerington, NV 89447, or by calling (775) 463-6531 at least 24 hours in advance.

Lyon County is an equal opportunity provider.

**Agenda and Backup Material is  
Available at [www.lyon-county.org](http://www.lyon-county.org)**

# **Lyon County Planning Commission Agenda Summary**

Meeting Date: April 14, 2026

**Agenda Item Number:**

5.a

**Subject:**

For Possible Action: To approve the minutes from the March 10, 2026 meeting.

**Summary:**

**Financial Department Comments:**

**Approved As To Legal Form:**

**County Manager Comments:**

**Recommendation:**

ATTACHMENTS

- [March 10, 2026 Minutes](#)

# LYON COUNTY PLANNING COMMISSION MEETING MINUTES

MARCH 10, 2026

The March 10, 2026 meeting of the Lyon County Planning Commission was called to order by Commission Chairwoman Shannon Ceresola, at approximately 9:00 a.m. at the Lyon County Administrative Complex, 27 S. Main Street, Yerington, NV, 89447.

**Attending staff:** Community Development Director, Gavin Henderson; District Attorney, Steve Rye; Senior Planners Louis Cariola and Lisa Nash; and Administrative Assistant, Brandi Lathrop were present.

**1. Roll Call:** Members present: Commissioners Shannon Ceresola, Audrey Allan, Loretta Sell, Mark Jones, and Andrew Merritt attended in chambers. Commissioners Wendy Loomis and Katie Baker were absent. A quorum was noted.

**2. Pledge of Allegiance**

**3. Public Participation - None**

**4. Review and Adoption of the Agenda**

Commissioner Sell motioned to adopt the agenda as presented.

Commissioner Allan seconded and the motion passed by majority vote (5 Ayes, 0 Nay, 0 Abstentions; 2 Absent-Commissioner Loomis and Commissioner Baker)

There was no public comment.

**5. For Possible Action: Approval of Minutes**

**5.a. For Possible Action: To approve the minutes from the February 10, 2026 meeting.**

Commissioner Allan motioned to approve the minutes from the February 10, 2026 meeting.

Commissioner Jones seconded and the motion passed by majority vote (5 Ayes, 0 Nay, 0 Abstentions; 2 Absent-Commissioner Loomis and Commissioner Baker)

There was no public comment.

**6. Advisory Board Reports – Information from the Smith Valley CAB.**

**7. Public Hearing Items**

**7.a. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Mark Jones for a Conditional Use Permit for an Indoor Vertical Farm System on land zoned AG (Agriculture) located at 60 Artesia Road in Wellington on an approximately 21.60-acre parcel (APN 010-081-43); PLZ-2026-003.**

Commissioner Mark Jones recused himself due to being a party involved in the project.

Senior Planner Lisa Nash discussed the applicant requesting a continuance for up to 60 days. She gave a presentation of the item. The applicant requests a Conditional Use Permit (CUP) to operate a Vertical Farm System consisting of two (2) 100,000 square foot buildings to grow “Clean Room Organic Foods” on an approximately 21.60-acre parcel located at 60 Artesia Road in Wellington. The applicant requested a Zone Change from Rural Residential to Agricultural in 2024 which was granted. Staff made a determination of unlisted use, determining the use of Vertical Farming to be closest to the use of Small Agricultural Production/Food Processing Facility. She also discussed the proposed layout of the site and the applicants proposal of 100 parking spots per building.

Commissioners and Senior Planner Lisa Nash discussed the continuance time frame request being up to 60 days.

**Public Comment –** Leslie Sonne from Wellington, discussed the applicant bringing forward an industrial

project on Agricultural land. She requests more information to be brought forward and expressed concern around water, utilities, and the lack of details provided in the application.

Matt Swain, a Smith Valley resident, discussed the quiet area, his concerns around power and noise, and the project being a better fit elsewhere in the County on Industrial property.

Judith Harker, discussed the inconsistencies and inaccuracies within the application and expressed concern around water and power.

Angie Proffer discussed the project being more industrial not agricultural and the findings not being met. She is opposed to the project.

Robin Biggs expressed concern around the lack of transparency and information. She also discussed the applicant talking throughout the presentation and during public comment.

Mark Cushman discussed the operation being 24 hours a day, 7 days a week. He requests denial of the application. He had questions around traffic studies, a drainage study, and other required information not provided.

Darlene Runge is opposed to the project. She discussed being in agreement with the public who spoke before her.

**Commissioner Merritt motioned to continue the request from Mark Jones for up to 60 days for a Conditional Use Permit for an Indoor Vertical Farm System on land zoned AG (Agriculture) located at 60 Artesia Road in Wellington on an approximately 21.60-acre parcel (APN 010-081-43); PLZ-2026-003.**

**Commissioner Sell seconded and the motion passed by majority vote (4 Ayes, 0 Nay, 1 Abstentions-Commissioner Jones; 2 Absent-Commissioner Loomis and Commissioner Baker).**

Commissioner Jones rejoined the Planning Commission.

**7.b. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Nevada Cement Company LLC for Master Plan Amendments to change the designations from Employment and Resource to Industrial on three parcels that total approximately 462.27 acres in Fernley at 1290 W. Main Street and two unaddressed locations (APNs 021-042-01, 021-571-08 and 021-581-01); PLZ-2025-106.**

Senior Planner Louis Cariola gave a presentation of the item. Nevada Cement Company requests a Master Plan Amendment to change the designations from Employment and Resource to Industrial on three parcels that total approximately 462.27 acres (APNs 021-042-01, 021-571-08 and 021-581-01); PLZ-2025-106. These parcels are located in Fernley. He discussed surrounding parcels, zoning, and the findings listed in the Staff Report. There is a North Area Plan by the City of Fernley that the applicant is aware of. Staff recommends approval.

Commissioners and Senior Planner Louis Cariola discussed the project being in the Cooperative Planning Area with the City of Fernley. There was discussion around how much of the project area is within the City of Fernley. The project is under Lyon County jurisdiction but is within the Cooperative Planning Area.

**Public Comment** – None

**Commissioner Sell motioned to forward a recommendation of approval to the Board of County Commissioners for the request from Nevada Cement Company LLC for Master Plan Amendments to change the designations from Employment and Resource to Industrial on three parcels that total approximately 462.27 acres in Fernley at 1290 W. Main Street and two unaddressed locations (APNs 021-042-01, 021-571-08 and 021-581-01); PLZ-2025-106 based on the Findings listed in the Staff Report.**

- A. The applicant has demonstrated that the amendment is in substantial compliance with and promotes the master plan goals, objectives and actions;
- B. The proposed amendment is compatible with the existing or master planned adjacent land uses, and reflects a logical change in land uses;
- C. The proposed amendment has demonstrated and responds to changed conditions or further studies that have occurred since the master plan was adopted by the Board, and the requested amendment represents a more desirable utilization of land;
- D. The proposed amendment will not adversely affect the implementation of the master plan goals, objectives and actions, and will not adversely impact the public health, safety or welfare; and
- E. The proposed amendment will promote the desired pattern for the orderly physical growth of the County, allows infrastructure to be extended in efficient increments and patterns, maintains relatively compact development patterns, and guides development of the County based on the consideration of natural resources, the physical geography and the efficient expenditure of funds for public services.

**Commissioner Allan seconded and the motion passed by majority vote (5 Ayes, 0 Nay, 0 Abstentions; 2 Absent-Commissioner Loomis and Commissioner Baker)**

**7.c. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Nevada Cement Company LLC for Zoning Map Amendments to change the zoning from the Title 10 district name of RR-5 (Fifth Rural Residential, 20-acre minimum) and M1 (General Industrial) on four parcels that total approximately 475.50 acres, located at 1290 West Main Street and three unaddressed locations in Fernley. (APNs 021-581-01, 021-571-08, 021-571-05 and 021-042-01); PLZ-2026-002.**

Senior Planner Louis Cariola gave a presentation of the item. The Applicant requests a Zoning Map Amendment to amend the Zoning designation from the Title 10 district names of RR-5 (Fifth Rural Residential, 20-acre minimum) and M1 (General Industrial) to Heavy Industrial-Suburban (HI-S) on four parcels that total approximately 475.50 acres parcel in Fernley located at 1290 West Main Street and generally north of US Highway 50. The future expansion would require review by staff through an Administrative Design Review. He discussed the findings and long term development plans. Staff recommends approval.

Commissioners and Senior Planner Louis Cariola discussed changing the zoning from M1 to HI-S and what impacts it would have. Senior Planner Louis Cariola clarified it does not make a difference, it is just changing the label from Title 10 to the new Title 15.

**Public Comment** – None

**Commissioner Jones motioned to approve the request from Nevada Cement Company LLC for Zoning Map Amendments to change the zoning from the Title 10 district name of RR-5 (Fifth Rural Residential, 20-acre minimum) and M1 (General Industrial) on four parcels that total approximately 475.50 acres, located at 1290 West Main Street and three unaddressed locations in Fernley. (APNs 021-581-01, 021-571-08, 021-571-05 and 021-042-01); PLZ-2026-002 based on the Findings listed in the Staff Report.**

- A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;
- B. The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title; and
- C. The proposed amendment is compatible with the actual or master planned adjacent uses.

**Commissioner Merritt seconded and the motion passed by majority vote (5 Ayes, 0 Nays; 0 Abstentions; 2 Absent-Commissioner Loomis and Commissioner Baker)**

**8. Community Development Director**

**8.a For Discussion Only: Community Development Director comments and updates.**

Community Development Director Gavin Henderson gave a reminder for the Open Meeting Law Training coming up on April 11, 2026 at the Senior Center in Silver Springs.

**9. Commissioner Comments and Agenda Requests**

Commission Chairwoman Ceresola discussed her appreciation of Staff Reports and Presentations being more detailed.

**10. Public Participation - None**

**11. Adjournment at 10:12am**

# **Lyon County Planning Commission Agenda Summary**

Meeting Date: April 14, 2026

## **Agenda Item Number:**

7.a

## **Subject:**

For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Zoning Map Amendment to amend the Zoning Map designation from the Title 10 district of Limited Commercial District (C-1), to the Title 15 district of Public Facilities (PF), for a parcel located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-12.

## **Summary:**

## **Financial Department Comments:**

## **Approved As To Legal Form:**

## **County Manager Comments:**

## **Recommendation:**

## **ATTACHMENTS**

- [Staff Report](#)
- [Backup](#)



**LYON COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

BUILDING \* DEVELOPMENT ENGINEERING \* PLANNING  
CODE ENFORCEMENT \* ECONOMIC DEVELOPMENT

27 SOUTH MAIN STREET, YERINGTON, NV 89447

PHONE: 775-463-6592 FAX: 775-463-5305

WEBSITE: [www.lyon-county.org](http://www.lyon-county.org)

**PLANNING COMMISSION**

**PLZ-2026-012**

**Proposed Action**      Zoning Map Amendment  
**Meeting Date**        April 14, 2026  
**Property Owners**     Central Lyon County Fire Protection District  
**Applicant**            Central Lyon County Fire Protection District  
**Community**          Mark Twain  
**Location**             199 Six Mile Canyon Road  
**Parcel Number(s)**    016-025-26  
**Parcel Size(s)**        1.02 acres  
**Master Plan**          Public/Quasi-Public  
**Current Zoning**        Limited Commercial District (C-1)  
**Proposed Zoning**      Public Facilities (PF)  
**Case Planner**        Lisa Nash

**REQUEST**

The Applicant requests a Zoning Map Amendment to amend the Zoning designation from the expired Title 10 district of Limited Commercial District (C-1) to the Title 15 district of Public Facilities (PF) on one parcel approximately 1.02 acres in size.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission forward a recommendation of approval of the Zoning Map Amendment request based on the Findings as listed in the staff report as the request would be in general conformance with the 2020 Comprehensive Master Plan designation for the property.

A Zoning Map Amendment request cannot be conditioned.

## RECOMMENDED MOTION

If the Planning Commission determines that they will forward a recommendation of approval of the requested Zoning Map Amendment application to the Board of Commissioners, then the Planning Commission should make a motion similar to the following.

### The Planning Commission finds that:

- A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;
- B. The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title; and
- C. The proposed amendment is compatible with the actual or master planned adjacent uses.

**Based on the aforementioned Findings, I move that the Planning Commission forward a recommendation of approval to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Zoning Map Amendment to amend the Zoning Map designation from the Title 10 district of Limited Commercial District (C-1) to the Title 15 district of Public Facilities (PF), for a 1.02-acre parcel located at 199 Six Mile Canyon Road in Mark Twain (APN 016-025-26), PLZ-2026-012.**

## ALTERNATIVES TO APPROVAL

### Alternative Motion for Continuance

If the Planning Commissioners determine that there is insufficient information with which to make a decision on the Zoning Map Amendment application before them and that additional information, discussion and public comment are necessary to have a more complete and thorough review of the proposed project, then they should make the appropriate findings and move to continue the Public Hearing for the Zoning Map Amendment application to a future date with concurrence from the applicant.

If so, then the Planning Commission may wish to consider a motion similar to the following:

### The Lyon County Planning Commission finds that:

- A. Additional information, discussion, and public review are necessary for a more thorough review of the proposed Master Plan Amendment application.

**Based on the aforementioned finding, and with the applicant's concurrence, the Planning Commission continues the request from Central Lyon County Fire Protection District for a Zoning Map Amendment to amend the Zoning Map designation from the Title 10 district of Limited Commercial District (C-1) to the Title 15 district of Public Facilities (PF), for a 1.02-acre parcel located at 199 Six Mile Canyon Road in Mark Twain (APN 016-025-26), PLZ-2026-012 for \_\_\_ days.**

### Alternative Motion for Denial

If after review and public comment the Planning Commission determines that they should recommend denial of the Zoning Map Amendment application, then the Planning Commission may wish to consider a motion similar to the following:

### The Lyon County Planning Commission has considered:

15.220.05: FINDINGS:

When approving a zoning text or map amendment the Commission and the Board must make the following findings, supported by a statement of evidence, facts and conclusions.

- A. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;
- B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;
- C. That the proposed amendment is compatible with the actual or master planned adjacent uses.

**After consideration of the above-listed Findings, the Lyon County Planning Commission has determined that the Amendment would not be in conformance with the above-listed considerations and forwards a recommendation of denial to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Zoning Map Amendment to amend the Zoning Map designation from the Title 10 district of Limited Commercial District (C-1) to the Title 15 district of Public Facilities (PF), for a 1.02-acre parcel located at 199 Six Mile Canyon Road in Mark Twain (APN 016-025-26), PLZ-2026-012.**

**BACKGROUND INFORMATION**

Location, Size, and History

The subject parcel is located in Mark Twain at 199 Six Mile Canyon Road and is approximately 1.02 acres in size. The maps below show the location of the parcel and the aerial view. The parcel is the location of the Central Lyon County Fire Protection District Fire Station 38. It has been in service to the community since 2005



Public Facilities

The project is located within the Lyon County Utilities Department service area and there are existing water and sewer services connected to the property. No additional connections or uses are anticipated for this site.

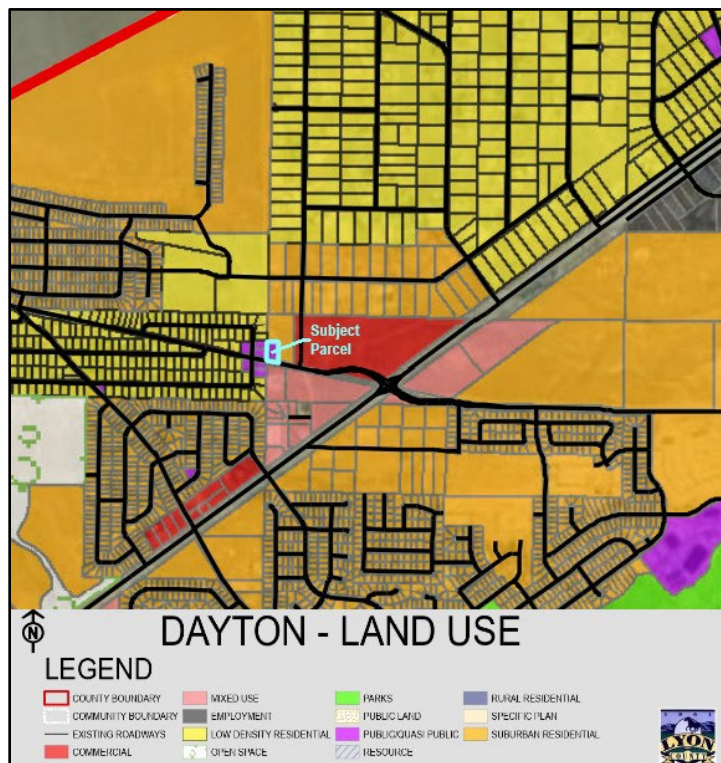
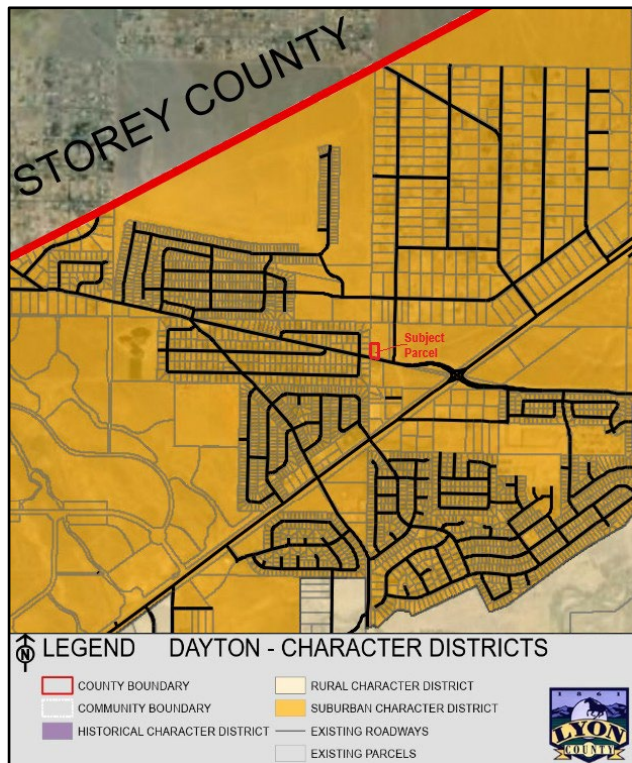
Concurrent Applications

The applicant has submitted an additional application concurrently: Conditional Use Permit (PLZ-2026-013) for a General Aviation Airport to add a Helipad to the existing fire station. Both applications will be heard by the Planning Commission on April 14, 2026 and then scheduled to proceed to the Board of County Commissioners for consideration on May 7, 2026.

**MASTER PLAN AND ZONING**

Master Plan

The site is within the Suburban Character District per the Dayton Character District Map adopted with the 2020 Master Plan. The Master Plan land use is Public/Quasi-Public.

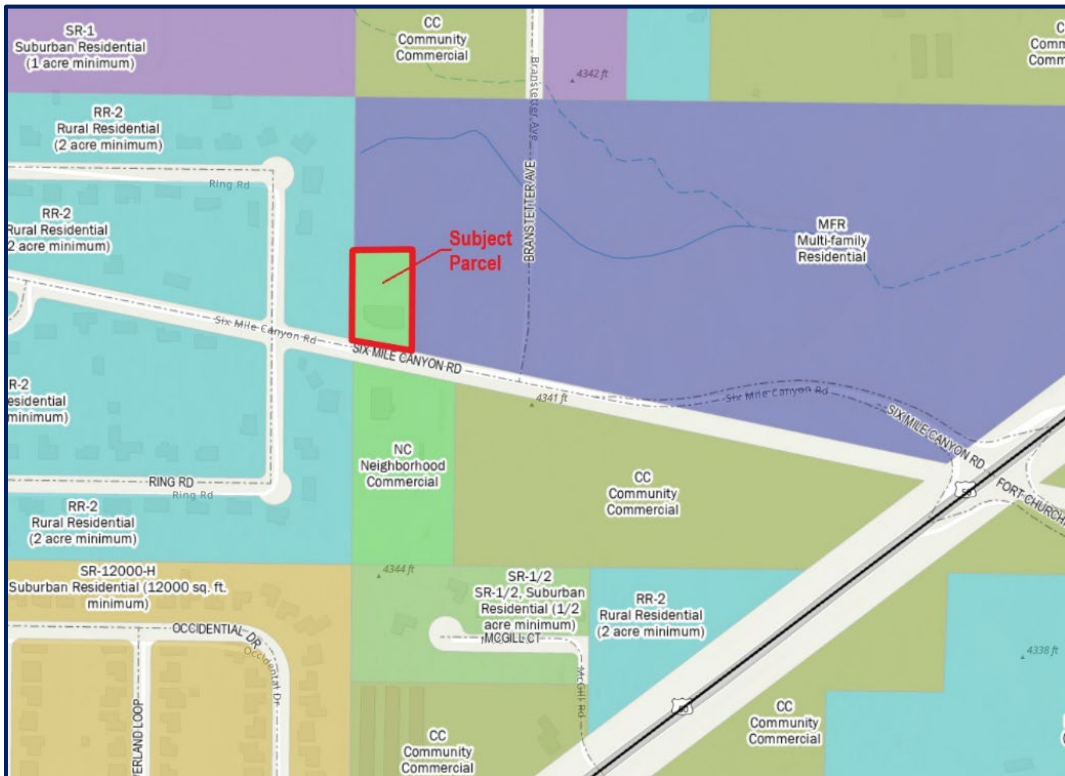


Existing Zoning

The applicable zoning for the subject parcel is Limited Commercial District (C-1), a district name from the County’s expired Title 10 development code. In 2018 the County adopted Title 15 with Appendix A, the Zoning Consistency Matrix. The Matrix “converts” expired district names to the applicable and current Title 15 district. The applicable zoning today is Neighborhood Commercial (NC) for the subject parcel. Under the 2020 Master Plan, the NC zoning is not compatible with the Public/Quasi-Public land use designation. The applicants request would bring the parcel into conformance with the Master Plan designation.

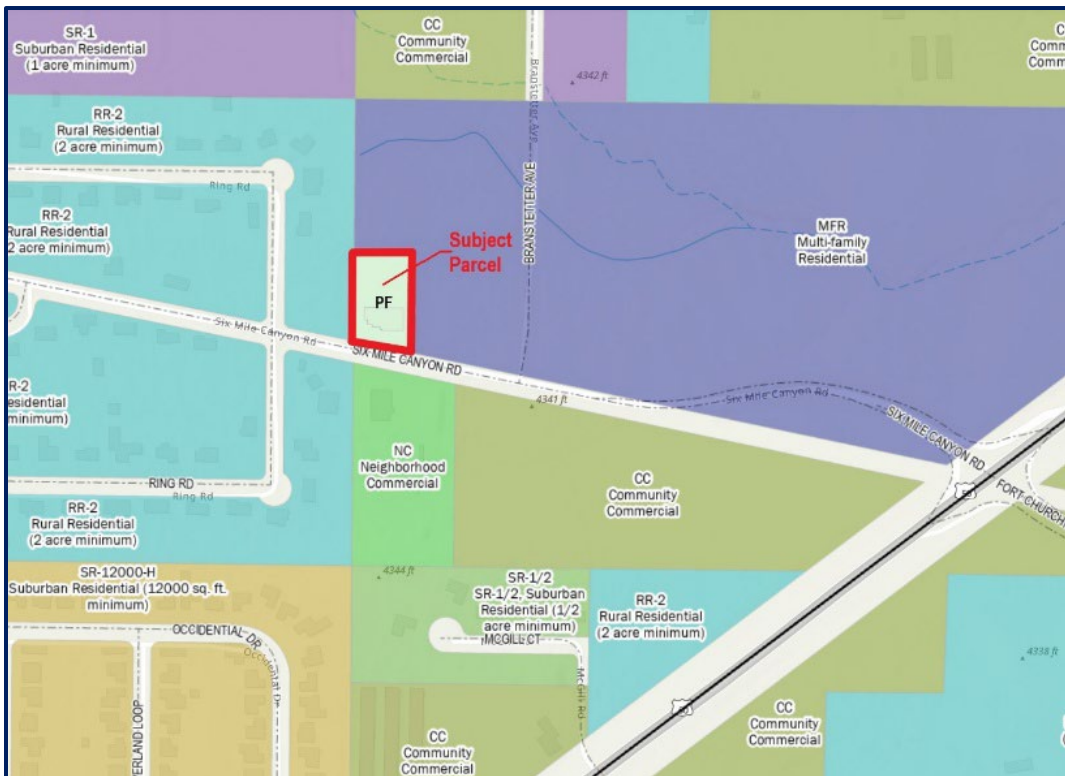
The image on the following page from the County’s GIS shows the applicable zoning districts for the subject parcel and surrounding parcels as converted through the Title 15 Matrix. As seen on the map, the region has a patchwork of zoning districts.

Surrounding property zoning (as converted in Title 15) is primarily RR-2 (Rural Residential, 2 Acre Minimum), MFR (Multi-Family Residential) and NC (Neighborhood Commercial) as depicted in the map below. The adjacent parcels on the west side of the property are owned by Lyon County, are undeveloped and subject to RR-2 zoning. The parcels extending to the west are subject to RR-2 zoning. The parcels to the north and east are vacant subject to MFR zoning. The parcel to the south is subject to NC zoning and has an existing religious facility on the property.



**Proposed Zoning**

The proposed zoning of Public Facility (PF) would allow the parcel to be zoned for use as a Public Safety Facility and General Aviation District. The PF zoning would provide for a compatible district with the Master Plan.



The purpose of the zoning district per Title 15 is as quoted below:

**15.316.02: PUBLIC FACILITIES (PF) ZONE:**

A. Purpose: The Public Facilities Zoning District provides for the provision of schools, government offices, community centers, fire stations, airports, libraries, hospitals, cemeteries, etc., to meet the needs of the community in which the facilities are located as well as the larger County-wide and regional community. Also included are facilities needed for essential public services such as electrical substations, water and wastewater facilities, and other similar uses.

Per Title 15, the allowed uses in the PF district are as listed below. Uses with a “C” indicate that approval of a Conditional Use Permit and a “T” indicate that approval of a Temporary Use Permit is required for the use to commence.

Adult or child care, 6 or fewer adults/children	Parks
Adult or child care, 7 or more adults/children	Playground
General Aviation Airport - C	Shooting range – outdoor - C
Government administrative and civic buildings	Skeet/trap shooting range/course - C
Public assembly, including churches (total worship/hall seating capacity 350 or less)	School, K-12 (public or private) - C
Public assembly, including churches (total worship/seating capacity exceeds 350) - C	Post-secondary, trade, or technical education - C
Public Safety Facility	Fossil or alternative fuel generating facility, commercial - C
Hospital - C	Geothermal Generating Systems, Commercial - C
Intermediate care facility, nursing home, rehab center- C	Geothermal generating systems, non- commercial
Medical or dental office or clinic (25,000 square feet or less)	Power distribution lines (less than 60kV)
Medical or dental office or clinic (greater than 25,000 square feet) - C	Power Substations - C
Athletic fields and court	Power Transmission Lines (60 kV or greater) – C/P
Campground - C	Public drinking water - pumping, storage, treatment and distribution
Community Gardens	Public service equipment facility - maintenance and storage
Equestrian Facilities	Public sewage - collection, treatment, storage, and disposal - C
Golf course or driving range	Solar Power Generating Facility, Commercial - C
Indoor recreation/sports/fitness facility	Solar power generating facility, non- commercial
Outdoor concerts, rodeo, special events or festivals - T	Wind Energy Conversion, Commercial - C
Paintball facility – outdoor - C	Wind Energy Conversion, Non-Commercial

## STAFF REVIEW AND COMMENTS

The proposed zoning map amendments are reviewed by staff and the Planning Commission, which forward recommendations to the Board of Commissioners for final action.

## FINDINGS FOR REVIEWING A ZONING MAP AMENDMENT REQUEST

Chapter 15.220.05 of Lyon County Code states that when considering approval of a zoning map amendment, three Findings must be considered and supported by a statement of evidence, facts and conclusions. Staff has included those three Findings in **bold type** below. Each Finding is listed with the applicant's response in *italics* and then staff's comments.

**Finding A: The proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan.**

### Applicant's Response

*The proposed Zoning Map Amendment (ZMA) is consistent with the Lyon County Master Plan and the applicable underlying land use designation. The subject property is located within the Suburban Character District and is designated as Public/Quasi-Public under the Lyon County Master Plan. This designation expressly accommodates essential public facilities, including fire stations and other governmental or emergency service uses.*

*The property has been publicly owned and operated as a fire station since 2005. At the time of development, the site should have been zoned Public Facility (PF) to align with its intended and actual use. However, due to the timing of Millard and Reynen-Bardis's property donation, the extended development process, and the County's transition from Title 10 to Title 15, the zoning designation was never requested to be amended accordingly. The proposed ZMA corrects this long-standing inconsistency.*

*As described in Lyon County Code Title 15, Chapter 316.02, the Public Facility (PF) zoning district is intended to allow for "government offices, buildings, and facilities; fire stations; electrical substations; and similar public uses." The existing fire station is a direct and typical example of permitted PF use. No new construction or expansion is proposed as part of this application.*

*Upon approval of the requested ZMA (and the concurrently submitted Conditional Use Permit), the zoning designation will properly reflect the site's long-established, public facility use. This amendment ensures consistency among zoning, land-use designation, and actual use, thereby strengthening compliance with the County's planning framework.*

*An analysis of relevant Master Plan goals and policies demonstrates that the request does not conflict with any adopted policy. Instead, it advances multiple objectives of the Master Plan, including but not limited to:*

*Policy LU 1.1 – Follow Development Patterns as Established in the Land Use Plan: The amendment aligns the zoning designation with the Land Use Plan by recognizing an existing public facility located within a developed suburban area and near established infrastructure. The use supports the County's goal of concentrating essential services within or near existing communities to efficiently serve residents.*

*Therefore, the proposed ZMA is consistent with the Master Plan's land use designations, goals, and policies.*

### Staff Comment

The applicant's response is supported by staff as the existing zoning of C-1 is not compatible with the Master Plan designation of Public/Quasi-Public, while the proposed zoning of Public Facilities is compatible. The proposed zoning amendment supports the Master Plan Public/Quasi-Public as shown in the Master Plan Chapter 3, Table 2: Land Use Table Examples of Use: "Schools, government offices, community centers, fire stations, airports, libraries, hospitals, cemeteries, etc." Staff is able to make this Finding in the affirmative.

**Finding B: The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;**

**Applicant's Response**

*The proposed ZMA will not be inconsistent with the County's adequate public facilities policies. The site has been operational as a fire station since 2005 and has continuously provided appropriate public services and infrastructure.*

*The property has adequate and established access for emergency response vehicles via existing roadways, and no changes to access or circulation are proposed. Additionally, no new construction or intensification of use is proposed with this application.*

*The site is located within the Lyon County Utility District (LCUD) service area and has been fully served by LCUD water and sewer infrastructure since its original development. All surrounding public utilities are existing, operational, and adequate to serve the current and proposed uses.*

*The requested ZMA simply formalizes the zoning designation to match the existing use and does not trigger additional demand for public facilities or services. Accordingly, the amendment complies with all applicable public facilities and improvement standards set forth in Lyon County Code Title 15.*

**Staff Comment**

As described in the Public Facilities section on page 3, the project is located within the Lyon County Utilities Department service area and has existing services to the facility. This Finding is met.

**Finding C: That the proposed amendment is compatible with the actual or master planned adjacent uses.**

**Applicant's Response**

*The subject parcel is bounded by:*

*South: Six Mile Canyon Road, beyond which are parcels with Commercial Master Plan designations and Community Commercial zoning, including an existing religious facility.*

*West: Vacant Lyon County–owned land designated for Public Facility (PF) use.*

*North and East: Vacant parcels designated for multi-family residential development.*

*Northwest: Large-lot single-family residential parcels, with minimal physical adjacency and no shared boundary other than a limited point of contact.*

*The existing fire station has coexisted with these surrounding uses for approximately two decades without conflict. The strategic location near U.S. Highway 50 in the Mark Twain area further enhances the site's suitability for emergency services and rapid response.*

*A concurrently submitted Conditional Use Permit proposes a limited partnership with Generation Aviation Airport to support a medical evacuation (medivac) helicopter, jointly used by the Fire District for volunteer fire and emergency medical services. This function is consistent with the site's long-standing role as an emergency response facility and does not introduce incompatible activities.*

*Overall, the ZMA aligns the zoning designation with the site's historic and current public safety function, ensures long-term compatibility with adjacent and planned land uses, and supports the health, safety, and welfare of the surrounding community.*

**Staff Comment**

As stated previously in this report, the subject parcel is located in a region of Lyon County that is appropriate for the proposed zoning and would bring this parcel into alignment with the Master Plan. The requested zone change to Public Facilities will be in alignment with the Master Plan designation of Public/Quasi-Public and will bring the Fire Station/Public Safety Facility use into compliance with the proposed zoning. This Finding is met in the affirmative by staff.



**Executive Summary**

**Project Name:** Central Lyon County Fire Protection District, Fire Station 38, Public Facility Zoning Map Amendment and Conditional Use Permit for General Aviation Airport use applications.

**APN Numbers:** 016-025-26

**Location:** The Property Site is located at 199 Six Mile Canyon Road in the Mark Twain township area of Dayton, Nevada, approximately 1/2 miles east of US Highway 50 near the intersection of Six Mile Canyon / Fort Churchill Road. The property is an established (2005) and operating Fire Station.

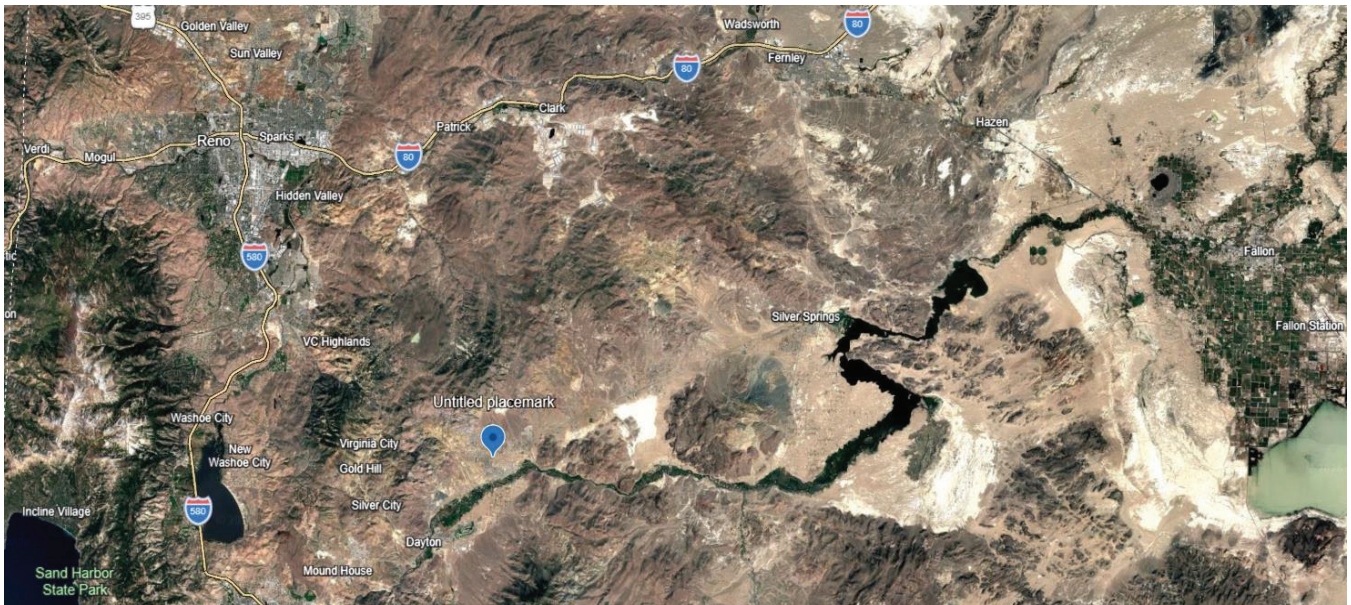
**Land Use:** Public / Quasi Public

**Zoning:** General Commercial (C-1) amend to to Public Facility (PF) / Public Safety Facility

**Request:** This is a request for a **Conditional Use Permit** for General Aviation Airport use to, in contract with a State-licensed, FAA Certified, and Accredited Air Medical Services Operator, provide central Lyon County residents and visitors with immediately available air medical transport based from Fire Station 38 in rural region that does not have a receiving Emergency Department or Trauma Center, along with strategically aligning critically necessary Critical Care EMS to general region.

**Background**

The Property Site is located at 199 Six Mile Canyon Road in the Mark Twain township area of Dayton, Nevada, approximately 1/2 miles east of US Highway 50 near the intersection of Six Mile Canyon / Fort Churchill Road. The property is an established and operating Fire Station (**Figure 1**). The Fire Station has been open and continuously operating since 2005. Due to the significant growth of the region since 2005, full-time staffing of fire stations in the Dayton Valley, Stagecoach, and Silver Springs have increased, but the need for faster access to an Emergency Department and Trauma center are critically needed in a rural area without a hospital and great road distances to all regional hospitals.



**Figure 1 – Vicinity Map**

**Land Use and Zoning**

The Fire Station site is zoned General Commercial (C-1); a Zoning Map Amendment application for Public Facility zoning is submitted simultaneously to the CUP application. The area to the immediate East is owned by Lyon County and is vacant land with Utility zone and master planned as Public Facility. The area to the immediate West and North is vacant land with a Multi-Residential zone and master planned as Suburban Residential. The area to the immediate South is a General Commercial zone and master planned as Mixed Use with a developed religious facility on the property.

Per Table 15.320-5 (**Figure 2**), a Conditional Use Permit is required to establish the use type “General Aviation Airport and *Public Safety Facility*” in the Public Facility zoning district.

TABLE 15.320-5  
TABLE OF ALLOWED USES - OPEN SPACE AND PUBLIC FACILITIES ZONING DISTRICTS

P = Permitted; C = Conditional use permit required; T = Temporary use permit required; - = Not permitted

Use Category	Use Type	Open Space	Public Facilities	Use Specific Regulations (Code Reference)
Community and cultural facilities	Adult or child care, 6 or fewer adults/children	-	P	
	Adult or child care, 7 or more adults/children	-	P	Subsection 15.335.03CC and design review
	General Aviation Airport	-	C	Chapter 330
	Government administrative and civic buildings	-	P	Subsection 15.335.03III and design review
	Public assembly, including churches (total worship/hall seating capacity 350 or less)	-	P	Subsection 15.335.03JJ and design review (Use of a commercial coach requires a CUP)
	Public assembly, including churches (total worship/seating capacity exceeds 350)	-	C	Chapter 336 (Use of a commercial coach requires a CUP)
	Public safety facility	-	P	Subsection 15.335.03III and design review
Social fraternal lodges	-	-	-	

(Ord. 603, 11-1-2018; amd. Ord. 607, 9-19-2019; Ord. 613, 12-3-2020; Ord. 628, 7-7-2022; Ord. 631, 8-4-2022; Ord. 632, 10-6-2022; Ord. 634, 6-1-2023; Ord. 637, 11-7-2024; Ord. 640, 6-18-2025)

**Figure 2 – Table 15.320-5 Table of Allowed Uses**

**Project Request**

This request seeks approval of a **Conditional Use Permit** for General Aviation Airport use on an existing and operating Public Facility and Public Safety Facility to, in contract with a State-licensed, FAA Certified, and Accredited Air Medical Services Operator, provide central Lyon County residents and visitors with immediately available air medical transport based from Fire Station 38 in rural region that does not have a receiving Emergency Department or Trauma Center, along with strategically aligning critically necessary Critical Care EMS to general region.

**Project Details**

The Fire District, as a State of Nevada political subdivision Special District, Fire Protection District organized under Nevada Revised Statutes 474, as the owner of the Fire Station property and Applicant, is proposing to contract with an existing and operating State-licensed, FAA Certified, and Accredited Air Medical Services Operator to operate a critically necessary air medical transport helicopter base from the center of our rural district to improve patient care outcome in critical trauma and health emergencies, and strategically locate a regional critical EMS resource for our aiding neighboring fire and EMS jurisdictions and medical facilities. The Applicant is requesting the initial term for the Conditional Use Permit to be ten years, with the potential to extend the approval as necessary prior to expiration.

The air medical base will run 24/7 year-round, while helicopter flights will only run when requested. It is anticipated that at least 14 flights per month will be required for field emergency responses, and potentially numerous other take-offs and landings for standby emergencies, aircraft maintenance at the Reno airport, weathering in the Reno airport hangar for significant weather events, and other regional medical facility and inter-facility air transports. There will be at least three of the contractors' employees on the property during any period that operations are active and the aircraft is stationed at the base. Fire District use will continue at the property.



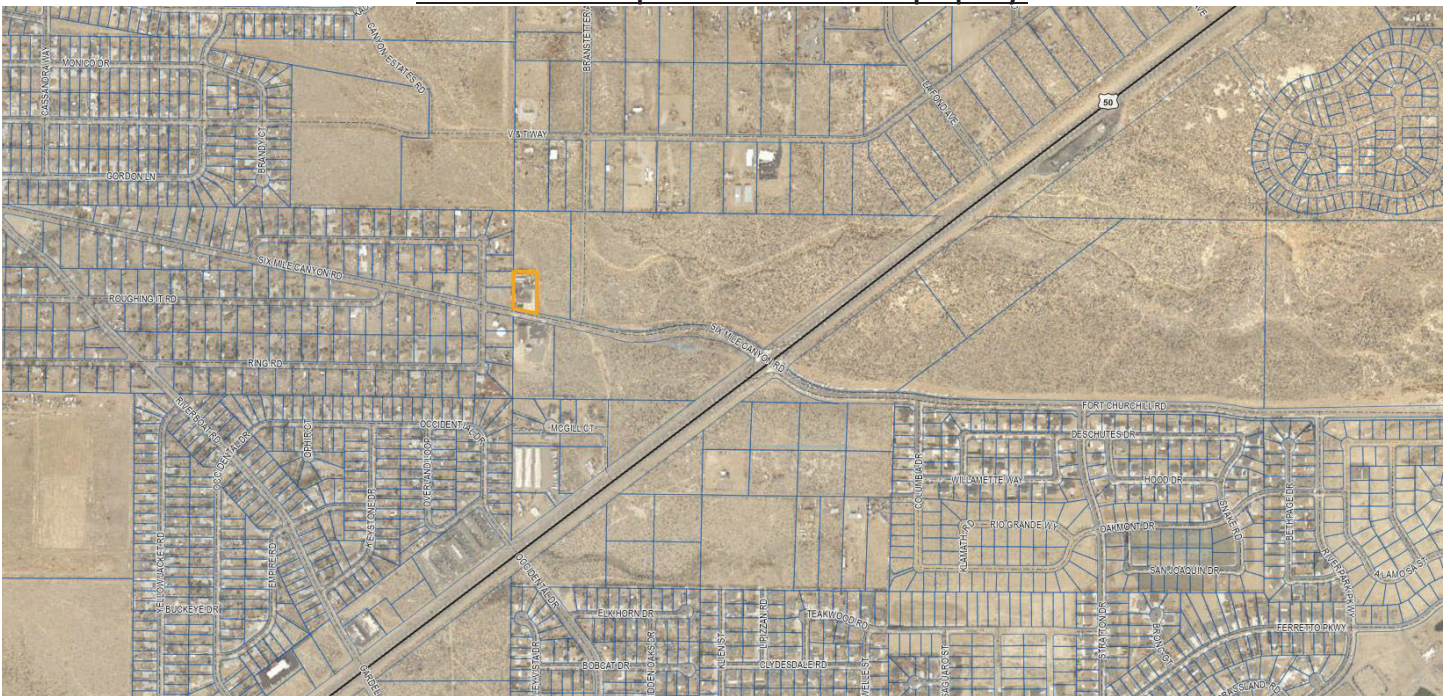
**Figure 3 – Fire Station Street View**



**Figure 4 – Fire Station View from Lyon County vacant utility property looking south-east toward US Hwy 50**



**Figure 5– Fire Station Aerial View looking south-east toward US Hwy 50. Heli-base would be located on the blue pin on the north-east part of the fire station property.**



**Figure 6 – Property general vicinity map .**



**Figure 7 – Potential type of aircraft, H125/AStar (or similar).**

**Access and Circulation**

The property is accessed by Six Mile Canyon Road, which connects to US Highway 50. Six Mile Canyon Road is a paved road from US Highway 50 and continues to Storey County to the west. The entrance to the fire station is approximately 0.3 miles northwest of the intersection of US Hwy 50 and Six Mile Canyon Road, approximately 100 yards west of Branstetter Avenue.

Employee vehicles will access the fire station from the second driveway on the far west property line. Emergency vehicles will access the fire station from the center property apparatus bay (garage).

**Traffic**

No construction will be performed on the property with this application. Therefore, a traffic study was not conducted due to the anticipated number of daily trips. Daily inbound and outbound traffic at the fire station will consist of the same traffic it has experienced over the last 20 years, with the addition of contract employee vehicles twice a day.

**Parking**

Parking spaces will be reduced to provide for the helicopter landing base. 8 regular and 3 ADA parking spaces will remain available on the property. Between employees in the office, and various operations throughout the site, it is anticipated that 3 contract employees will be on-site, and 6 at shift change, with the potential for fire district employees to also occasionally be on the property for emergency response apparatus pick up and return. As originally designed, parking areas remain on the west and north adjacent to the building that can provide sufficient parking for the employees and visitors.

**Grading and Drainage**

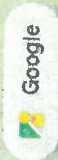
No construction will be performed on the property with this application. Grading will remain unchanged.

**Utilities and Public Facilities**

Municipal Water and Sewer System: The fire station property is currently served by Lyon County Utilities for municipal water and sewer services.

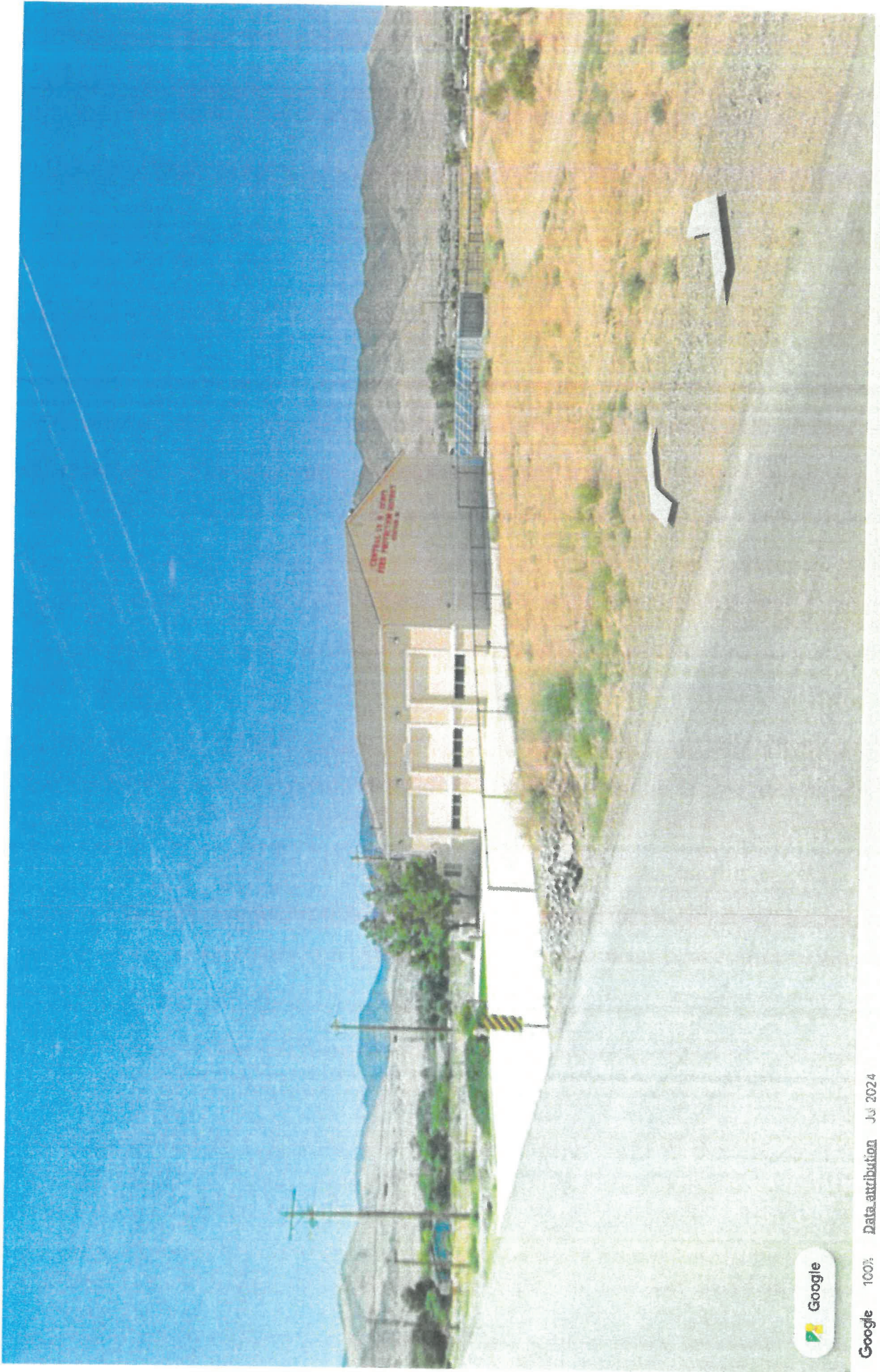
Police and Fire: Fire service is currently provided by Central Lyon County Fire District, the Applicant, and policing is currently provided by the Lyon County Sheriff's Office, and both are available in the area. The nearest hydrant is at the front of the property.

← 199 Six Mile Cyn Rd  
Dayton, Nevada



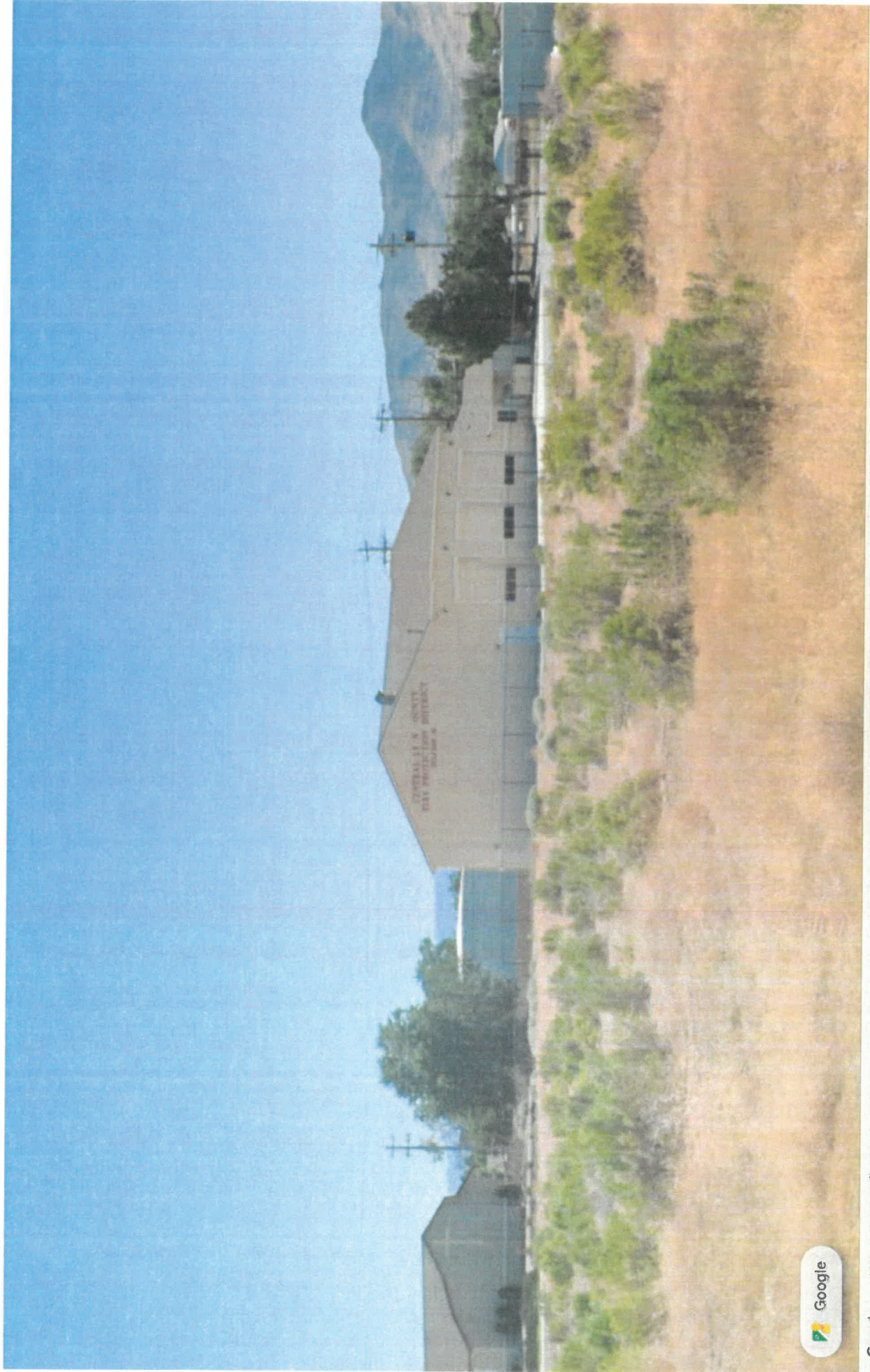
Google 100% Data attribution Jul 2024

← 199 Six Mile Cyn Rd  
Dayton, Nevada



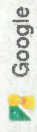
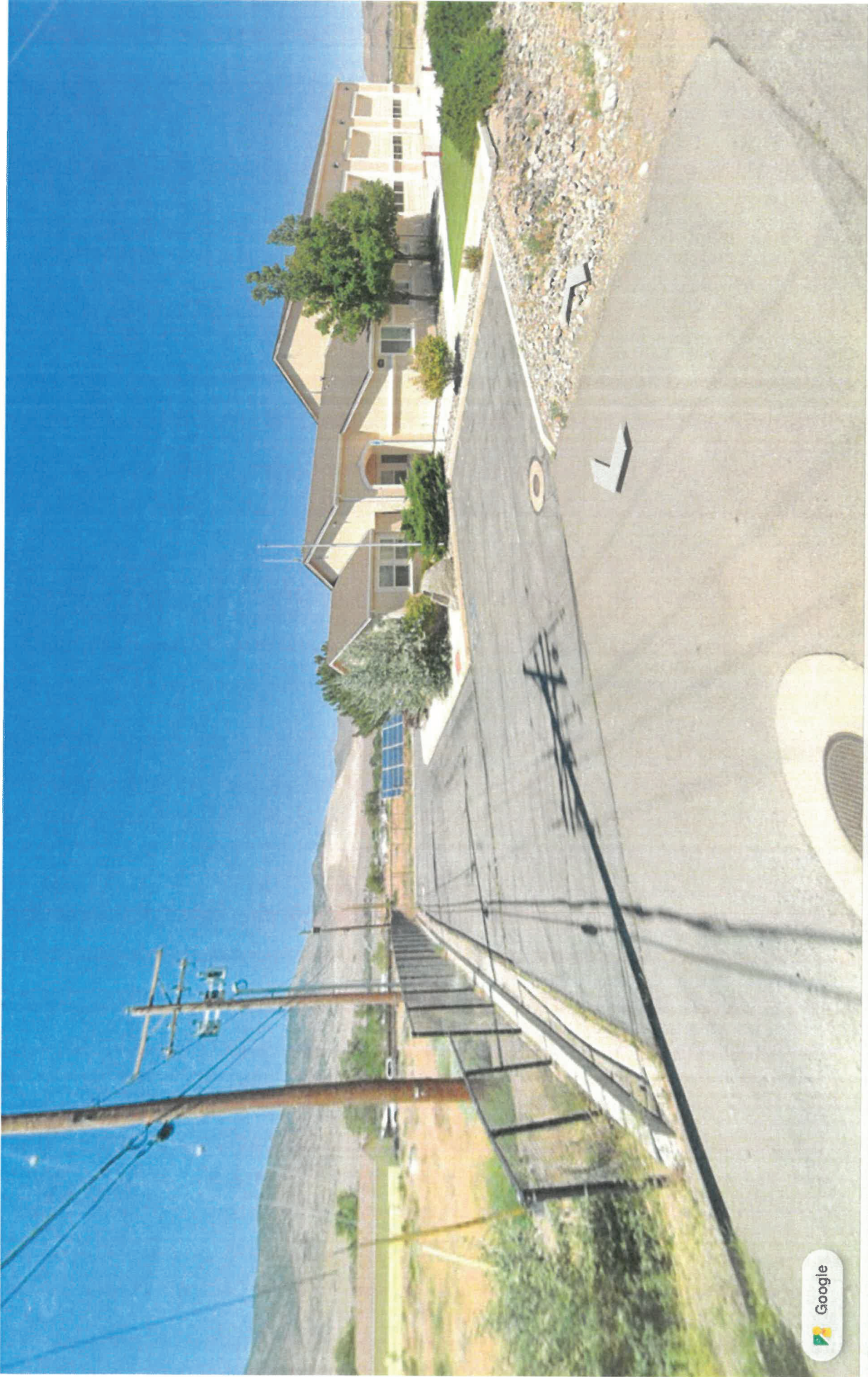
Google 100% Data attribution Jul 2024

← Branstetter Ave  
Dayton, Nevada



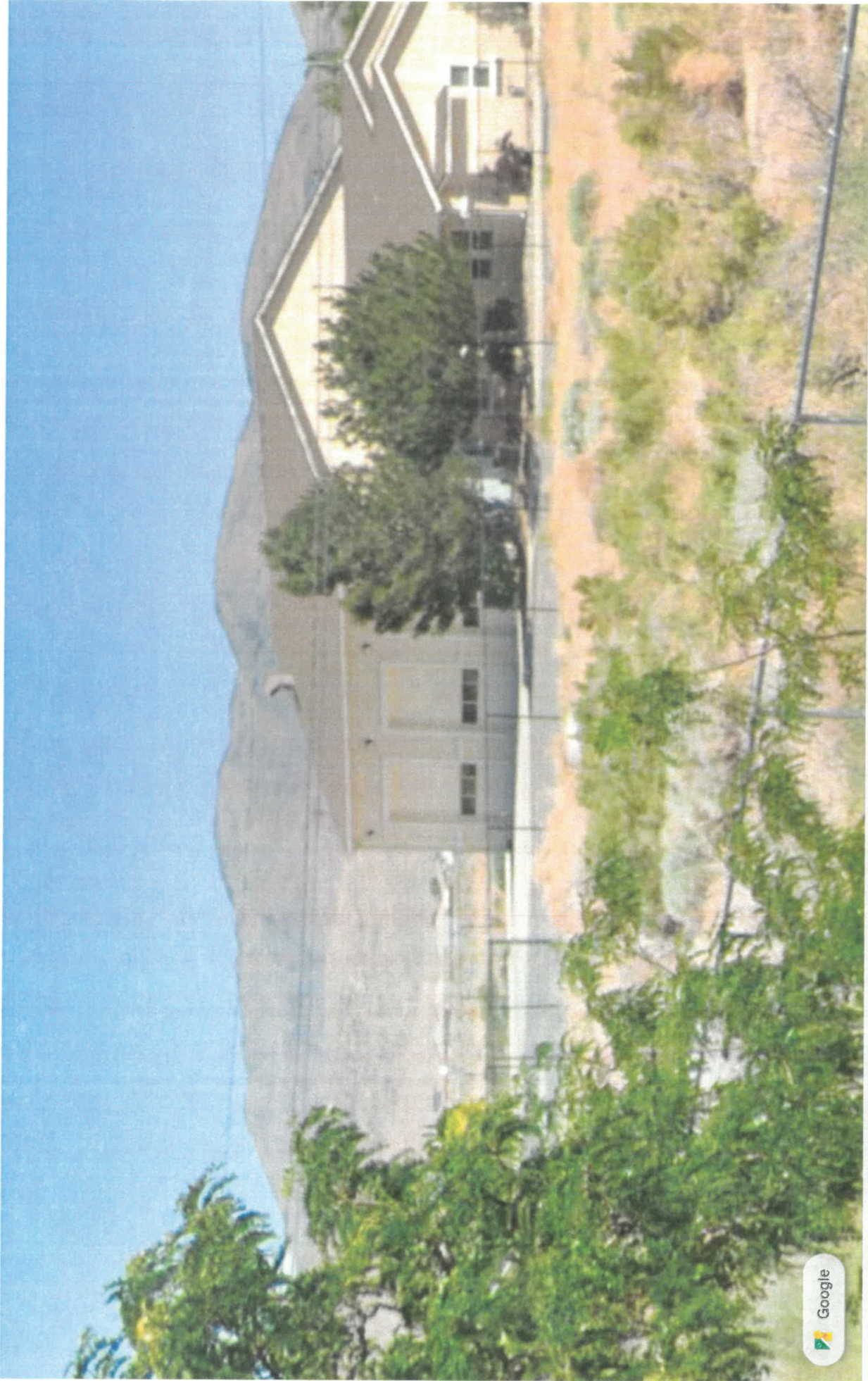
Google 100% Data attribution Jul 2024

← 197 Six Mile Cyn Rd  
Dayton, Nevada

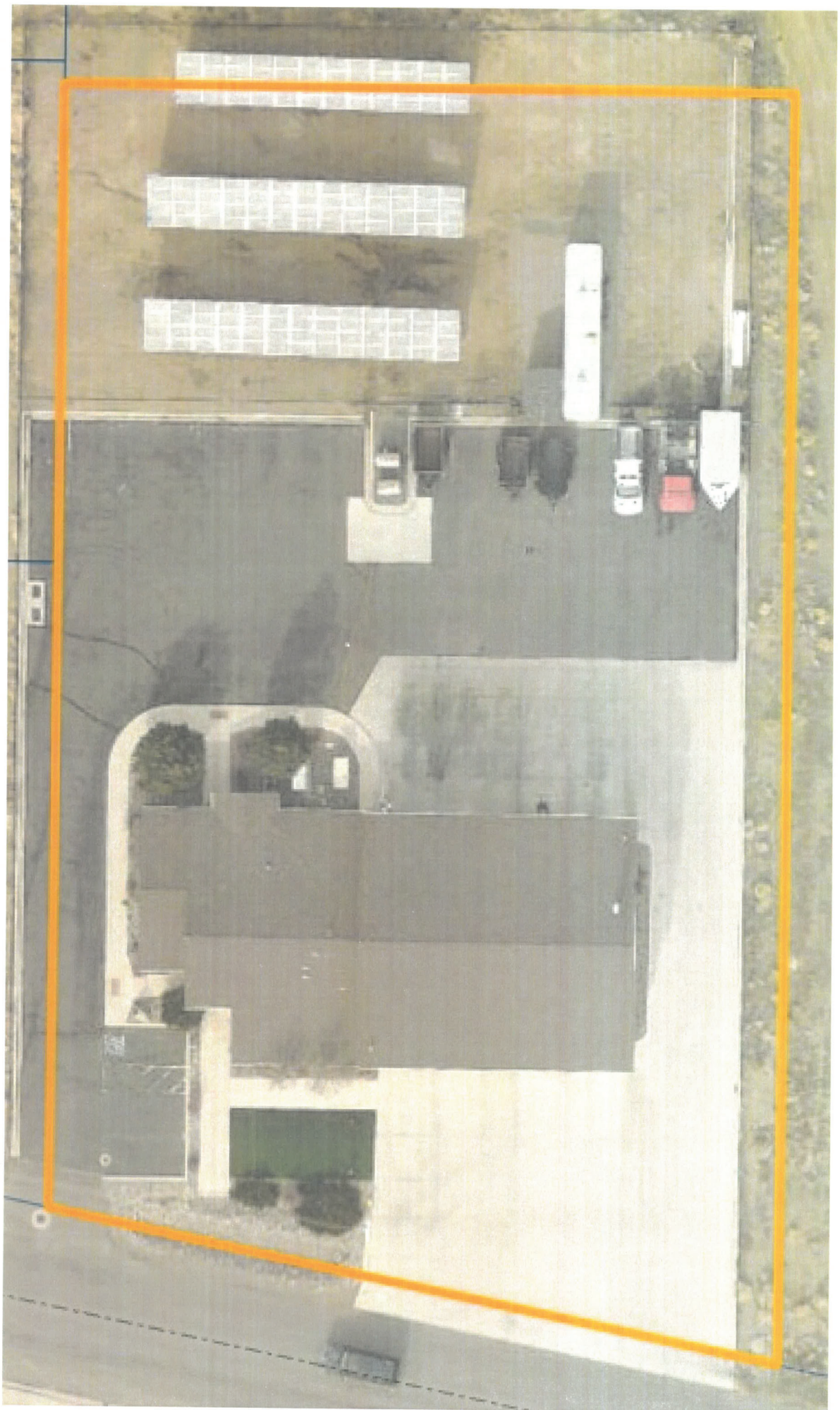


Google 100% Data attribution Jul 2024

← 205 Ring Rd  
Dayton, Nevada



Google 100% Data attribution Jul 2024





**Central Lyon County Fire Protection District  
Fire Station 38**

**199 Six Mile Canyon Road, Mark Twain**

**APN: 016-025-26**

**Zoning Map Amendment Findings**

**Lyon County Code Title 15 (§15.220.05)**

When considering approval of a zoning map amendment, the Planning Commission and the Board of County Commissioners must make the following findings, supported by evidence, facts, and conclusions.

**Finding A**

The proposed amendment is consistent with the policies embodied in the adopted Master Plan and the underlying land-use designation in the Land Use Plan.

**Response:**

The proposed Zoning Map Amendment (ZMA) is consistent with the Lyon County Master Plan and the applicable underlying land use designation. The subject property is located within the Suburban Character District and is designated as Public/Quasi-Public under the Lyon County Master Plan. This designation expressly accommodates essential public facilities, including fire stations and other governmental or emergency service uses.

The property has been publicly owned and operated as a fire station since 2005. At the time of development, the site should have been zoned Public Facility (PF) to align with its intended and actual use. However, due to the timing of Millard and Reynen-Bardis's property donation, the extended development process, and the County's transition from Title 10 to Title 15, the zoning designation was never requested to be amended accordingly. The proposed ZMA corrects this long-standing inconsistency.

As described in Lyon County Code Title 15, Chapter 316.02, the Public Facility (PF) zoning district is intended to allow for "government offices, buildings, and facilities; fire stations; electrical substations; and similar public uses." The existing fire station is a direct and typical example of permitted PF use. No new construction or expansion is proposed as part of this application.

Upon approval of the requested ZMA (and the concurrently submitted Conditional Use Permit), the zoning designation will properly reflect the site's long-established, public facility use. This amendment ensures consistency among zoning, land-use designation, and actual use, thereby strengthening compliance with the County's planning framework.

An analysis of relevant Master Plan goals and policies demonstrates that the request does not conflict with any adopted policy. Instead, it advances multiple objectives of the Master Plan, including but not limited to:

Policy LU 1.1 – Follow Development Patterns as Established in the Land Use Plan: The amendment aligns the zoning designation with the Land Use Plan by recognizing an existing public facility located within a developed suburban area and near established infrastructure. The use supports the County's goal of concentrating essential services within or near existing communities to efficiently serve residents.

Therefore, the proposed ZMA is consistent with the Master Plan's land use designations, goals, and policies.

**Finding B**

The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title.

**Response:**

The proposed ZMA will not be inconsistent with the County's adequate public facilities policies. The site has been operational as a fire station since 2005 and has continuously provided appropriate public services and infrastructure.

The property has adequate and established access for emergency response vehicles via existing roadways, and no changes to access or circulation are proposed. Additionally, no new construction or intensification of use is proposed with this application.

The site is located within the Lyon County Utility District (LCUD) service area and has been fully served by LCUD water and sewer infrastructure since its original development. All surrounding public utilities are existing, operational, and adequate to serve the current and proposed uses.

The requested ZMA simply formalizes the zoning designation to match the existing use and does not trigger additional demand for public facilities or services. Accordingly, the amendment complies with all applicable public facilities and improvement standards set forth in Lyon County Code Title 15.

**Finding C**

The proposed amendment is compatible with the actual or master-planned adjacent uses.

**Response:**

The proposed ZMA is compatible with surrounding land uses and adopted land use designations. The request applies solely to the developed fire station site, and no physical expansion, structural modification, or change in intensity is proposed.

The subject parcel is bounded by:

South: Six Mile Canyon Road, beyond which are parcels with Commercial Master Plan designations and Community Commercial zoning, including an existing religious facility.

West: Vacant Lyon County–owned land designated for Public Facility (PF) use.

North and East: Vacant parcels designated for multi-family residential development.

Northwest: Large-lot single-family residential parcels, with minimal physical adjacency and no shared boundary other than a limited point of contact.

The existing fire station has coexisted with these surrounding uses for approximately two decades without conflict. The strategic location near U.S. Highway 50 in the Mark Twain area further enhances the site's suitability for emergency services and rapid response.

A concurrently submitted Conditional Use Permit proposes a limited partnership with Generation Aviation Airport to support a medical evacuation (medivac) helicopter, jointly used by the Fire District for volunteer fire and emergency medical services. This function is consistent with the site's long-standing role as an emergency response facility and does not introduce incompatible activities.

Overall, the ZMA aligns the zoning designation with the site's historic and current public safety function, ensures long-term compatibility with adjacent and planned land uses, and supports the health, safety, and welfare of the surrounding community.

# **Lyon County Planning Commission Agenda Summary**

Meeting Date: April 14, 2026

**Agenda Item Number:**

7.b

**Subject:**

For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Conditional Use Permit for a General Aviation Airport to add a Helipad to the existing fire station on land currently zoned C-1 (Limited Commercial District) with a separate application request to be zoned PF (Public Facilities), located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-013.

**Summary:**

**Financial Department Comments:**

**Approved As To Legal Form:**

**County Manager Comments:**

**Recommendation:**

ATTACHMENTS

- [Staff Report](#)
- [Backup](#)



**LYON COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

BUILDING • DEVELOPMENT ENGINEERING • PLANNING

27 S. MAIN STREET  
 YERINGTON, NEVADA 89447  
 (775) 463-6591  
 FAX: (775) 463-5305

34 LAKES BOULEVARD  
 DAYTON, NEVADA 89403  
 (775) 246-6135  
 FAX: (775) 246-6147

**PLANNING COMMISSION**

**PLZ-2026-013**

<b>Proposed Action</b>	<u>Conditional Use Permit for a General Aviation Airport to add a Heliport to the Existing Fire Station</u>
<b>Meeting Date</b>	<u>April 14, 2026</u>
<b>Property Owners</b>	<u>Central Lyon County Fire Protection District</u>
<b>Applicant</b>	<u>Central Lyon County Fire Protection District</u>
<b>Community</b>	<u>Mark Twain</u>
<b>Location</b>	<u>199 Six Mile Canyon Road</u>
<b>Parcel Number(s)</b>	<u>016-025-26</u>
<b>Parcel Size(s)</b>	<u>1.02 acres</u>
<b>Master Plan</b>	<u>Public/Quasi-Public</u>
<b>Current Zoning</b>	<u>Limited Commercial District (C-1)</u>
<b>Proposed Zoning</b>	<u>Public Facilities (PF) (PLZ-2026-012)</u>
<b>Flood Zone(s)</b>	<u>X-Shaded and X-Unshaded per FIRM 32019C0292F (effective 10/20/2016)</u>
<b>Case Planner</b>	<u>Lisa Nash</u>

**REQUEST**

The applicant requests a Conditional Use Permit (CUP) to operate a General Aviation Airport to allow for the addition of a Heliport to the existing fire station. The parcel is approximately 1.02 acres located at 199 Six Mile Canyon Road in the Dayton area.

**PROJECT SUMMARY**

The Conditional Use Permit (CUP) is to add an accessory use of a General Aviation Airport in order to establish a Heliport at the Existing Central Lyon County Fire Protection District Fire Station 38. The CUP proposes a limited partnership with an Air Medical Services Provider to support a medical evacuation (medivac) helicopter, jointly used by the Fire District for volunteer fire and emergency medical services. The site is located at 199 Six Mile Canyon Road in Dayton and is zoned Limited Commercial District (C-1) and is the subject of a zone change to Public Facilities (PF) zoning.

## RECOMMENDED MOTION

If the Planning Commission determines that they will forward a recommendation of approval of the requested Conditional Use Permit application to the Board of County Commissioners, then the Planning Commission should make a motion similar to the following.

### **The Lyon County Planning Commission finds that:**

- A. The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;
- B. The proposed use is compatible with the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods;
- C. The proposed use will not generate vehicular traffic which cannot be accommodated by the existing, planned or conditioned roadway infrastructure;
- D. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to mitigate the development impacts;
- E. The proposed use incorporates features to address adverse effects, including visual impacts and noise, of the proposed conditional use on adjacent properties;
- F. The proposed conditional use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed conditional use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title; and
- G. The proposed conditional use will not be materially detrimental to the public health, safety and welfare, and will not result in material damage or prejudice to other properties in the vicinity.

**Based on the aforementioned Findings and the following 19 Conditions of Approval, I move that the Planning Commission forward a recommendation of approval to the Board of County Commissioners of the request from Central Lyon County Fire Protection District for a Conditional Use Permit for a General Aviation Airport to add a Heliport to the existing fire station on land currently zoned C-1 (Limited Commercial District) with a separate application request to be zoned PF (Public Facilities), located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-13.**

## CONDITIONS OF APPROVAL

- 1. No change in the terms and conditions of the Conditional Use Permit (CUP), as approved, shall be undertaken without first submitting the changes to Lyon County Community Development and having them modified in conformance with Lyon County Code.
- 2. The applicant shall comply with all applicable Fire, building, zoning and improvement code requirements and obtain any necessary public inspections. All construction documents and separate applications must be submitted to the Central Lyon County Fire Protection District and the Lyon County Building Department for review and approval to obtain any required building and grading permits.
- 3. The applicant shall acquire all Lyon County, state and federal permits necessary for the proposed accessory use to the existing Fire Station of the General Aviation Airport Heliport, as well as obtain any necessary public inspections.

4. Prior to issuance of any future mass grading permits and/or building permits for the project, the developer shall submit documentation of approval by the Nevada Division of Environmental Protection (NDEP) Surface Area Disturbance permit and the Stormwater Pollution Prevention Plan (SWPPP) permit, if required.
5. The applicant shall comply with the Storm Drainage Guidelines for Lyon County, dated September 20, 2024 to the satisfaction of the County Engineer prior to issuance of any Site Improvement Permit, Grading Permit, and/or Building Permit. Drainage report and plans must be submitted concurrently with any Site Improvement Plans, Grading Plans, and/or Building Permit applications if future development is required.
6. In accordance with 15.800.08(A), the Applicant shall file for a flood plain development application prior to any new development.
7. The applicant shall comply with the Development Standards as listed in Chapter 15.330 of the Lyon County Development Code.
8. The proposed use shall comply with all of the Performance Requirements provided in Lyon County code section 15.335.03(III), including but not limited to all requirements pertaining to outdoor storage areas, fencing and buffering, and lighting.
9. The applicant shall comply with the parking standards as set forth in Title 15, Chapter 15.401 to the satisfaction of the Community Development Director or their designee prior to beginning air operations on the site. The proposed development requires 8 parking stalls, with a minimum of 1 ADA compliant stalls required. The applicant has an existing 11 parking stalls after elimination of parking stalls for the Heliport Base, and must maintain at least 8 parking stalls during operations, with the required clearances and delineated parking stalls.
10. The applicant shall meet the standards and recommendations in the Advisory Circular (AC) 150/5390-2D, *Heliport Design* from the Federal Aviation Administration (FAA) to the extent possible. This includes minimizing impacts on surrounding residential properties, proper signage, safety zones, etc.
11. Applicant shall minimize noise and flight path impacts to surrounding residential developments to the extent possible. Sound buffering walls shall be installed along the north end of the property and the northern portion of the western property line from immediately behind the existing building to the northern property boundary.
12. All aircraft maintenance activities beyond normal daily inspection and routine servicing shall be performed offsite at an airport facility by appropriately certified aircraft mechanics. Daily or pre-flight inspections may be conducted on-site by the pilots.
13. If on-site fueling becomes necessary, this will be limited to a portable trailer unit that is built to appropriate DOT specifications. This would also require the CLCFPD Fire Marshal to be involved in the fire code application to its use on site, as well as any necessary hazard materials filing with the State Fire Marshal's office. Lyon County Community Development must be notified if on-site fueling is proposed.
14. Fueling shall be conducted offsite and coordinated with scheduled flights for service or operational purposes. Flights conducted solely for the purpose of fueling or maintenance shall occur only as necessary to address atypical or infrequent operational needs.
15. Any additional exterior site and building lighting for the project shall incorporate cut-off shields or similar design features that prevent light and glare spillover onto adjacent properties and public rights-of-way to the satisfaction of the Community Development Director or their designee prior to the beginning of flight operations. Lighting plans must be submitted concurrently with any Building Permit applications.
16. The applicant shall comply with all applicable environmental and health laws and regulations concerning water quality, air quality, solid waste disposal, and wastewater management.

17. The Air Ambulance Contractor shall maintain a Lyon County business license for the use while occupying the site. The Business License shall not be approved by the Planning Department until all of these conditions are met.
18. All contractors doing any construction, modifications, or remodels must be licensed in Lyon County and the State of Nevada.
  - a. A separate building permit will be required for any/all building and freestanding signs.
19. The substantial failure to comply with the conditions imposed on the issuance of this conditional use permit or the operation of the conditional use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the conditional use may result in the institution of revocation proceedings. **Failure to initiate the conditional use permit within two (2) years from the date of approval will result in the expiration of the conditional use permit approval.**

## **ALTERNATIVES TO RECOMMENDATION OF APPROVAL**

### **Alternative Motion for Continuance**

If the Planning Commission determines that additional information, discussion and public review are necessary for a more thorough review of the proposed conditional use permit; the Commission should make appropriate findings and move to **continue** the Public Hearing with a specific time period for the applicant to provide additional specific information necessary for the analysis of the request. The Commission may wish to consider a motion similar to the following:

#### **The Planning Commission finds that:**

- A. Additional information, discussion and public review are necessary for a more thorough review of the proposed Conditional Use Permit.

**Based on the above findings and with the applicant’s concurrence, I move that the Planning Commission continues the request from Central Lyon County Fire Protection District for a Conditional Use Permit for a General Aviation Airport to add a Heliport to the existing fire station on land currently zoned C-1 (Limited Commercial District) with a separate application request to be zoned PF (Public Facilities), located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-13 for \_\_\_\_ days.**

### **Alternative Motion for Denial**

If the Planning Commission determines that they should recommend denial of the request for a Conditional Use Permit, then the Commission needs to make findings supporting a recommendation of denial. The Commissioners may wish to consider a motion similar to the following:

#### **The Lyon County Planning Commission has considered:**

15.230.06: FINDINGS:

When considering applications for a conditional use permit, the commission or Board, where applicable, must evaluate the impact of the conditional use on and its compatibility with surrounding properties and neighborhoods to mitigate potential impacts of the use at a particular location and make the following findings:

- A. The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;
- B. The proposed use is compatible with the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods;

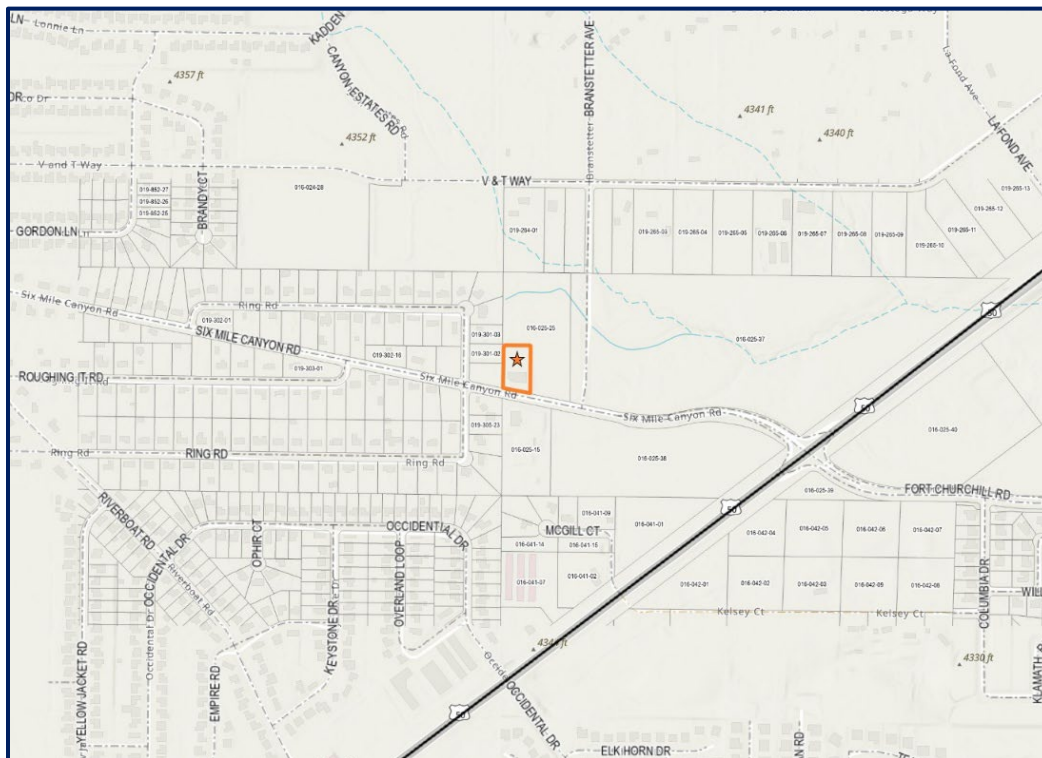
- C. The proposed use will not generate vehicular traffic which cannot be accommodated by the existing, planned or conditioned roadway infrastructure;
- D. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to mitigate the development impacts;
- E. The proposed use incorporates features to address adverse effects, including visual impacts and noise, of the proposed conditional use on adjacent properties;
- F. The proposed conditional use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed conditional use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title; and
- G. The proposed conditional use will not be materially detrimental to the public health, safety and welfare, and will not result in material damage or prejudice to other properties in the vicinity.

After consideration of the above-listed findings, I move that the Planning Commission recommend denial to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Conditional Use Permit for a General Aviation Airport to add a Heliport to the existing fire station on land currently zoned C-1 (Limited Commercial District) with a separate application request to be zoned PF (Public Facilities), located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-13.

## BACKGROUND AND PARCEL INFORMATION

### Location and Size

The subject parcel is located in Mark Twain at 199 Six Mile Canyon Road. The parcel is 1.02 acres in size per the County Assessor. The following Vicinity Map shows the location of the property.



Existing Uses and Access

The site is the location of the operating Central Lyon County Fire Protection District (CLCFPD) Fire Station 38. The site has access from Six Mile Canyon Road which can be accessed from US Highway 50. Employee vehicles access the fire station from the second driveway on the far west property line while emergency vehicles access the fire station from the center property apparatus bay (garage). The assessor’s map showing the parcel is shown below.



Concurrent Applications

The applicant has submitted an additional application concurrently: Zoning Map Amendment (PLZ-2026-012) to amend the Zoning designation from the expired Title 10 district of Limited Commercial District (C-1) to the Title 15 district of Public Facilities (PF). Both applications will be heard by the Planning Commission on April 14, 2026 and then scheduled to proceed to the Board of County Commissioners for consideration on May 7, 2026.

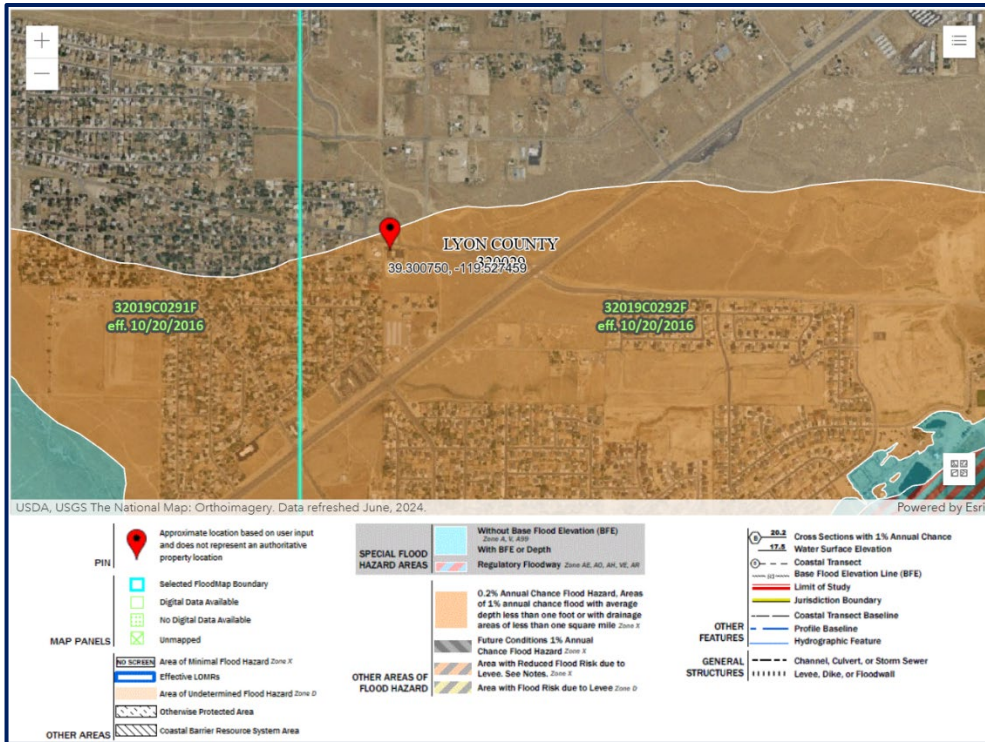
Public Facilities

The subject site is located within Lyon County Utility District’s (LCUD) sanitary sewer and water service area and has current municipal water and sewer service.

Flood Zone Designation

Per the FEMA (Federal Emergency Management Agency) Flood Insurance Rate Map (X-Shaded and X-Unshaded per FIRM 32019C0292F effective 10/20/2016) shown on the following page, the project site is partially within an X-Shaded zone. Section 15.800.08(A) of the Lyon County Code states that a floodplain development permit must be approved before construction or development is allowed to begin within any area of special flood hazard established in subsection 15.800.07(A), such as Flood Zone X-Shaded.

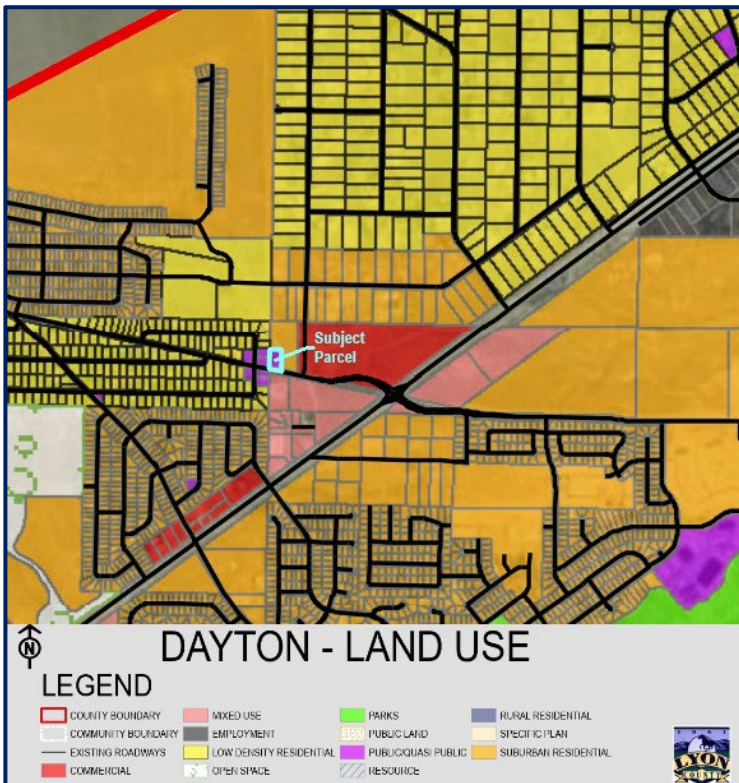
The floodplain development permit is required for all structures as well as for all development including fill and other activities as defined in 15.1200. In accordance with 15.800.08(A) and as a Condition of Approval for the proposed project, the Applicant shall obtain approval of a flood plain development permit prior to any development.



## Master Plan and Zoning

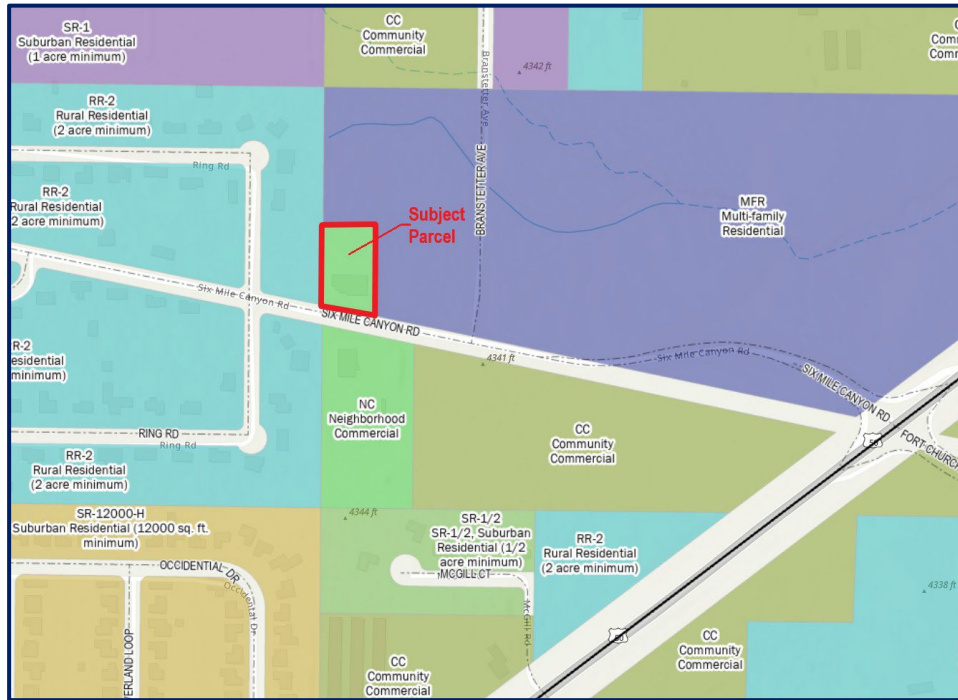
### Master Plan

The site is located within the Suburban Character District for Dayton. The Master Plan designation for the site is Public/Quasi-Public, consistent with the existing use of Public Safety Facility/Fire Station. This region of Dayton has Master Plan designations of Mixed Use, Commercial, Suburban Residential, Low Density Residential, and Public/Quasi Public per the 2020 Master Plan.

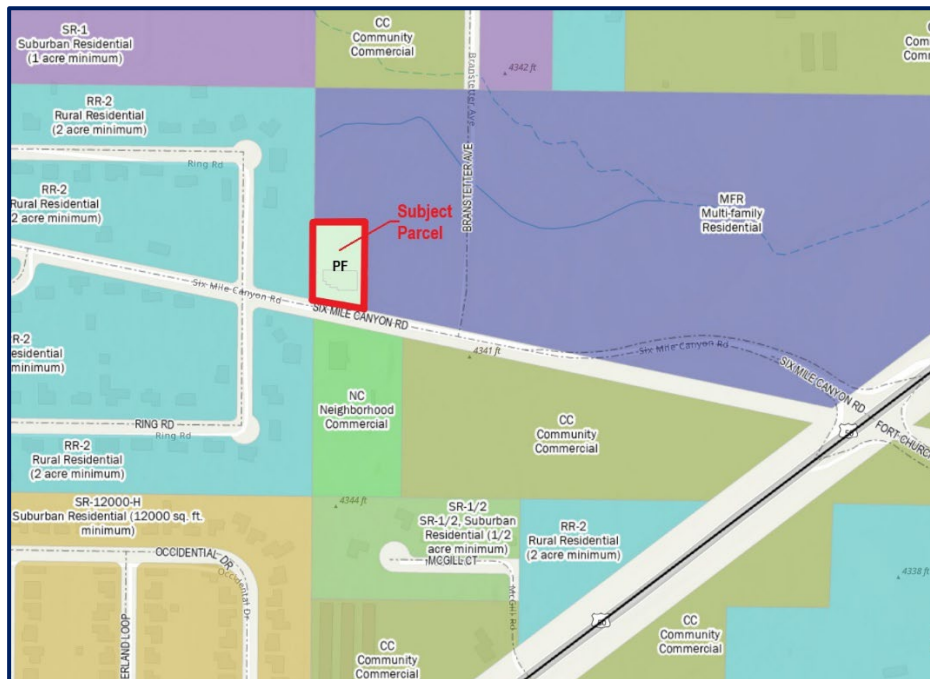


**Zoning**

The subject parcel is currently zoned Limited Commercial District (C-1) from the County’s expired development code, Title 10, and is subject to Neighborhood Commercial (NC) zoning per the current code, Title 15, and the Zoning Consistency Matrix (adopted in 2018 with Title 15). The image below displays the current zoning after conversion through the Matrix.



The following image shows the proposed zoning of Public Facility (PF) that is the subject of the application PLZ-2026-012.



## STAFF REVIEW AND COMMENTS

The use of a General Aviation Airport on property subject to PF zoning requires a Conditional Use Permit per Land Use Table 15.320-5, as depicted below and in Title 15 of Lyon County Code (LCC).

TABLE 15.320-5 TABLE OF ALLOWED USES - OPEN SPACE AND PUBLIC FACILITIES ZONING DISTRICTS				
P = Permitted; C = Conditional use permit required; T = Temporary use permit required; - = Not permitted				
Use Category	Use Type	Open Space	Public Facilities	Use Specific Regulations (Code Reference)
Public, institutional, and civic uses:				
Community and cultural facilities	Adult or child care, 6 or fewer adults/children	-	P	
	Adult or child care, 7 or more adults/children	-	P	Subsection <a href="#">15.335.03CC</a> and design review
	General Aviation Airport	-	C	Chapter 330

## PROJECT DESCRIPTION

### Applicants Narrative

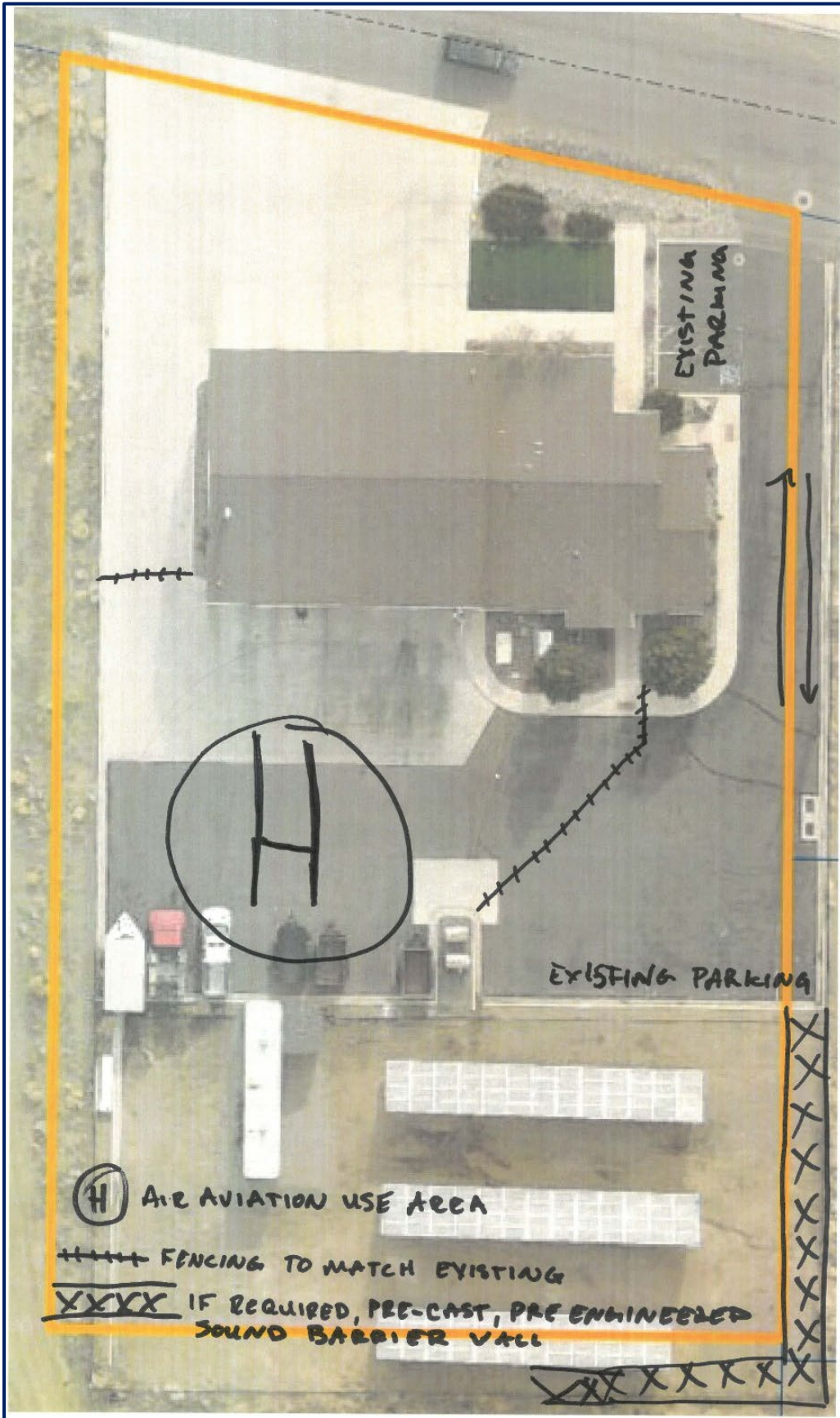
Excerpts from the applicant’s Project Description/Narrative are included below.

*“This request seeks approval of a Conditional Use Permit for General Aviation Airport use on an existing and operating Public Facility and Public Safety Facility to, in contract with a State-licensed, FAA Certified, and Accredited Air Medical Services Operator, provide central Lyon County residents and visitors with immediately available air medical transport based from Fire Station 38 in rural region that does not have a receiving Emergency Department or Trauma Center, along with strategically aligning critically necessary Critical Care EMS to general region. “*

*“The Fire District...is proposing to contract with an existing and operating State-licensed, FAA Certified, and Accredited Air Medical Services Operator to operate a critically necessary air medical transport helicopter base from the center of our rural district to improve patient care outcome in critical trauma and health emergencies, and strategically locate a regional critical EMS resource for our aiding neighboring fire and EMS jurisdictions and medical facilities.”*

*“The air medical base will run 24/7 year-round, while helicopter flights will only run when requested. It is anticipated that at least 14 flights per month will be required for field emergency responses, and potentially numerous other take-offs and landings for standby emergencies, aircraft maintenance at the Reno airport, weathering in the Reno airport hangar for significant weather events, and other regional medical facility and inter-facility air transports. There will be at least three of the contractors' employees on the property during any period that operations are active and the aircraft is stationed at the base. Fire District use will continue at the property.”*

The applicant’s conceptual plan is displayed on the following page.



Traffic

The applicant has stated: “No construction will be performed on the property with this application. Therefore, a traffic study was not conducted due to the anticipated number of daily trips. Daily inbound and outbound traffic at the fire station will consist of the same traffic it has experienced over the last 20 years, with the addition of contract employee vehicles twice a day.”

As the applicant’s site plan shows the potential for a requirement to add a sound barrier wall or other fencing improvements to minimize impacts on the surrounding residences, any site improvement permits required will review the parking, pedestrian safety and traffic flow.

Parking

8 standard and 3 ADA parking spaces are currently designated on the north and west sides of the building. The project proposes to eliminate some parking to provide for the helicopter landing base. The following table summarizes the parking calculations for the project. The proposed parking provided by the applicant meets the Lyon County Code requirements.

Name	Area	Spaces Required	Spaces Provided
Public Safety Facility	5,715 SF	1/800 SF = 8	11

**CONDITIONAL USE PERMIT**

When considering applications for a CUP, staff, the Planning Commission, and the Board must evaluate the impact of the conditional use on, and its compatibility with, surrounding properties and neighborhoods in order to mitigate potential impacts of the use at a particular location and make the following findings from *Chapter 15.230.06: FINDINGS*. Each Finding is listed with the applicant’s response and staff’s comments.

**FINDINGS**

**Finding A: The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;**

**Applicant’s Response**

*The property of the requested conditional use is located within the Suburban Character District with a Public/Quasi Public land use designation, per the Lyon County Master Plan. Per the description and characteristics, “Government offices, buildings, and facilities; fire stations; electrical substations; etc.” The proposed special use will serve as a General Aviation Airport use on an existing and operating Public Facility, a Public Safety Facility, to, in contract with a State-licensed, FAA Certified, and Accredited Air Medical Services Operator, provide central Lyon County residents and visitors with immediately available air medical transport based from Fire Station 38 in rural region that does not have a receiving Emergency Department or Trauma Center, along with strategically aligning critically necessary Critical Care EMS to general region. No construction is proposed for the property with this application, except, if required, fencing modifications at the contractor’s request or sound wall barriers as required by Lyon County.*

**Staff Comment**

The Heliport location is approximately 250 feet from the closest current residential use to the northwest. Screening and noise buffering of the proposed heliport are conditioned in this CUP and these plans will be further scrutinized by the Building Department and the Community Development Director during the site improvement and/or building permit phases to provide adequate mitigation of the proposed use from the residential uses to the south. As conditioned, this Finding may be met in the affirmative.

**Finding B. The proposed use is compatible with the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods;**

**Applicant's Response**

*The proposed special use is an addition of emergency response and EMS critical care transport resources to rural Lyon County to strengthen Emergency Medical services to Emergency Departments and Trauma and Burn Centers that do not exist within reasonable ground transport distances to central Lyon County community residents, visitors, and travelers/commuters on Highway 50, Highway 95a, and USA Parkway. The use is consistent with the current property land use and provides tangible improvements to critical care emergency transport to an area that lacks a hospital, adequate doctors' offices, an Emergency Department, or a trauma center. The proximity and centrality of Fire Station 38 within the fire districts' EMS response jurisdiction and Highway 50 access, along with the relatively undeveloped adjacent areas, make the site a desirable and practical location for Air Medical Services Operations.*

**Staff Comment**

The location is within a Master Plan designated Public/Quasi-Public area. As mentioned previously in this report, the site has been an operating Fire Station since 2005 and this plan expands the Public Safety abilities of the station for the residents of Lyon County. The impacts on the existing residential developments in the vicinity of the site will be mitigated with the Conditions of Approval included in this CUP application. Sound buffering walls will be required to minimize noise and visual impacts to the extent possible. As conditioned, staff feels these impacts can be minimized.

**Finding C. The proposed use will not generate vehicular traffic which cannot be accommodated by the existing, planned or conditioned roadway infrastructure; and**

**Finding D. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to mitigate the development impacts;**

**Applicant's Response**

*Based on information to date, no construction will be performed on the property with this application and the property use will remain public facility / Public safety facility. Therefore, a traffic study was not conducted due to the minimal change in the anticipated daily trip volume. Daily inbound and outbound traffic at the fire station will consist of the same traffic it has experienced over the last 20 years, with the addition of contract employee vehicles twice a day, but also potentially less from fire district staff. There will be minimal impacts to the adjacent highways. The existing traffic study from time of development of the property as a fire station is still adequate for the special use.*

**Staff Comment (Finding C and D)**

The estimated trips for the limited staffing at the Fire Station does not trigger a Traffic Impact Study per Lyon County's threshold of 500 daily trips or 80 peak hour trips. The use will not overwhelm the existing roadway infrastructure, and will not significantly increase vehicular traffic to the site.

**Finding E. The proposed use incorporates features to address adverse effects, including visual impacts and noise, of the proposed conditional use on adjacent properties;**

**Applicant's Response**

*The addition of a medical helicopter to the property will be outside in fair weather. There is no plans for visual screening on the property unless required.*

**Staff Comment**

Per the recommended Conditions of Approval, the applicant is required to provide sound buffering walls around the north end and half of the west side of the property. A Condition is also included that specifically limits the visual impacts and light impacts to neighboring residential properties as outlined in Lyon County Code. As conditioned, staff feels these impacts can be minimized to the extent possible.

**Finding F. The proposed conditional use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed conditional use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title; and**

**Applicant’s Response**

*Per Findings A and B, the proposed special use permit request meets the Lyon County master plan and meets the requirements of all applicable Lyon County Codes for specific uses as a public facility with the novelty and specialty of a public safety facility.*

**Staff Comment**

Staff has included recommended Conditions of Approval that should address the proposed use and its potential impacts on surrounding residential properties.

The property is owned and utilized by the Central Lyon County Fire Protection District to provide fire and emergency medical services to the surrounding community.

The Lyon County Sheriff’s Office will provide law enforcement services.

The Community Development Director will approve light, noise and landscape/buffering mitigation plans.

**Finding G. The proposed conditional use will not be materially detrimental to the public health, safety and welfare, and will not result in material damage or prejudice to other properties in the vicinity.**

**Applicant’s Response**

*For the reasons stated in Findings A and B, the special use of the public facility as a general aviation airport at a public safety facility will not be materially detrimental, but will be an enhancement to the public health, safety, and welfare, and will not result in material damage or prejudice to other properties in the vicinity. The Public/Quasi-Public master planned use of the property is designed to serve the public needs of central Lyon County community residents and travelers/commuters, as reflected in the anticipated use and design. The establishment will fill a necessary gap between the Lyon County residents and travelers/commuters throughout its operations to ensure safety in the establishment and the surrounding roadways.*

**Staff Comment**

The proposed use with a CUP is allowed within the proposed zoning on this parcel. Compliance with LCC section 15.335.03 (III), which addresses noise and light impacts to neighboring properties, is required. As conditioned and with the existing use of the site as a Public Safety Facility/Fire Station, staff feels the proposed CUP reduces the potential for the use to cause material damage or prejudice towards other properties or be detrimental to the public health, safety and welfare of citizens. This function is consistent with the site’s long-standing role as an emergency response facility and does not introduce incompatible activities. This finding is met.



**Executive Summary**

**Project Name:** Central Lyon County Fire Protection District, Fire Station 38, Public Facility Zoning Map Amendment and Conditional Use Permit for General Aviation Airport use applications.

**APN Numbers:** 016-025-26

**Location:** The Property Site is located at 199 Six Mile Canyon Road in the Mark Twain township area of Dayton, Nevada, approximately 1/2 miles east of US Highway 50 near the intersection of Six Mile Canyon / Fort Churchill Road. The property is an established (2005) and operating Fire Station.

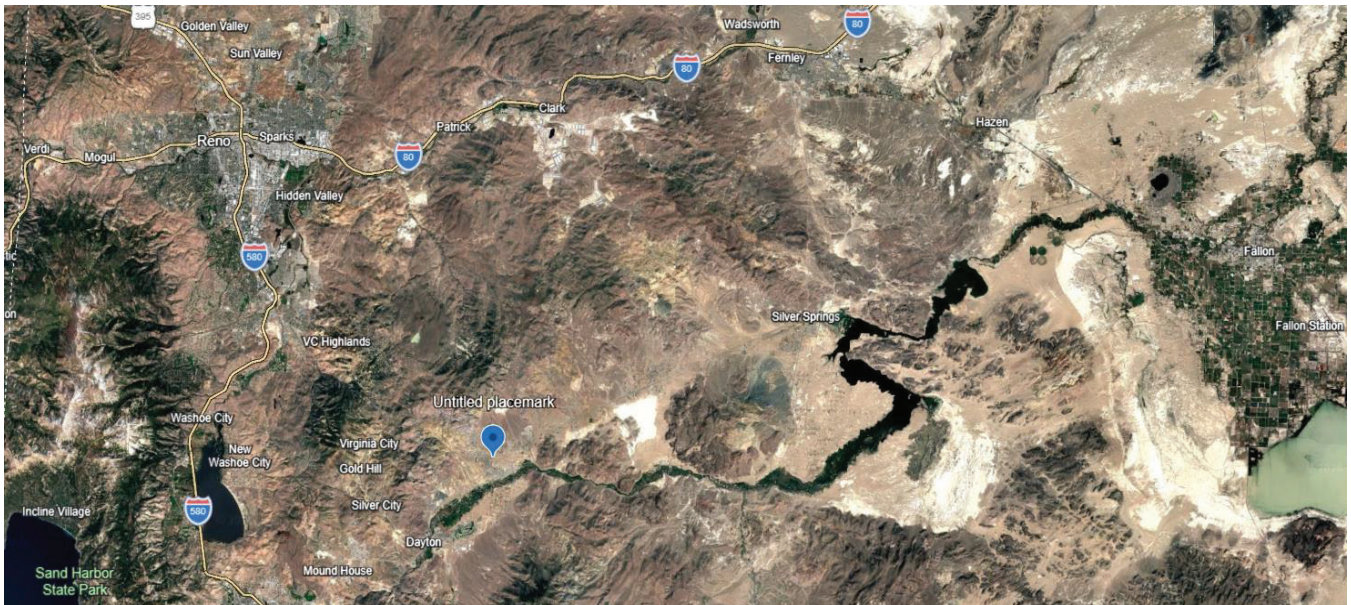
**Land Use:** Public / Quasi Public

**Zoning:** General Commercial (C-1) amend to to Public Facility (PF) / Public Safety Facility

**Request:** This is a request for a **Conditional Use Permit** for General Aviation Airport use to, in contract with a State-licensed, FAA Certified, and Accredited Air Medical Services Operator, provide central Lyon County residents and visitors with immediately available air medical transport based from Fire Station 38 in rural region that does not have a receiving Emergency Department or Trauma Center, along with strategically aligning critically necessary Critical Care EMS to general region.

**Background**

The Property Site is located at 199 Six Mile Canyon Road in the Mark Twain township area of Dayton, Nevada, approximately 1/2 miles east of US Highway 50 near the intersection of Six Mile Canyon / Fort Churchill Road. The property is an established and operating Fire Station (**Figure 1**). The Fire Station has been open and continuously operating since 2005. Due to the significant growth of the region since 2005, full-time staffing of fire stations in the Dayton Valley, Stagecoach, and Silver Springs have increased, but the need for faster access to an Emergency Department and Trauma center are critically needed in a rural area without a hospital and great road distances to all regional hospitals.



**Figure 1 – Vicinity Map**

**Land Use and Zoning**

The Fire Station site is zoned General Commercial (C-1); a Zoning Map Amendment application for Public Facility zoning is submitted simultaneously to the CUP application. The area to the immediate East is owned by Lyon County and is vacant land with Utility zone and master planned as Public Facility. The area to the immediate West and North is vacant land with a Multi-Residential zone and master planned as Suburban Residential. The area to the immediate South is a General Commercial zone and master planned as Mixed Use with a developed religious facility on the property.

Per Table 15.320-5 (**Figure 2**), a Conditional Use Permit is required to establish the use type “General Aviation Airport and *Public Safety Facility*” in the Public Facility zoning district.

TABLE 15.320-5  
TABLE OF ALLOWED USES - OPEN SPACE AND PUBLIC FACILITIES ZONING DISTRICTS

P = Permitted; C = Conditional use permit required; T = Temporary use permit required; - = Not permitted

Use Category	Use Type	Open Space	Public Facilities	Use Specific Regulations (Code Reference)
Community and cultural facilities	Adult or child care, 6 or fewer adults/children	-	P	
	Adult or child care, 7 or more adults/children	-	P	Subsection 15.335.03CC and design review
	General Aviation Airport	-	C	Chapter 330
	Government administrative and civic buildings	-	P	Subsection 15.335.03III and design review
	Public assembly, including churches (total worship/hall seating capacity 350 or less)	-	P	Subsection 15.335.03JJ and design review (Use of a commercial coach requires a CUP)
	Public assembly, including churches (total worship/seating capacity exceeds 350)	-	C	Chapter 336 (Use of a commercial coach requires a CUP)
	Public safety facility	-	P	Subsection 15.335.03III and design review
Social fraternal lodges	-	-	-	

(Ord. 603, 11-1-2018; amd. Ord. 607, 9-19-2019; Ord. 613, 12-3-2020; Ord. 628, 7-7-2022; Ord. 631, 8-4-2022; Ord. 632, 10-6-2022; Ord. 634, 6-1-2023; Ord. 637, 11-7-2024; Ord. 640, 6-18-2025)

**Figure 2 – Table 15.320-5 Table of Allowed Uses**

**Project Request**

This request seeks approval of a **Conditional Use Permit** for General Aviation Airport use on an existing and operating Public Facility and Public Safety Facility to, in contract with a State-licensed, FAA Certified, and Accredited Air Medical Services Operator, provide central Lyon County residents and visitors with immediately available air medical transport based from Fire Station 38 in rural region that does not have a receiving Emergency Department or Trauma Center, along with strategically aligning critically necessary Critical Care EMS to general region.

**Project Details**

The Fire District, as a State of Nevada political subdivision Special District, Fire Protection District organized under Nevada Revised Statutes 474, as the owner of the Fire Station property and Applicant, is proposing to contract with an existing and operating State-licensed, FAA Certified, and Accredited Air Medical Services Operator to operate a critically necessary air medical transport helicopter base from the center of our rural district to improve patient care outcome in critical trauma and health emergencies, and strategically locate a regional critical EMS resource for our aiding neighboring fire and EMS jurisdictions and medical facilities. The Applicant is requesting the initial term for the Conditional Use Permit to be ten years, with the potential to extend the approval as necessary prior to expiration.

The air medical base will run 24/7 year-round, while helicopter flights will only run when requested. It is anticipated that at least 14 flights per month will be required for field emergency responses, and potentially numerous other take-offs and landings for standby emergencies, aircraft maintenance at the Reno airport, weathering in the Reno airport hangar for significant weather events, and other regional medical facility and inter-facility air transports. There will be at least three of the contractors' employees on the property during any period that operations are active and the aircraft is stationed at the base. Fire District use will continue at the property.



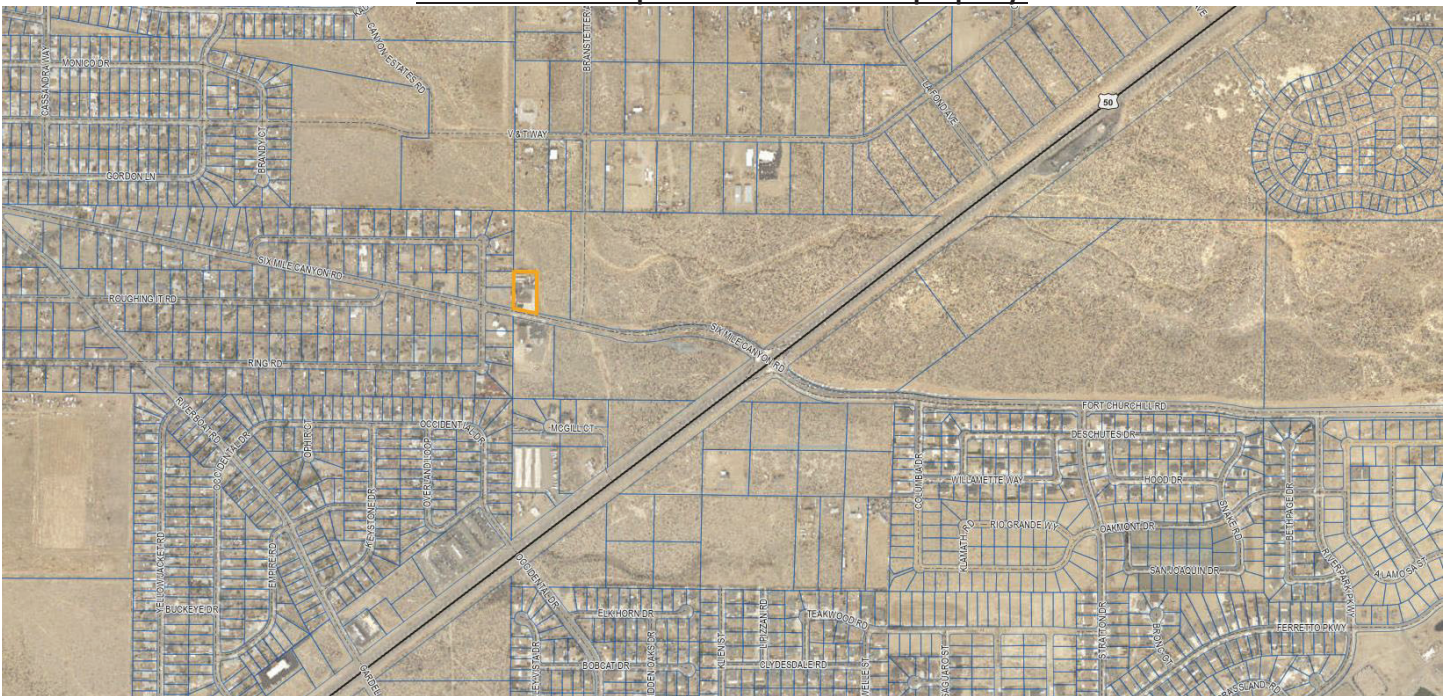
**Figure 3 – Fire Station Street View**



**Figure 4 – Fire Station View from Lyon County vacant utility property looking south-east toward US Hwy 50**



**Figure 5– Fire Station Aerial View looking south-east toward US Hwy 50. Heli-base would be located on the blue pin on the north-east part of the fire station property.**



**Figure 6 – Property general vicinity map .**



**Figure 7 – Potential type of aircraft, H125/AStar (or similar).**

**Access and Circulation**

The property is accessed by Six Mile Canyon Road, which connects to US Highway 50. Six Mile Canyon Road is a paved road from US Highway 50 and continues to Storey County to the west. The entrance to the fire station is approximately 0.3 miles northwest of the intersection of US Hwy 50 and Six Mile Canyon Road, approximately 100 yards west of Branstetter Avenue.

Employee vehicles will access the fire station from the second driveway on the far west property line. Emergency vehicles will access the fire station from the center property apparatus bay (garage).

**Traffic**

No construction will be performed on the property with this application. Therefore, a traffic study was not conducted due to the anticipated number of daily trips. Daily inbound and outbound traffic at the fire station will consist of the same traffic it has experienced over the last 20 years, with the addition of contract employee vehicles twice a day.

**Parking**

Parking spaces will be reduced to provide for the helicopter landing base. 8 regular and 3 ADA parking spaces will remain available on the property. Between employees in the office, and various operations throughout the site, it is anticipated that 3 contract employees will be on-site, and 6 at shift change, with the potential for fire district employees to also occasionally be on the property for emergency response apparatus pick up and return. As originally designed, parking areas remain on the west and north adjacent to the building that can provide sufficient parking for the employees and visitors.

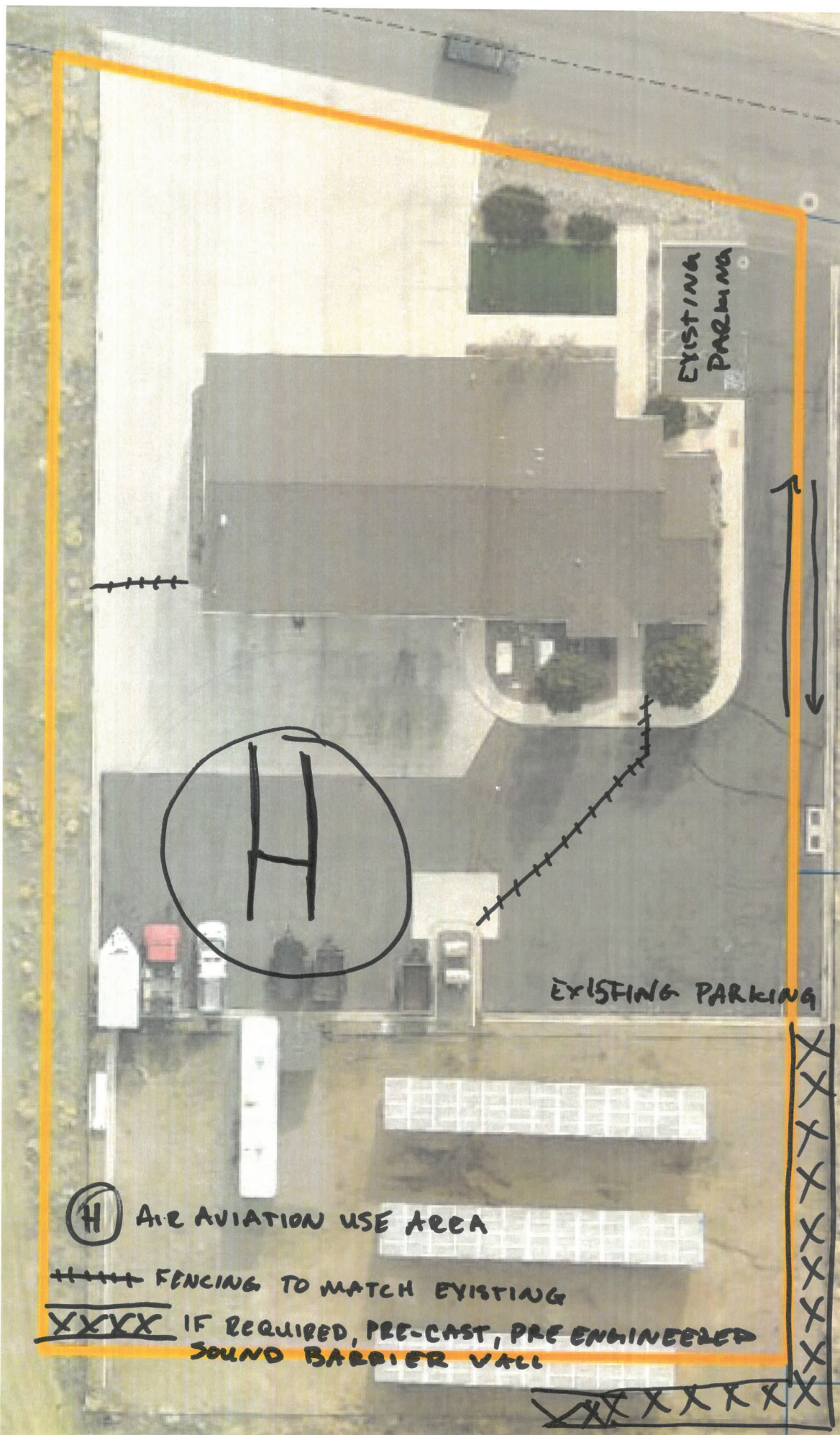
**Grading and Drainage**

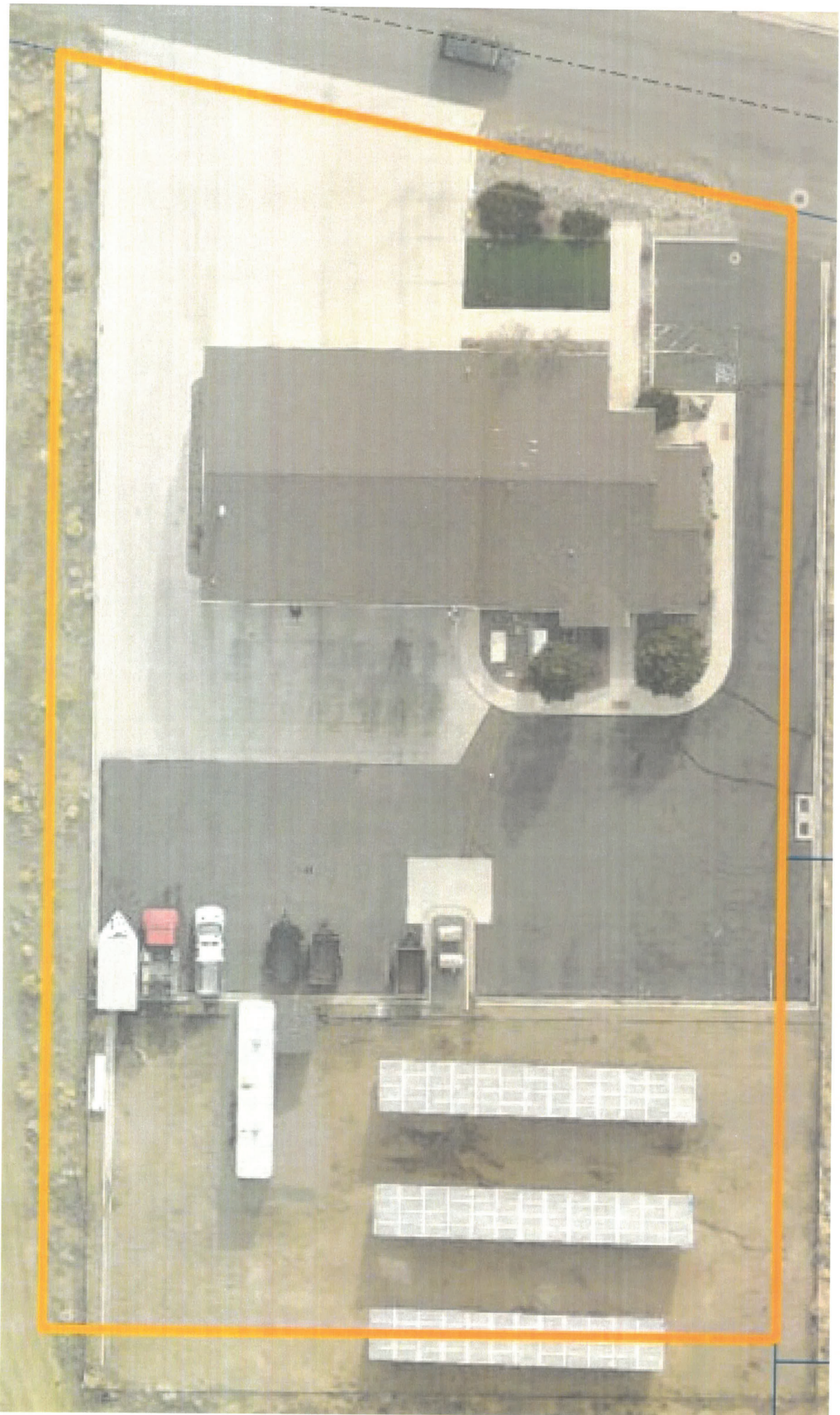
No construction will be performed on the property with this application. Grading will remain unchanged.

**Utilities and Public Facilities**

Municipal Water and Sewer System: The fire station property is currently served by Lyon County Utilities for municipal water and sewer services.

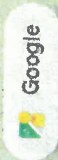
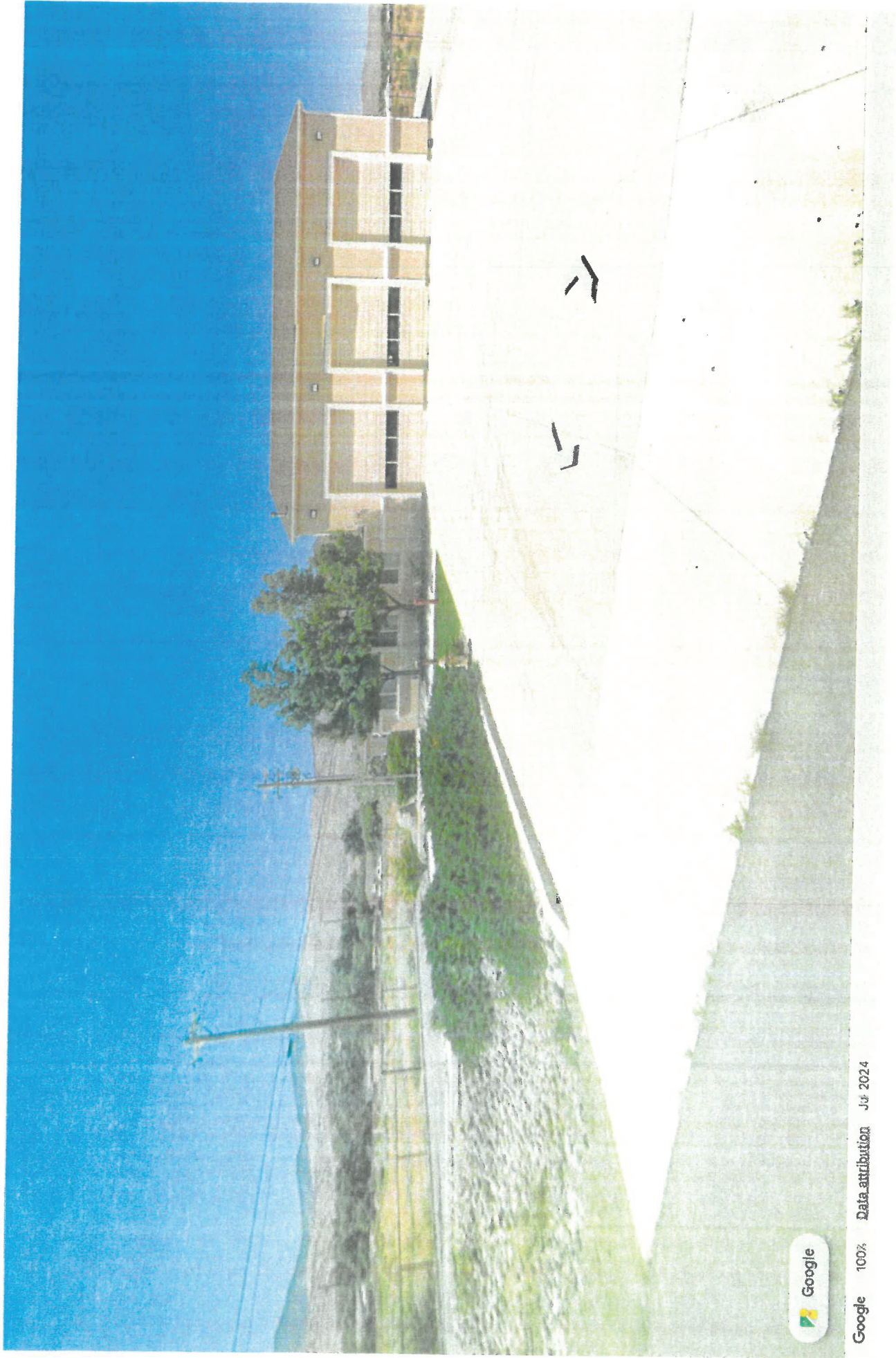
Police and Fire: Fire service is currently provided by Central Lyon County Fire District, the Applicant, and policing is currently provided by the Lyon County Sheriff's Office, and both are available in the area. The nearest hydrant is at the front of the property.





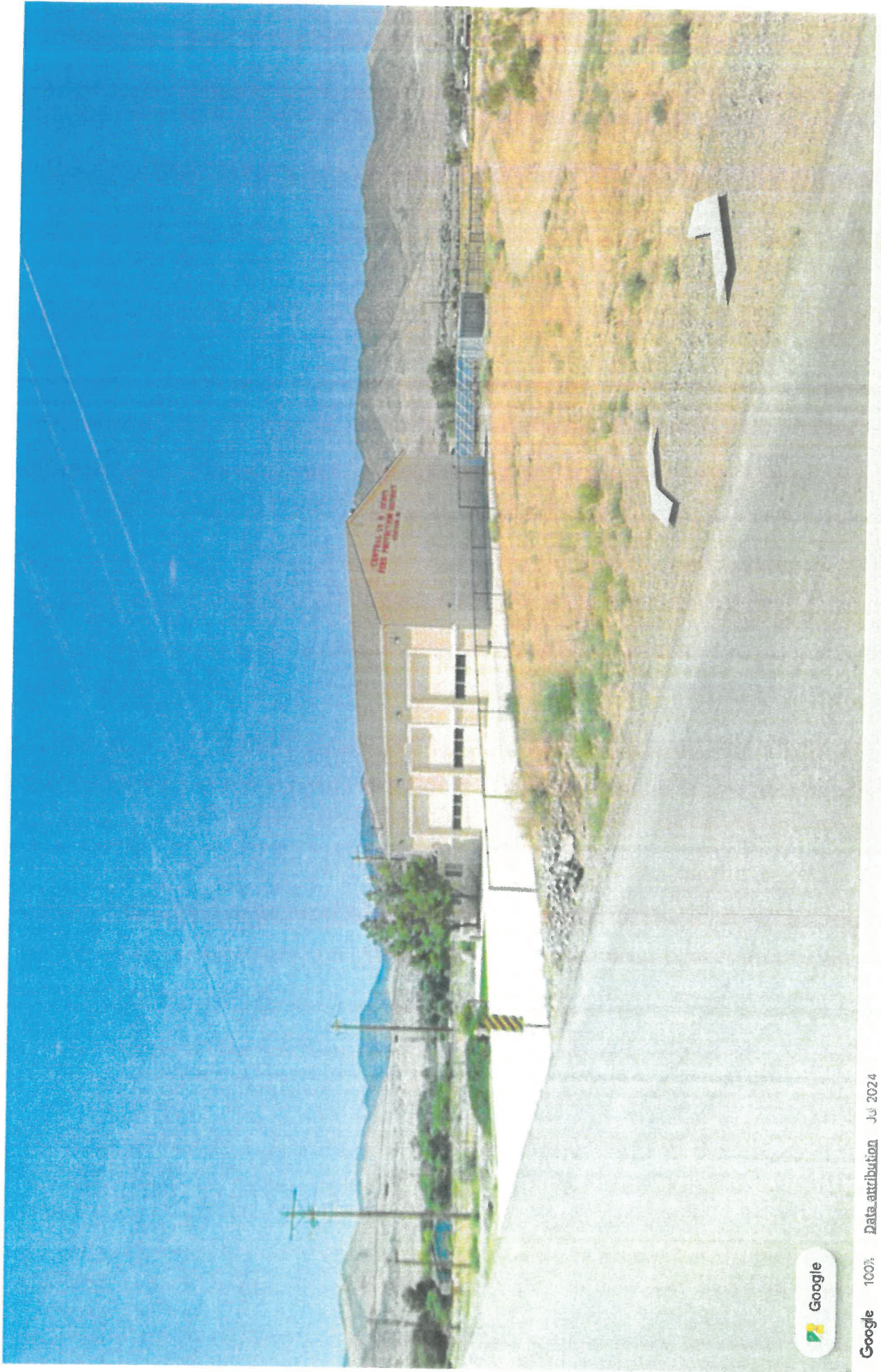


← 199 Six Mile Cyn Rd  
Dayton, Nevada



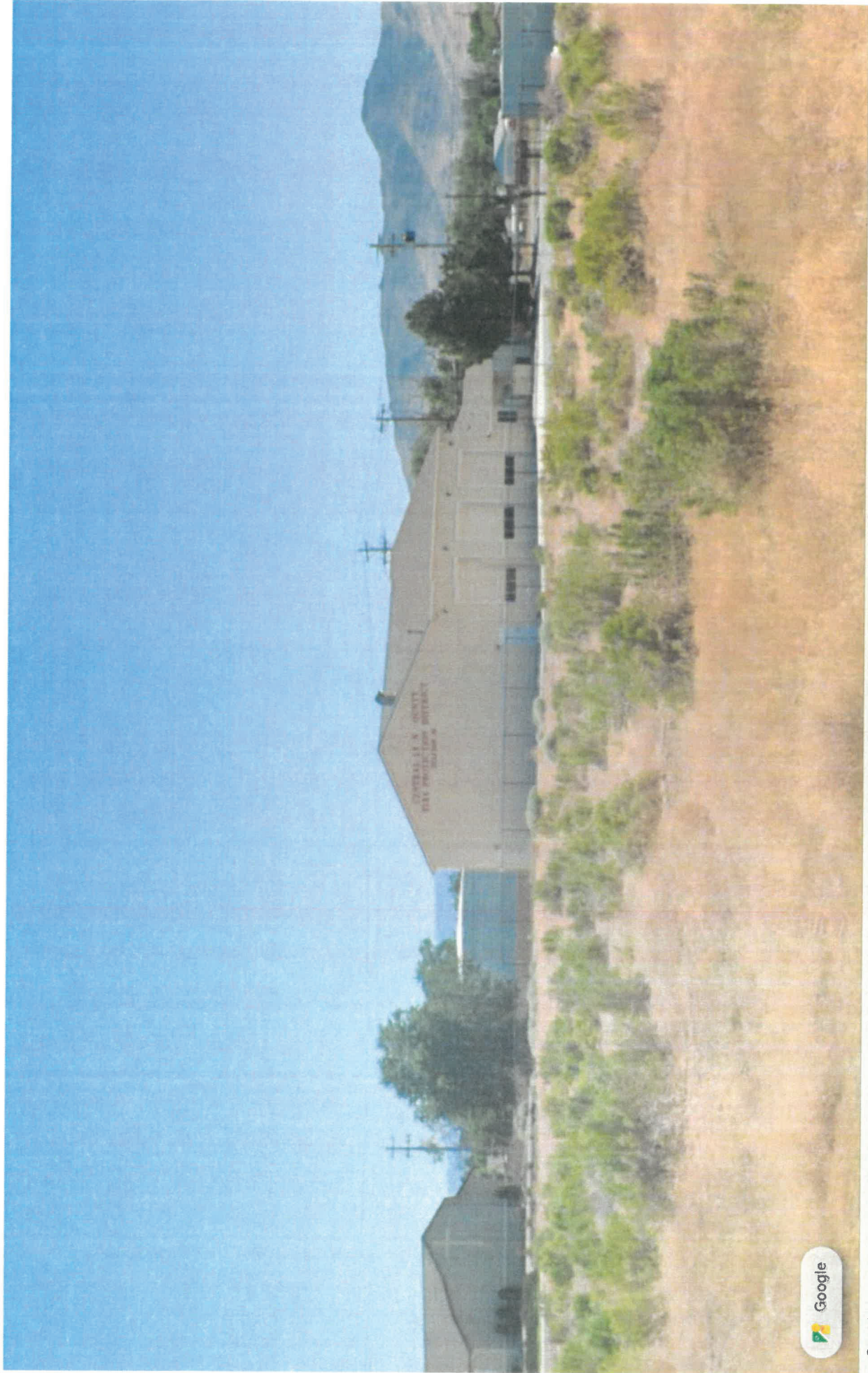
Google 100% Data attribution Jul 2024

← 199 Six Mile Cyn Rd  
Dayton, Nevada



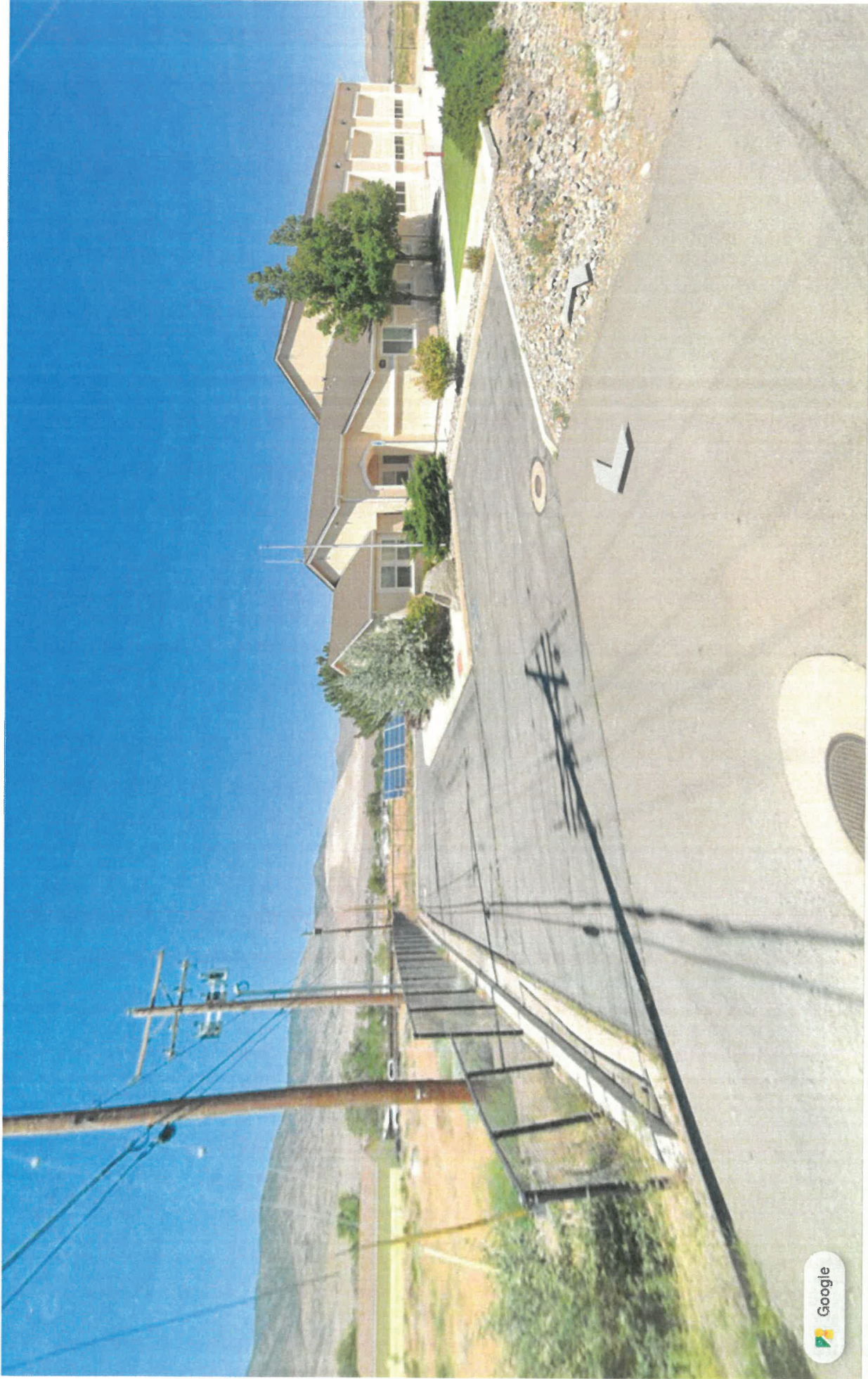
Google 100% Data attribution Jul 2024

← Branstetter Ave  
Dayton, Nevada



Google 100% Data attribution Jul 2024

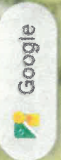
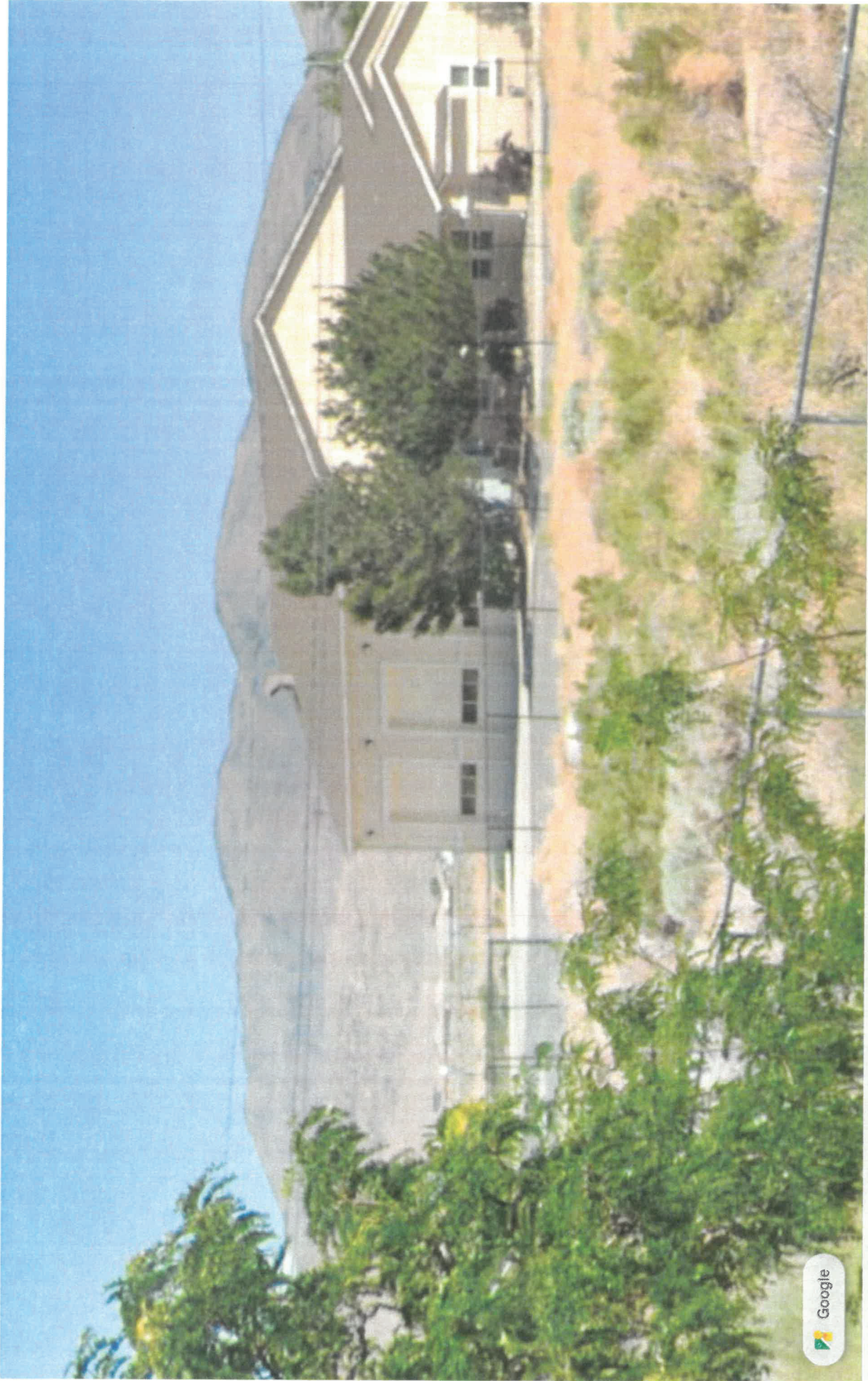
← 197 Six Mile Cyn Rd  
Dayton, Nevada



Google

Google 100% Data attribution Jul 2024

← 205 Ring Rd  
Dayton, Nevada



Google 100% Data attribution Jul 2024

# **Lyon County Planning Commission Agenda Summary**

Meeting Date: April 14, 2026

**Agenda Item Number:**

8.a

**Subject:**

For Discussion Only: Community Development Director comments and updates.

**Summary:**

**Financial Department Comments:**

**Approved As To Legal Form:**

**County Manager Comments:**

**Recommendation:**