

LYON COUNTY PLANNING COMMISSION MEETING MINUTES

JUNE 10, 2026

The June 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 Planner Louis Cariola; and Administrative Assistant, Brandi Lathrop were present. Senior Planner Lisa Nash attended via Zoom.

1. **Roll Call:** Members present: Commissioners Shannon Ceresola, Audrey Allan, Mark Jones, Wendy Loomis and Andrew Merritt attended in chambers. A quorum was noted.
2. **Pledge of Allegiance**
3. **Public Participation** - None
4. **Review and Adoption of the Agenda**

Commissioner Loomis motioned to adopt the agenda as presented.

Commissioner Jones seconded and the motion passed by unanimous vote (5 Ayes, 0 Nay, 0 Abstentions)

Public Comment – Steve Rye, District Attorney discussed the applicant withdrawing item 8.b.

Robin Biggs discussed the time certain item at 10:00 am. Commissioner Ceresola reminded that this Public Comment section is for items not currently on the agenda, there will be time to make comments about that.

Leo Solari discussed the commissioners bringing up projects that are coming through our county at the same time. He would like to see a plan and schedule of when these projects are expected to start.

5. **Time Certain: 10:00 AM**
 - 5.a. **Time Certain at 10:00 AM: For Presentation Only: A presentation by Rick Nelson of Mark IV Capital regarding existing, ongoing, and proposed development projects in Lyon County, Nevada.**

Commission Chairwoman Shannon Ceresola discussed waiting for the presenter to be present at 10:00 am. This item will be brought back at a later time.

6. **For Possible Action: Approval of Minutes**
 - 6.a. **For Possible Action: To approve the minutes from the May 12, 2026 meeting.**

Commissioner Loomis motioned to approve the minutes from the May 12, 2026 meeting.

Commissioner Allan seconded and the motion passed by unanimous vote (5 Ayes, 0 Nay, 0 Abstentions)

There was no public comment.

7. **Advisory Board Reports** – None
8. **Public Hearing Items**

8.a. For Possible Action: To forward a recommendation to the Board of County Commissioners regarding a request by NV Energy for a Conditional Use Permit for three 345-kV transmission lines. The lines extend from the Walker River Substation in Mason Valley to south of U.S. Highway 50 in Dayton, spanning the General Land Use areas of North, Mason Valley, and Stagecoach, with a combined total length of approximately 103 miles. The project affects portions of twenty-six (26) parcels (APNs 014-051-02; 014-061-02; 014-091-02, -03, -20, -21, -

22, -23; 014-101-01; 015-451-12; 015-451-26, -27, -28, -29; 015-511-03; 015-521-19; 015-531-20; 015-551-04; 015-681-01; 015-691-01; 015-701-03; 015-711-04; 016-021-24, -26, -28; and 016-023-07); PLZ-2026-024.

Senior Planner Lisa Nash gave a presentation of the item via Zoom. She discussed the direction of the proposed lines, the parcel ownership, the length of the proposed lines, and access to them. The lines are mainly on BLM land through Silver Springs. Senior Planner Lisa Nash also discussed the Master Plan and Zoning Districts that the proposed lines are planned to go through. Staff recommends approval.

Commissioner Jones had questions around zoning requirements due to there being a typo in the slide.

Charles Hutchinson, the applicant's representative, discussed the Walker River Substation. He provided paper copies of his presentation to the Commissioners as well as the audience. He discussed the location of the transmission lines, where they terminate, and full operation processes. Charles further discussed the location, direction that the proposed line will follow, and how much of the lines will cross private lands. There was also discussion around the application and entitlement process, local government permitting processes as well as the State of Nevada permitting process. The project schedule has been in process for over a year and construction is planned to begin in August of 2026 with an expected 200-400 people being employed.

Commissioners, Senior Planner Lisa Nash, and Charles Hutchinson discussed the involvement with the community including the local Tribes, and the side effects. Adam Godorov, the applicant, discussed the different systems to be used and clarified there should not be side effects. Commissioners had questions around an RV Park being constructed to house employees as well as local RV Parks being a part of the process. There was also discussion around the construction timeline being from Fall of 2026-Winter of 2027.

Public Comment- Micah Triplett had a question around the impacts to the Fort Churchill State Park area. Charles Hutchinson answered to discuss the visual impacts, mitigation measures, and where the public can find additional information on the impacts.

Margorie Roden discussed the permanent changes that will be made to the community, the land, and the migrating wildlife.

Robin Biggs had comments around transparency from NV Energy. She also had comments around approvals from other counties for the Greenlink project.

Brian Taylor had questions about proposed transmission lines North of US Hwy 50 and where the reroute is planned. Senior Planner Lisa Nash clarified this proposal being for only South of US Hwy 50 and the applicant may come forward with a CUP Amendment at a later date.

Leo Solari discussed the application being incomplete.

Mandy Brinnand discussed 16 of the APNs being located within Stagecoach, she had concerns around the maps provided not being sufficient, and the flood concerns in the area.

Commissioner Allan motioned to forward a recommendation of approval to the Board of County Commissioners for the request from NV Energy for a Conditional Use Permit for three 345-kV transmission lines. The lines extend from the Walker River Substation in Mason Valley to south of U.S. Highway 50 in Dayton, spanning the General Land Use areas of North, Mason Valley, and Stagecoach, with a combined total length of approximately 103 miles. The project affects portions of twenty-six (26) parcels (APNs 014-051-02; 014-061-02; 014-091-02, -03, -20, -21, -22, -23; 014-101-01; 015-451-12; 015-451-26, -27, -28, -29; 015-511-03; 015-521-19; 015-531-20; 015-551-04; 015-681-01; 015-691-01; 015-701-03; 015-711-04; 016-021-24, -26, -28; and 016-023-07); PLZ-2026-024 based on the Conditions of Approval listed in the Staff Report.

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 Lyon County Building Department for review and approval to obtain Site Improvement Plan or Building Permits.
3. All construction documents and separate applications must be submitted to the applicable Fire Protection District prior to obtaining a Building Permit. The Fire Protection Districts generally require a separate Fire and Life Safety Plan Review.
4. All contractors doing any construction, modifications, or remodels must be licensed in Lyon County and the State of Nevada.
5. The applicant shall maintain a Lyon County business license for the use while occupying the site.
6. Applicant shall comply with all applicable environmental and health laws and regulations concerning water quality, air quality, solid waste disposal, and wastewater management.
7. Any exterior lighting shall be downward facing and shielded such that light is not shed onto adjacent properties and public rights-of-way.
8. A portion of the subject properties is located within a Floodway, Flood Zone A and Flood Zone X Shaded. Prior to any development, as defined in Lyon County code section 15.02.01, the applicant shall secure approval of a flood plain development permit through the County Engineer and/or the Floodplain Administrator.
9. If the applicant proposes to place fill in wetlands or water features under the jurisdiction of the U.S. Army Corps of Engineers, the applicant shall obtain a "No Permit Required" letter, Jurisdictional Determination, Nationwide Permit, or other applicable federal authorization prior to commencing work. The applicant shall also coordinate with the State of Nevada to determine whether wetlands or water features under state jurisdiction are present and shall obtain any required state permits or approvals. No construction, grading, or fill activities shall occur within federally or state-regulated wetlands or water features until all applicable permits or authorizations have been obtained and copies provided to the County for review and verification.
10. The Applicant shall enter into a road maintenance agreement with the County for the maintenance and dust control of any County maintained roads during the construction period of the project. Once the construction of the project is completed, the amount of traffic generated by the project is minimal and the road maintenance agreement may expire. Encroachment permits may also be required depending on any work to be completed within County Right of Ways.
11. Construction, operation, and maintenance of the proposed 345-kV transmission line shall meet or exceed National Electrical Safety Code (NESC) requirements.
12. 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 a 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.
13. The Applicant shall obtain the approval of the Walker River Irrigation District for a development/improvement plan, as required by their District Regulation 15, prior to application for and approval of any site improvement permit and/or building permits from Lyon County Community Development Department.

14. The applicant shall apply for Eligible Facility Requests for any modifications of existing Wireless Communication Facilities (WCF) towers or base stations associated with this CUP. New WCF towers or substantial changes (including increase in height) of existing towers shall require compliance with LCC Chapter 15.236.04 and the required entitlement applications.
15. 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 or to complete all work within three (3) years from the date of approval will result in the expiration of the conditional use permit approval.**

Commissioner Merritt seconded and the motion passed by majority vote (3 Ayes, 2 Nay – Commissioners Loomis and Jones, 0 Abstentions).

Commissioner Ceresola called a 5 minute recess 10:16 am and resumed at 10:22 am.

5.a. Time Certain at 10:00 AM: For Presentation Only: A presentation by Rick Nelson of Mark IV Capital regarding existing, ongoing, and proposed development projects in Lyon County, Nevada.

Rick Nelson with Mark IV Capital, gave a presentation on the Victory Logistics updates. He discussed the Development Agreement with the City of Fernley, open spaces, storm water management, sewer, road work, and public lands. He discussed the progress made as well as future development. There is approximately a 20-year time line for construction of future projects. They have begun construction of a Fire Station that will be dedicated to the City of Fernley upon completion of the project in early 2027. Victory Logistics is working on grants and funding for Western Nevada College to help create a “workforce” that would begin working within the County after graduation.

Commissioners and Rick Nelson discussed housing for the Fernley area to support the growth. Once population has grown, larger box stores would be willing to come into the area. Commissioner Jones discussed the possibility of Victory Logistics preparing a pamphlet to have available for the public to avoid confusion around data centers. There was additional conversation around trains including a commuter train.

8.b. 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.

Brent Lovett, the applicant discussed his decision to withdraw the application.

Steve Rye, District Attorney, clarified this application has been withdrawn.

Public Comment – Matt Swain discussed details being withheld from the application and his concerns around this project coming back to the Commission at a later time.

8.c. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from the Boys and Girls Club of Mason Valley for a Conditional Use Permit to construct and operate a 13,660 square foot teen center and child care center and a 14,130 square foot gymnasium on land subject to Rural Residential, 5-acre minimum (RR-5) zoning located in Silver Springs at 4035 W Spruce Avenue on a 3.85-acre parcel (APN 018-481-08); PLZ-2026-036.

Senior Planner Louis Cariola gave a presentation of the item. The Boys and Girls Club of Mason Valley is requesting approval for a Conditional Use Permit to construct a new teen center with an early learning center (childcare) and a gymnasium in Silver Springs, across Topaz Street from the Silver Stage High School. He discussed the phases of construction for the project, design elements, and the findings within

the Staff Report. There was also discussion around the location and the safety of children and motorists. The applicant will be required to construct cross walks.

Commissioner Jones had questions around zoning and how it is compatible with this project.

Travis Crowder, Boys and Girls Club Director, discussed the hours of operation, the number of children that would be enrolled in the program, and the protection provided for the walk from the school to the clubhouse.

Erik Anderson, Big Horn Consulting, discussed the utilities, approvals received, and approvals still in progress. He discussed the architectural design, phases, parking, access, timelines, and landscaping.

Commissioner Jones expressed concern around the safety of children. Erik Anderson clarified the safety measures being put in place.

Public Comment – None

Commissioner Loomis motioned to forward a recommendation of approval to the Board of County Commissioners for the request from the Boys and Girls Club of Mason Valley for a Conditional Use Permit to construct and operate a 13,660 square foot teen center and child care center and a 14,130 square foot gymnasium on land subject to Rural Residential, 5-acre minimum (RR-5) zoning located in Silver Springs at 4035 W Spruce Avenue on a 3.85-acre parcel (APN 018-481-08); PLZ-2026-036 based on the Conditions of Approval listed in the Staff Report.

1. The project activities shall be constructed and operated in accordance with the conceptual site plan and construction drawings as submitted and reviewed as part of this approval. Any further expansion may require, at the Community Development Director's discretion, modification of this Conditional Use Permit or an additional Conditional Use Permit and/or other approvals.
2. Any modification, expansion, intensification or material change in use or operation may require an application for, and public hearings on, an amendment to the Conditional Use Permit use pursuant to Lyon County Code.
3. The applicant shall comply with all state, federal and local government regulations to the satisfaction of the appropriate agencies for the proposed uses. The applicant shall comply with all applicable Fire, building, zoning and improvement code requirements and obtain any necessary public inspections.
4. All construction documents, to include separate applications, must be submitted to Lyon County Utilities (as applicable), Central Lyon Fire Protection District and Lyon County Building for review and approval to obtain a Building Permit.
5. The applicant is required to submit for a separate and independent Fire Plan review and will be required to comply with the 2024 Northern Nevada Code Amendments package and all applicable NFPA standards.
6. All contractors doing any construction, modifications, or remodel must be licensed in the State of Nevada.
7. The applicant shall maintain a Lyon County business license for the use while occupying the site.
8. The project site is not currently within the service areas of the Silver Springs General Improvement District (SSGID) for sewer service. If the applicant would like to annex into the service area, the following steps will be required:
 - A. Petition the SSGID for inclusion into the SSGID as this property is currently outside of the SSGID sewer service area.
 - B. Provide a minimum 1.5 sewer EDU's (Equivalent Dwelling Units) or the minimum (over 1.5 EDU) required based on the fixture unit count for the structures.

C. Submit to LCUD/SSGID for a civil improvement review.

9. The applicant shall continue working with the Silver Springs Mutual Water Company (SSMWC) to secure approval from the Public Utilities Commission of Nevada for annexation into the SSMWC service area.
10. The applicant shall receive approval from the County Roads Department of encroachment permits for access to Topaz Street prior to initiation of construction and grading on-site.
11. The application shall comply with the landscape standards as set forth in Title 15, Chapter 15.402 to the satisfaction of the Community Development Director or their designee prior to issuance of the Certificate of Occupancy.
12. Any new 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 issuance of a Certificate of Occupancy for the individual buildings.
13. The applicant shall comply with the Lyon County drainage guidelines (2024 updated edition) to the satisfaction of the County Engineer. The property owner shall be responsible for maintenance of all roads, parking areas and drainage facilities within the parcel, as well as any storm water detention facilities.
14. 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.**

Commissioner Jones seconded and the motion passed by unanimous vote (5 Ayes, 0 Nays; 0 Abstentions).

9. Community Development Director

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

Community Development Director Gavin Henderson did not have any comments or updates.

Commissioner Allan had comments around Dayton residents having questions about data centers and what they are. Community Development Director Gavin Henderson discussed that Community Development is working on scheduling a public data center workshop.

Commissioner Merritt had questions around project timelines and if there is somewhere the public can go to get an update on specific projects.

10. Commissioner Comments and Agenda Requests

11. Public Participation – Robin Biggs discussed item 8.a being an incomplete application and still receiving a recommendation of approval. She also had concerns around the data center workshop being held within the Commissioner Chambers.

12. Adjournment at 11:24 am.