

LYON COUNTY PLANNING COMMISSION MEETING MINUTES

JULY 14, 2026

The July 14, 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; County Manager, Andrew Haskin; 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, Andrew Merritt, Jim Davis, and Michael Irvin attended in chambers. Commissioner Wendy Loomis attended via Zoom. A quorum was noted.

2. **Pledge of Allegiance**

3. **Public Participation** – Jim DeChambeau had concerns around the fire code for the legal amount of people allowed in the Commission Chambers at one time.

Nancy Calvert, Michelle Trevino, Levi Cates, Kris Thompson, Rick Remke, Ann Lawson, Tom (last name unknown), Diane (last name unknown), Molly McGregor, Jesse Robinson, Candace Stewart, Amber Chabino, Cindy Blagg, Ginger Tapia, Isabelle Guerrero, Harriett Brady, Vernon Rogers, and Johanna (last name unknown) discussed concerns about data centers around water consumption, electrical usage, traffic, property values, noise, impacts to animals, health risks, the impact to sovereign nations, and the future of the county.

Guy Lance, a Fernley resident, expressed concern around power plants being within City limits.

Kyalie No Heart In War had concerns around Environmental Reports and the historical values being destroyed for the indigenous people.

Leo Solari discussed concerns around the Libra Solar project and the traffic it brings to the area.

Justina Yellowhair, Meredyth Keast, Kristine Stewart requested the Planning Commission recommend a moratorium to the Board of County Commissioners regarding data centers.

Robin Biggs, Pamela Madole, Laurie Tom, and Vicky Lee requested item 7.a be removed from the agenda, and expressed concern about the lack of consultation with local Tribes. A recommendation for a larger meeting room was made.

Scott Lommori discussed the use of data centers and what they are for.

Jeff Rife discussed the future of the valley and his involvement with the Monarch Data Center projects, the location of the project, financial and local impacts. He further discussed water usage.

Bryson Masini is a property owner involved in the data center project. He discussed the water usage, and the lack of knowledge around it.

Matthew Winterhawk discussed concerns around land owners not knowing ahead of time when land use deals are being made as well as property owners learning of projects after plans are made.

Michael Loupari discussed the Environmental Impact Study being a study the applicant would have to do voluntarily due to being on private property.

Frank DelPorto discussed data centers being the next step up from cell phones and computers. He also discussed water concerns.

Dalia Ruddell discussed being a property owner, and the effects on the property owners in the area having a right to what they do on their own property. She further discussed the tax revenue being

brought to the area.

4. Review and Adoption of the Agenda

Commissioner Allan motioned to adopt the agenda as presented.

Commissioner Jones seconded and the motion passed by unanimous vote (7 Ayes, 0 Nay, 0 Abstentions)

Public Comment – There was none.

5. For Possible Action: Approval of Minutes

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

Commissioner Jones motioned to approve the minutes from the June 10, 2026 meeting.

Commissioner Merritt seconded and the motion passed by majority vote (5 Ayes, 0 Nay, 2 Abstentions-Commissioners Davis and Irvin).

There was no public comment.

6. Advisory Board Reports – None

Commissioner Ceresola called a recess at 10:42 a.m. The meeting resumed at 10:54 a.m.

7. Public Hearing Items

7.a. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Copia Power Devco, LLC, for approval of a zone change to Planned Unit Development for the Monarch Data Center, a 4.6 million square feet, 1,000 Megawatt (MW) data center consisting of 8, two-story buildings up to 95 feet tall, a 500-MW battery energy storage system, a 500-MW natural gas backup system, an electrical substation, high voltage power lines and other accessory uses over two parcels subject to RR-20 (Rural Residential, 20-acre minimum) zoning totaling 505.40 acres in accordance with the Monarch Data Center Specific Plan (APNs 014-201-07 and 014-201-30); PLZ-2026-041.

Senior Planner Louis Cariola gave a presentation of the item. The Applicant requests a Zoning Amendment from the Title 10 district of RR-5 (Fifth Rural Residential District- 20 acre minimum) to Planned Unit Development (PUD) on approximately 505 acres of two (2) parcels for the Monarch Data Center on APNs 014-201-07 and 014-201-30. Senior Planner Cariola discussed the existing conditions of the property and surrounding areas. This is the fourth public hearing on this project, starting in July of 2025. The Master Plan for this project is Specific Plan, approved by the Board of County Commissioners in December of 2025. He discussed access, the site plan, pending approvals, and the visual impacts. He also discussed a correction to the Staff Report and the change to the motion. Senior Planner Cariola discussed each Finding and how the applicant was able to meet each one. Staff has worked with the applicant and NDOT to require the applicant to construct a passing lane prior to obtaining building permits. He further discussed the area being private property, giving Staff the ability to add certain conditions to approvals. Staff recommends approval based on the consistency with the requirements for the previously approved Specific Plan. He then discussed the recommended language for a motion.

Michael Paul, Copia Powers representative, gave a presentation. He discussed the project overview, location, project layout, and public concerns. Water will be sourced from private existing water rights and will not exceed that. He also discussed site access, traffic impacts, a project timeline including all entitlements and permits, and revenue for Lyon County. “Copia is not proposing to use tax abatements and so the funds would be available on the front end”.

Commissioners, Senior Planner Cariola, and Michael Paul, the applicant’s representative, discussed where the noise impacts will mostly come from, traffic impacts, water usage, and a wastewater treatment plant. They also discussed the public’s fear around data centers due to a lack of knowledge of what they are and

how they operate. Michael Paul discussed that the applicant held a public meeting the evening prior to this meeting, to help mitigate the public's concern. There was discussion around data centers not being the same as years prior with lower water consumption. Commissioner Jones discussed the Planning Commission being an advisory board to make recommendations to the Board of County Commissioners. There were questions around consultations with the local tribes and that the tribe had not requested a formal consultation with the applicant. Commissioner Loomis clarified that the applicant needs to request this from the tribe due to them being a sovereign nation. There was further discussion around the impacts to the power grid and electricity usage, and questions around lighting, and parking. Community Development Director Gavin Henderson clarified the standards that will be used for parking. Commissioners had questions about the new owners of the project and the requirement to uphold the current standards. Copia's representative responded with, "We stay in place, Copia brand stays in place, our commitments stay in place. We've said that we will not take tax abatements".

Commissioner Ceresola called a recess at 12:14 p.m. The meeting reconvened at 1:13 p.m.

Public Comment – Jim DeChambeau attended the applicants public meeting the night prior and did not receive answers to his questions. He discussed concerns around power, noise, and water usage.

Phyllis Hiskett discussed Staff not recommending approval of a prior application regarding this project. She also discussed safety risks, traffic impacts, setback requirements, and visual impacts.

Wayne Allan is not against the data center but had questions on who would benefit from the project. He expressed concern around noise, water, power, and the impacts to wildlife.

Armando Rodriguez is in support of this project.

James DeAngelo discussed concerns around the wildlife, noise, and visual impacts.

Autumn Harry, urges Commissioners to reconsider data center projects. Her family lives at the terminal end of the watershed.

Rhonda Moore discussed prior data centers that have already been approved. She discussed data centers being for the promotion of AI and surveillance. She is requesting a moratorium on data centers.

Dora Nash urges the Planning Commission to vote no on this item to protect the community. She discussed the noise and environmental concerns.

Margo Veasley requests the applicant have a remediation fund. She had questions around the zoning.

Justina Yellowhair discussed information and other concerns not being brought up or questioned. She also had concerns around health effects, noise, the lack of an environmental impact study and water.

James Rosaschi discussed fire hazards, traffic safety, water, and power.

Cullen McGinnis urges the Commissioners to reject this item. He expressed concerns around water, water treatment, fire hazards, natural disasters, and traffic impacts.

Meredyth Keast requests the Commissioners reject this item. She discussed incorrect information being given, CABs being controlled by Commissioners, and had concerns around environmental pollutants.

Kyalie No Heart In War discussed wildlife, cultural impacts, Indian burial sites, water rights, state entitlements, and expressed concerns around cultural history being affected and requests this item be denied.

Laurie Tom had questions around if seismic studies have been done, and has concerns around water being contaminated on Tribal land. She requests the Commissioners vote no.

Allison Hartmann discussed the size of the proposed data center, energy usage, and has concerns around the applicant not explaining to the public what a data center is.

Dennis Wilson discussed the future of the next generation being affected, water contamination, and noise pollution.

Katlynn Calhoun discussed a petition signed by over 2000 residents requesting denial of this project. She discussed the lack of environmental studies and requested the Commissioners table this item until all environmental studies have been completed.

Thomas Wovlan discussed water concerns.

Patricia Jubin discussed the Commissioners having a duty to protect the community, water, life and safety.

Leo Solari discussed needing a risk assessment, the size of the project, environmental and traffic impact reports.

Andrea Martinez discussed concerns around water rights and wants this land to remain agricultural.

Shannon Williams discussed a resolution prepared by her tribe. She is opposed to this item.

Elwood Emm discussed being here to understand the regulations around this project.

Michelle Trevino discussed her house being within the setbacks of the projects. She has concerns around water and believes the property owner should be able to do what they want with their land but stay within the zoning.

Ginger Tapia read a poem. She is not in support of this project or its location.

Matthew Winterhawk requested denial or a continuation of the item. He discussed Copia having sold the project on June 9th, and the applicant not having met the Findings.

Eric (last name unknown) lives near the proposed data center and discussed Copia not having a data center up and running, and had comments about the buyer and environmental impacts.

Matthew Wilkie is requesting the Commissioners vote no. He expressed concern around health and environmental impacts.

Harriet Brady discussed concerns around water use and a consultation with Tribal leaders.

Justine Benner is opposed to the item.

Gary Hanzel discussed comments made prior to the recess and other projects that were approved in the past. He had questions around what the benefits are to Lyon County other than tax purposes.

Mr. Martin discussed solar farms being built where he lives, the water contamination and health concerns.

Kelly Canter requested the Commissioners deny this project and all data centers. She is in agreeance with all opposition to this project.

Robin Biggs discussed her history in the valley, she requests the Planning Commission deny this item. She expressed concern over traffic and discussed a data center workshop needing to be held at a different location.

Tara Barry lives less than a mile from the proposed data center and requested the Commissioners vote no.

Christine Stewart discussed the applicant's representative not having answers to Commissioners questions and there not being enough information.

Chase Row is in favor of this project and similar projects all over the state. He would like the owners to bring forth additional information to answer questions.

Omar Alvarez advocates for good paying jobs locally that this project would bring.

Eloy Jara represents 2,600 members of Laborers 169. He represents construction workers and has provided 25 construction apprentices jobs straight out of high school. This project will provide a lot of local jobs.

Kimberly Lawson discussed there not being a Tribal consultation, water concerns, and air pollution. She is opposed to the project and requests a moratorium.

Lorena Castro discussed Tribal and water concerns. She requests denial.

Commissioner Ceresola called a recess at 3:04 p.m. The meeting reconvened at 3:15 p.m.

Commissioners, County Manager Andrew Haskin, and Community Development Director Gavin Henderson discussed tabling the item for more information, their concerns for the neighboring property owners and Tribal members, and the consideration of a Data Center Ordinance in August. This application was done prior to an ordinance proposal and the application will be reviewed by the current adopted Code at the time of application. There was discussion around the application process, State and Federal processes that are outside of Lyon County's control, and the requirement to make a recommendation based on the Findings and not on emotions. Mitigation measures can be brought back up during the building permit process.

Commissioner Jones motioned to forward a recommendation of approval to the Board of County Commissioners for the request from Copia Power Devco, LLC, for approval of a zone change to Planned Unit Development for the Monarch Data Center, a 4.6 million square feet, 1,000 Megawatt (MW) data center consisting of 8, two-story buildings up to 95 feet tall, a 500-MW battery energy storage system, a 500-MW natural gas backup system, an electrical substation, high voltage power lines and other accessory uses over two parcels subject to RR-20 (Rural Residential, 20-acre minimum) zoning totaling 505.40 acres in accordance with the Monarch Data Center Specific Plan and additional language recommended by staff related to roadway improvements on US Highway 95A (APNs 014-201-07 and 014-201-30); PLZ-2026-041, based on the Findings listed in the Staff Report.

- A. In what respects the plan is or is not consistent with the statement of objectives of this chapter;
- B. The extent to which the plan departs from zoning and planned unit development regulations otherwise applicable to the property, including but not limited to density, size and use, and the reasons such departures are or are not deemed to be in the public interest;
- C. The purpose, location and amount of the open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the open space and the adequacy or inadequacy of the amount and purpose of the open space as related to the proposed density and type of residential development;
- D. A physical design of the plan and in the manner in which such design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, parking requirements, and further the amenities of light and air, recreation and visual enjoyment;
- E. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed;
- F. In the case of a plan which proposes a development over a period of years, the sufficiency of the terms and conditions intended to protect the interest of the public and the residents of the planned unit development in the integrity of the plan. (Ord. 603, 11-1-2018)

Commissioner Merritt seconded and the motion passed by majority vote (4 Ayes, 3 Nay-Commissioners Irvin, Allan, Loomis, 0 Abstentions)

Commissioner Ceresola called a recess at 3:35 p.m. The meeting reconvened at 3:40 p.m.

8. Community Development Director

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

Community Development Director Gavin Henderson discussed a Data Center Ordinance Workshop being held on August 3, 2026 at 9 a.m. He also discussed shipping containers over 200 sq ft requiring a permit,

and that fee's that have been updated.

9. Commissioner Comments and Agenda Requests

Commissioner Ceresola discussed recommending the Planning Commissioners attend the Data Center Ordinance meeting.

10. Public Participation – Phyllis Hiskett discussed the Monarch applicants being unaware that their project is near an earthquake location, and the risk of lawsuits.

Robin Biggs discussed the Irrigation District Meeting, and water concerns.

Kylie No Heart In War discussed NRS383.121 and NRS383.170.

Margo Easley discussed water concerns, flash flooding, and flood water mitigation efforts.

Tara Barry discussed noise on Penrose Ln.

Dennis Wilson discussed water and farming concerns.

James Rosaschi discussed the size of the Monarch Data Center, noise and electrical concerns.

Jim DeChambeau discussed the sale of the Copia property, potential tax abatements for the applicant, and building permits.

Matthew Winterhawk discussed public land use, transparency, and conflicts of interest.

Shannon Ceresola clarified she does not have anything to do with the applicant's project, and would have recused herself if there was any conflict of interest.

11. Adjournment at 4:08 p.m.