



**LYON COUNTY BOARD OF COUNTY COMMISSIONERS  
MONDAY, JANUARY 5, 2026**

**9:00 AM**

**LYON COUNTY ADMINISTRATIVE COMPLEX  
27 S. MAIN STREET  
YERINGTON, NV 89447**

Join Zoom Meeting:

<https://us02web.zoom.us/j/83368686463?pwd=ZlVGaWFOT3pGUjJPWWV0VmZRQ0N5dz09>

Meeting ID: 833 6868 6463 / Passcode: 896135

Mobile: 1-253-215-8782 / 1-346-248-7799

County Commission meetings are open to the public and may be attended in person or via virtual Zoom, if available. Virtual public comment may be given if you are attending the virtual Zoom meeting by raising your hand. This can occur in several ways, including by dialing \*9 from your phone to raise your hand and request to speak for public comment. Then to unmute yourself, dial \*6.

Written public comments may be mailed to the Lyon County Manager's Office at 27 S. Main Street, Yerington, Nevada 89447, or emailed to [countyclerks@lyon-county.org](mailto:countyclerks@lyon-county.org), be sure to type, PUBLIC COMMENT in the subject line. Comments must be received the day prior to the date of the meeting by 4:00 P.M. for the comments to be included in the meeting. Any written public comments received after the aforementioned time will be compiled and added as supplemental materials to the County's website and distributed to the Board of Commissioners within 24 hours after the meeting.

**BOARD OF COMMISSIONERS CONVENING AS OTHER BOARDS** - *Members of the Board of County Commissioners also serve as the Liquor Board, Central Lyon Vector Control District Board, Mason Valley Mosquito Abatement District Board, Walker River Weed Control District Board, Willowcreek General Improvement District Board, the Silver Springs General Improvement District Board, and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.*

**NOTE: THIS MEETING MAY BREAK BETWEEN 11:30 - 1:30 FOR LUNCH**

**1. Roll Call**

**2. Invocation** - *given by Wes Sheley of Crosswinds Fernley Assembly of God*

**3. Pledge of Allegiance**

**4. Public Participation (no action will be taken on any item until it is properly agendaized)** - *It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be*

limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.

## **5. For Possible Action: Review and adoption of agenda**

### **6. Time Certain**

- 6.a Time Certain at 9:00 AM: For Possible Action: Elect the Board of County Commissioners Chair and to fix the term of office for the Chair as required by NRS 244.070.
- 6.b Time Certain at 9:00 AM: For Possible Action: Elect the Board of County Commissioners Vice Chair and to fix the term of office for the Vice Chair as required by NRS 244.070.

### **7. Commissioners/County Manager reports**

### **8. Elected Official's reports**

- 8.a For Report Only: Dayton Township Justice Court Statistics Report.
  - [November 2025 - Criminal and Civil Statistics](#)

### **9. Appointed Official's reports**

### **10. Advisory Board reports**

**11. CONSENT AGENDA (Action Will be Taken on All Items)** - *All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.*

- 11.a For Possible Action: Review and accept claims and financial reports.
  - [Claims Report 12-1-25 to 12-15-25](#)
  - [Cash Report 12-15-25](#)
- 11.b For Possible Action: Review and accept travel claims.
  - [Travel Report 12-1-25 to 12-15-25](#)
- 11.c For Possible Action: Approve the changes on Assessor's tax roll due to correction in assessments and review of tax roll changes.
  - [Secured Factual Corrections](#)
  - [Unsecured Factual Corrections](#)
- 11.d For Possible Action: Approve the December 18, 2025 minutes.
  - [December 18, 2025 Minutes](#)
- 11.e For Possible Action: Approval to release the Improvement Bond, accept the Maintenance Bond and accept the Certificates of Completion, for the improvements associated with the HERITAGE RANCH, PHASE 4, subdivision, located in Dayton, NV.
  - [Heritage Ranch PH 4 - Backup](#)

**REGULAR AGENDA** - *(Action will be taken on all items unless otherwise noted)*

### **12. Public Hearing on Planning Items**

- 12.a For Possible Action: To approve the request from Stanton Park Development Inc. for a Conditional Use Permit for a Chevron Truck Stop/Convenience Store on land subject to CC (Community Commercial) zoning located in the southwest corner of the intersection of Six Mile Canyon and Highway 50 in

Dayton on an approximately 12.41-acre parcel (APN 016-025-38); PLZ-2025-078. (Senior Planner Lisa Nash)

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

12.b For Possible Action: To approve a request from Lucas Homes and Development, LLC for the abandonment of public access easements as granted on Land Map 410284 that include a 35-foot wide portion of Traditions Center Drive, a 35-foot wide portion of Lakeside Boulevard, a 29-foot wide portion of Town Center Drive, and a 15,616 square foot area for the circle at the intersection of the three easements as shown on the Traditions Commercial Abandonment Exhibit A, located within the Traditions Commercial Subdivision in Dayton (APN's 016-406-19 and 016-406-20), PLZ-2025-087. (Senior Planner Lisa Nash)

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

12.c For Possible Action: To approve the request from Winston FC Solar, LLC, for a Planned Unit Development for the Winston Solar Project. The Project consists of a 400-megawatt photovoltaic solar energy facility with approximately 780,000 solar panels, a battery energy storage system, an electrical substation, high voltage power lines, and an operations and maintenance building on 11 parcels totaling approximately 2,374-acres in Mason Valley subject to Heavy Industrial-Suburban (HI-S) and Rural Residential, 20-acre minimum (RR-20) zoning (APNs 014-091-[13, 15, 16, 17, 22], 014-201-[14, 17, 18, 32, 33, 35]); PLZ-2025-084. (Senior Planner Louis Cariola)

- [Staff Report](#)
- [Winston Energy PUD Handbook](#)
- [Site Plans](#)
- [Setbacks](#)
- [TIS-updated 12.19.25](#)
- [Visual Simulation Report](#)
- [Public Comment](#)

### 13. Facilities

13.a For Possible Action: Approve the Smith Valley Park & Recreation requested improvement of the SW corner of the current tractor pull area at Dressler Park in order to develop a new practice field for little league baseball. This was recommended for approval by the Smith Valley Park & Recreation Board at their special meeting held on December 12, 2025.

- [CAB Letter of Transmittal 12.12.2025 Practice Field](#)
- [Smith Valley Park and Rec Minutes Draft 12.12.2025 Special Meeting](#)
- [Dressler Park - Lower Field Option](#)

### 14. Human Services

14.a For Possible Action: Approve a contract between Lyon County and Pathfinder Network, in an amount not to exceed \$10,675, for the purchase of parenting education curriculum and staff training, enabling Lyon County Human Services to deliver parenting education to incarcerated clients, funded through the Comprehensive Opioid, Stimulant, and Substance Use Program (COSSUP) Funds, and to authorize the Human Services Director to sign. (Shayla Holmes, Director, Lyon County Human Services)

- [Service Agreement with Pathfinder Network and LCHS](#)

14.b For Possible Action: Approve a contract between Lyon County and The Change Companies, in an amount not to exceed \$10,500, to provide a digital programming platform for cognitive-behavioral interventions and interactive journaling for incarcerated clients, funded through the Comprehensive Opioid, Stimulant, and Substance Use Program (COSSUP) Funds,

and to authorize the Human Services Director to sign. (Shayla Holmes, Director, Lyon County Human Services)

- [Service Agreement with Change Companies for LCHS](#)

## 15. County Manager

15.a For Possible Action: Appoint County Commissioners and staff to the following Boards, Commissions, or Committees for calendar year 2026:

Comstock Historic District

Debt Management Commission

Dayton Valley Conservation District

Mason Valley Conservation District

Smith Valley Conservation District

Nevada Public Agency Insurance Pool

Public Agency Compensation Trust

Nevada Association of Counties

1. Board of Directors - 1 Commissioner

2. Legislative Committee - Up to 2 Commissioners

3. Public Lands and Natural Resources Committee - Up to 2 Commissioners

Local Emergency Planning Committee

Northern Nevada Development Authority

Nevada WORKS

Walker River Irrigation District

Carson Water Subconservancy District

Lyon County Room Tax board

Quarterly Jail Inspection

Truckee Canal Safety Commission

Lyon County Regional Transportation Commission

Quad County Legislative Coalition

Carson Area Metropolitan Planning Organization

Regional Transportation Commission

Quad County Legislative Coalition

State Land Use Planning Agency

Nevada Local Justice Reinvestment Coordinating Council

Nevada Commission of the Aging

Intergovernmental Executive Committee (Expiring Term of December 31, 2027)

- [Commissioner Appointments 2025](#)
- [1-3 General Powers & Responsibilities](#)

**16. Agenda Requests** - *Administrative Policies and Procedures 1.05, A Commission Member or elected/appointed department head may request an item be considered on a future agenda either by making an oral request at a County Commission meeting or submitting the request in writing to the County Manager at least 30 days prior to the meeting for which the item is requested to be placed on the agenda.*

## 17. Commissioner Comments

**18. Public Participation (no action will be taken on any item until it is properly agendized)** - *It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.*

**19. Closed Session pursuant to NRS 241.015(3)(b)(2)** - *To receive information from the District Attorney or counsel regarding potential or existing litigation involving a matter over which the Board has supervision, control, jurisdiction or advisory power, and to deliberate toward a decision on the matter, and pursuant to NRS 288.220, to*

*receive a report on the status of ongoing labor negotiations; and direct staff accordingly.*

## **20. Adjourn**

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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)**