



**LYON COUNTY BOARD OF COUNTY COMMISSIONERS
THURSDAY, MARCH 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, 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 Travis Walker of Smith Valley Baptist Church*

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.

4.a For Report Only: Public Comment

- [Public Comment](#)
- [Public Comment](#)

5. For Possible Action: Review and adoption of agenda

6. Time Certain

6.a Time Certain at 9:00 A.M.: For Presentation Only: Presentation from Milt Stewart, Chief Executive Officer, from Nevadaworks on programs and services. (Requested by Comm. Jacobson)

- [Nevadaworks Lyon BCC](#)

6.b Time Certain at 9:05 A.M.: For Presentation Only: Presentation from Don Smit with Project One/Lucas Homes & Development, LLC on the Traditions Development in Dayton.

6.c Time Certain at 9:10 A.M.: For Presentation Only: A presentation from Daniel South, President of the Dayton Main Street Committee, with information about the organization, current projects and future goals of the organization.

- [Dayton Main Street LCC Mtg](#)

7. Commissioners/County Manager reports

8. Elected Official's reports

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 2-1-26 to 2-15-26](#)
- [Cash Report 2-15-26](#)

11.b For Possible Action: Review and accept travel claims.

- [Travel Report 2-1-26 to 2-15-26](#)

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 February 19, 2026 minutes.

- [02.19.2026 BOCC Minutes](#)

11.e For Possible Action: Accept a donation of \$27,000 from the Lyon County Library Foundation for a new circulation desk at the Yerington Branch Library

- [Grapevine Woodworks estimate](#)

11.f For Possible Action: Accept a grant award from the Nevada State Library, Archives and Public Records

in the amount of \$4,000 for PLA 2026 - LSTA Continuing Education Grant for Libraries

- [Library PLA 2026 Travel Grant award letter](#)

11.g For Possible Action: Review and approve the Smith Valley Friends of the Library proposal to sponsor a student worker up to \$3,300 beginning June of 2026 at the Smith Valley Branch Library

- [Smith Valley Library Aide proposal](#)

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

12. Assessor

12.a For Possible Action: Approve Application for Open Space/Historic Use Assessment submitted by Javelin Ventures LLC for Odeon Hall, located at 65 Pike Street, Dayton (APN 006-055-12). Approval will result in a 0.74 factor being applied to the taxable value of the parcel. (Chief Deputy Assessor, Erin Singley)

- [Application for Historic Use & Supporting Documents Submission to BOCC](#)

13. Utilities

13.a For Possible Action: Approve Amendment No. 1 to the contract with HDR for the Rose Peak Water Main Replacement Project in an amount to not exceed \$249,927. This amendment expands the scope of services to include completion of the 100% design, preparation of the bid document package, bidding assistance, and project permitting. Funding will be provided through the Dayton Water Fund and is eligible for reimbursement under the Environmental Protection Agency Community Grant Program. (Utilities Engineer, Kishora Panda)

- [Amendment 1 - Rose Peak Water Main Project](#)

13.b For Possible Action: Approve Property Access License Agreement between Calvary Baptist Church and Lyon County to allow the contractor for the Rose Peak Water Main Replacement Project to use the property for a construction and staging area and to allow Lyon County to conduct a Cultural Resources Field Survey which is required by the grant application. (Utilities Engineer, Kishora Panda)

- [Rose Peak Water Project Property License Access Agreement between Lyon County and Calvary Baptist Church](#)

14. Public Hearing on Planning Items

14.a 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](#)
- [PUD Handbook](#)
- [TIS Report](#)
- [NDOT TIS Response Letter](#)
- [Applicant PUD Justification](#)
- [Public Comment](#)

14.b For Possible Action: To approve the request from GDA Degree Inc. for a Zoning Map Amendment to amend the Zoning Map split-zoned designations from the Title 10 districts of Limited Commercial District (C-1) and Fifth Rural Residential District (20 Acres) (RR-5) to the Title 15 district of Rural Residential, 20 Acre Minimum (RR-20), for an 18.00-acre parcel located at 20 Hoye Canyon Road in Smith Valley (APN 010-631-32), PLZ-2025-102. (Senior Planner Lisa Nash)

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

14.c For Possible Action: To approve the request from Microsoft Corporation for a Conditional Use Permit to construct a 345/120-kilovolt electrical substation, two high voltage power lines, and other associated infrastructure for the Nighthawk Substation over approximately 32.59 acres of five parcels with Neighborhood Commercial (NC) zoning located north of US Highway 50 in Silver Springs at 1200 W US Highway 50 (Portion of APN 015-141-13 and 018-551-03, 018-551-04, 018-552-01, 018-552-02); PLZ-2025-109. (Senior Planner Louis Cariola)

- [Staff Report](#)
- [Project Description](#)
- [Site Photos](#)
- [Public Comment](#)

14.d For Possible Action: To approve the request from Microsoft Corporation for a Conditional Use Permit to construct a 120-kilovolt electrical substation and other associated infrastructure over approximately 18.70 acres of two parcels with Neighborhood Commercial (NC) zoning located north of US Highway 50 in Silver Springs at 1200 W US Highway 50 (Portion of APN 015-141-13 and 015-141-04); PLZ-2025-110. (Senior Planner Louis Cariola)

- [Staff Report](#)
- [Project Description](#)
- [Site Photos](#)
- [Public Comment](#)

14.e For Possible Action: To approve the request from Lux Solar Center, LLC for a Major Variance application to allow for a reduction in setbacks for an expansion to the existing Lux Solar Project approved in 2023, to construct and operate a photovoltaic (PV) solar energy facility, on land subject to Rural Residential, 20 Acre Minimum (RR-20) zoning located in the northern portion of the parcel at 55 Butte Way in Wabuska, Mason Valley on an approximately 280-acre portion of a 1,593-acre parcel (APN 014-091-20); PLZ-2025-096. (Senior Planner Lisa Nash)

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

14.f For Possible Action: To approve the request from Lux Solar Center, LLC for a Conditional Use Permit for an expansion to the existing Lux Solar Project approved in 2023, to construct and operate a photovoltaic (PV) solar energy facility, on land subject to Rural Residential, 20 Acre Minimum (RR-20) zoning located in the northern portion of the parcel at 55 Butte Way in Wabuska, Mason Valley on an approximately 280-acre portion of a 1,593-acre parcel (APN 014-091-20); PLZ-2025-085. (Senior Planner Lisa Nash)

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

14.g For Possible Action: To approve the request from Traditions North LLC for a Zoning Map Amendment to amend the Zoning Map split-zoned designations from the Title 10 districts of First Rural Residential District (1 Acre) (RR-1), First Estates Residential District (E-1), Single-Family Nonrural Residential District (NR-1), and General Commercial District (C-2), to the Title 15 district of Planned Unit Development (PUD), generally located north of the intersection of Nevada Station and Rock Creek Parkways in Dayton on an approximately 230.76-acre parcel (APN 016-406-07), PLZ-2025-093. (Senior Planner Lisa Nash)

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

14.h For Possible Action: To approve the request from Traditions North LLC for a Planned Unit

Development (PUD) for the Traditions North Residential Development. The project consists of 415 single-family residential units, open space, a neighborhood park, and pocket parks and is generally located north of the intersection of Nevada Station and Rock Creek Parkways in Dayton on an approximately 230.76-acre parcel (APN 016-406-07), PLZ-2025-094. (Senior Planner Lisa Nash)

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

14.i For Possible Action: To approve the request from Traditions North LLC for a Tentative Subdivision Map. The request is for 358 detached single-family residential units, including 116-acres of common area open space, parks, and trails, and is generally located north of the intersection of Nevada Station and Rock Creek Parkways in Dayton on an approximately 230.76-acre parcel (APN 016-406-07), PLZ-2025-095. (Senior Planner Lisa Nash)

- [Project Narrative](#)
- [Plan Set](#)
- [Traffic, Drainage, H&H Studies](#)
- [Geotechnical Report](#)
- [Preliminary Sewer Report](#)
- [Landscape, Streets](#)
- [Trails, Parks](#)
- [Draft PUD Handbook](#)
- [Street Name Request Form](#)
- [Public Comment](#)
- [Letter of Continuance](#)

14.j For Possible Action: To approve the request from Traditions North LLC to Reserve Street Names for the Traditions North Residential Development for the proposed roadways to be generally located north of the intersection of Nevada Station and Rock Creek Parkways in Dayton on an approximately 230.76-acre parcel (APN 016-406-07), PLZ-2025-098. (Senior Planner Lisa Nash)

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

15. County Manager

15.a For Possible Action: Approve letters of support on behalf of the Board of Commissioners for Community Project Funding Requests.

- [Lift Station 4 Rehabilitation Project Letter](#)
- [Rolling A to South Plant Effluent Pumping Improvements Letter](#)
- [Water Main Addition - Eldorado Zone Loop Project Letter](#)

RECESS TO CONVENE AS BOARD OF HEALTH

16. 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.*

17. Time Certain at 1:00 P.M.: Call to Order, roll call and Opening Comments given by Dr. Robin Titus, Lyon County Health Officer.

18. Regular Agenda

- 18.a For Presentation Only: Presentation on University of Nevada, Reno's Rural Outreach Clinic efforts in Lyon County (Lea Pope, Rural Health Education Coordinator, University of Nevada, Reno).
- 18.b For Presentation Only: Presentation on Empowered Go, a mobile Opioid Misuse treatment option for child-bearing aged women (Shannon Lepe, Director of Clinical Operations, Empowered Northern Nevada).
- 18.c For Possible Action: Information on the Rural Health Transformation Program and discussion on possible County projects and collaborations (Shayla Holmes, Director Lyon County Human Services).
- 18.d For Discussion and Possible Action: Future agenda items and Board of Health meeting date, June 4th or June 18th. (Shayla Holmes, Director, Lyon County Human Services).

19. 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.*

ADJOURN TO RECONVENE AS THE LYON COUNTY BOARD OF COMMISSIONERS

20. 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.*

21. Commissioner Comments

22. 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.*

23. 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.*

24. Adjourn

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.

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 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

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**