



**LYON COUNTY PLANNING COMMISSION**  
**TUESDAY, JANUARY 13, 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: Election of Officers**

- 5.a For Possible Action: Elect the Planning Commission Chair with the term expiring January 12, 2027.
- 5.b For Possible Action: Elect the Planning Commission Vice Chair with the term expiring January 12, 2027.
- 5.c For Possible Action: Elect the Planning Commission Secretary with the term expiring January 12, 2027.

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

- 6.a For Possible Action: To approve the minutes from the December 9, 2025 meeting.
  - [December 9, 2025 Minutes](#)

#### **7. Advisory Board Reports**

#### **8. Public Hearing Items**

- 8.a For Possible Action: To approve the request from Richard Phelps for a Tentative Parcel Map to subdivide an approximately 15.00-acre parcel into two (2) parcels, the smallest being 6.32 acres, located at 10 PPF Way in Mound House (APN 016-422-01); PLZ-2025-097.
  - [Staff Report](#)
  - [Backup](#)
- 8.b For Possible Action: To approve the request from Stanton Park Development Inc. for a Tentative Parcel Map to subdivide an approximately 12.41-acre parcel into two (2) parcels, the smallest being 5.92 acres, located in the southwest corner of the intersection of Six Mile Canyon and Highway 50 in Dayton (APN 016-025-38); PLZ-2025-092.
  - [Staff Report](#)
  - [Backup](#)
- 8.c For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Outpost Land Company LLC for a Zoning Map Amendment to amend the Zoning designation from C-2 (General Commercial) to SR-1/2 (Suburban Residential, 1/2 acre minimum) on two parcels that total approximately 1.02 acres in Silver Springs at 3845 and 3855 Elm Street (APNs 018-405-49 and 018-405-50); PLZ-2025-090.
  - [Staff Report](#)
  - [Project Narrative](#)
  - [Photos of 3845 & 3855 Elm St](#)
- 8.d For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Sierra View Materials for a Conditional Use Permit for an aggregate pit and an asphalt batch plant on two parcels that total approximately 241 acres subject to Rural Residential, 20-acre minimum (RR-20) zoning in Moundhouse at 200 and 350 Industrial Parkway (APNs 016-111-06 and 016-111-07); PLZ-2025-091.

- [Staff Report](#)
- [Project Description](#)
- [Site Plan](#)
- [Grading Plan](#)

8.e For Possible Action: To forward a recommendation to the Board of County Commissioners for 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 RR-20 (Rural Residential, 20 Acre Minimum) 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.

- [Continuance Request](#)

8.f For Possible Action: To forward a recommendation to the Board of County Commissioners for 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 RR-20 (Rural Residential, 20 Acre Minimum) 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.

- [Continuance Request](#)

## 9. Community Development Director

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

## 10. Commissioner Comments and Agenda Requests

**11. 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.*

## 12. ADJOURNMENT

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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)**