



LYON COUNTY PLANNING COMMISSION
TUESDAY, FEBRUARY 10, 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, 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 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. 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: Approval of Minutes

5.a For Possible Action: To approve the minutes from the January 13, 2026 meeting.

- [January 13, 2026 Minutes](#)

6. Advisory Board Reports

7. Public Hearing Items

7.a For Possible Action: To forward a recommendation to the Board of County Commissioners for 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 Hoyo Canyon Road in Smith Valley (APN 010-631-32), PLZ-2025-102.

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

7.b For Possible Action: To approve the request from GDA Degree Inc. for a Tentative Parcel Map to merge and re -subdivide three (3) parcels into three (3) parcels with differing acreages, the smallest being 3.72 acres, located at 20 and 30 Hoyo Canyon Road and 2805 Hwy 208 in Smith Valley (APNs 010-631-32, -33, and -37); PLZ-2025-107.

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

7.c For Possible Action: To approve the request from GDA Degree Inc. for a Tentative Parcel Map to merge and re -subdivide four (4) parcels into four (4) parcels with differing acreages, the smallest being 3.96 acres, located at 20, 40, 50, and 80 Hoyo Canyon Road in Smith Valley (APNs 010-631-34, -35, -36 and Parcel 3 from TPM 1); PLZ-2025-103.

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

7.d For Possible Action: To forward a recommendation to the Board of County Commissioners for 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.

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

7.e For Possible Action: To forward a recommendation to the Board of County Commissioners for 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.

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

7.f For Possible Action: To forward a recommendation to the Board of County Commissioners for 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.

- [Staff Report](#)
- [Backup](#)
- [Letter of Support](#)

7.g For Possible Action: To forward a recommendation to the Board of County Commissioners for 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.

- [Staff Report](#)
- [Backup](#)
- [Letter of Support](#)

7.h For Possible Action: To forward a recommendation to the Board of County Commissioners for 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.

- [Staff Report](#)
- [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](#)
- [Letter of Support](#)

7.i For Possible Action: To forward a recommendation to the Board of County Commissioners for 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.

- [Staff Report](#)
- [Backup](#)
- [Letter of Support](#)

7.j 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 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.

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

7.k 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 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.

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

8. Community Development Director

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

9. Commissioner Comments and Agenda Requests

10. 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.

11. ADJOURNMENT

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, audiotope, 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**