

LYON COUNTY PLANNING COMMISSION MEETING MINUTES

APRIL 14, 2026

The April 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: County Manager, Andrew Haskin; Community Development Director, Gavin Henderson; District Attorney, Steve Rye; Deputy District Attorney, Stephanie Long; Senior Planner Lisa Nash; and Administrative Assistant, Brandi Lathrop were present.

1. **Roll Call:** Members present: Commissioners Shannon Ceresola, Audrey Allan, Mark Jones, Wendy Loomis, Katie Baker and Andrew Merritt attended in chambers. Loretta Sell was absent. A quorum was noted.

2. **Pledge of Allegiance**

3. **Public Participation** - None

4. **Review and Adoption of the Agenda**

Commissioner Allan motioned to adopt the agenda as presented.

Commissioner Loomis seconded and the motion passed by majority vote (6 Ayes, 0 Nay, 0 Abstentions; 1 Absent-Commissioner Sell)

There was no public comment.

5. **For Possible Action: Approval of Minutes**

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

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

Commissioner Allan seconded and the motion passed by majority vote (4 Ayes, 0 Nay, 2 Abstentions-Commissioner Loomis and Commissioner Baker, 1 Absent-Commissioner Sell)

There was no public comment.

6. **Advisory Board Reports** - None

7. **Public Hearing Items**

7.a. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Zoning Map Amendment to amend the Zoning Map designation from the Title 10 district of Limited Commercial District (C-1), to the Title 15 district of Public Facilities (PF), for a parcel located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-12.

Senior Planner Lisa Nash gave a presentation of the item. The Applicant requests a Zoning Map Amendment to amend the Zoning designation from the expired Title 10 district of Limited Commercial District (C-1) to the Title 15 district of Public Facilities (PF) on one parcel approximately 1.02 acres in size. She discussed there being a current Fire Station in operation on the property. This zone change would bring the property into conformance with the current Master Plan. Staff supports this application.

Commissioners did not have any questions.

Public Comment – There was none.

Commissioner Jones motioned to forward a recommendation of approval to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Zoning Map

Amendment to amend the Zoning Map designation from the Title 10 district of Limited Commercial District (C-1), to the Title 15 district of Public Facilities (PF), for a parcel located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-12 based on the findings listed in the Staff Report.

- A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;
- B. The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title; and
- C. The proposed amendment is compatible with the actual or master planned adjacent uses.

Commissioner Merritt seconded and the motion passed by majority vote (6 Ayes, 0 Nay, 0 Abstentions; 1 Absent-Commissioner Sell).

7.b. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Conditional Use Permit for a General Aviation Airport to add a Helipad to the existing fire station on land currently zoned C-1 (Limited Commercial District) with a separate application request to be zoned PF (Public Facilities), located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-013.

Senior Planner Lisa Nash gave a presentation of the item. The applicant requests a Conditional Use Permit (CUP) to operate a General Aviation Airport to allow for the addition of a Heliport to the existing fire station. The parcel is approximately 1.02 acres located at 199 Six Mile Canyon Road in the Dayton area. The zone change must be approved prior to the Conditional Use Permit. The helicopter will only be used when requested but operational 24/7. The applicant is expecting approximately 14 emergency response flights per month. There will be other flights for maintenance at the Reno Airport, interagency transfers, etc. The helipad is considered an accessory use to the current Fire Station.

Chief Tim McHargue discussed partnerships which will provide air ambulance access. The helicopter will provide air ambulance services as well as assistance with fires. Chief McHargue also mentioned that this addition to the fire station will be privately funded and have no cost impact to the County.

Commissioners had questions around construction, crew availability, expenses to the County, and impact on surrounding properties. Commissioners expressed support for the item.

Public Comment – None

Commissioner Allan motioned to forward a recommendation of approval to the Board of County Commissioners for the request from Central Lyon County Fire Protection District for a Conditional Use Permit for a General Aviation Airport to add a Helipad to the existing fire station on land currently zoned C-1 (Limited Commercial District) with a separate application request to be zoned PF (Public Facilities), located at 199 Six Mile Canyon Road in Dayton on an approximately 1.02-acre parcel (APN 016-025-26), PLZ-2026-013 based on the Conditions of Approval listed in the Staff Report.

1. No change in the terms and conditions of the Conditional Use Permit (CUP), as approved, shall be undertaken without first submitting the changes to Lyon County Community Development and having them modified in conformance with Lyon County Code.
2. The applicant shall comply with all applicable Fire, building, zoning and improvement code requirements and obtain any necessary public inspections. All construction documents and separate applications must be submitted to the Central Lyon County Fire Protection District and the Lyon County Building Department for review and approval to obtain any required building and grading permits.

3. The applicant shall acquire all Lyon County, state and federal permits necessary for the proposed accessory use to the existing Fire Station of the General Aviation Airport Heliport, as well as obtain any necessary public inspections.
4. Prior to issuance of any future mass grading permits and/or building permits for the project, the developer shall submit documentation of approval by the Nevada Division of Environmental Protection (NDEP) Surface Area Disturbance permit and the Stormwater Pollution Prevention Plan (SWPPP) permit, if required.
5. The applicant shall comply with the Storm Drainage Guidelines for Lyon County, dated September 20, 2024 to the satisfaction of the County Engineer prior to issuance of any Site Improvement Permit, Grading Permit, and/or Building Permit. Drainage report and plans must be submitted concurrently with any Site Improvement Plans, Grading Plans, and/or Building Permit applications if future development is required.
6. In accordance with 15.800.08(A), the Applicant shall file for a flood plain development application prior to any new development.
7. The applicant shall comply with the Development Standards as listed in Chapter 15.330 of the Lyon County Development Code.
8. The proposed use shall comply with all of the Performance Requirements provided in Lyon County code section 15.335.03(III), including but not limited to all requirements pertaining to outdoor storage areas, fencing and buffering, and lighting.
9. The applicant shall comply with the parking standards as set forth in Title 15, Chapter 15.401 to the satisfaction of the Community Development Director or their designee prior to beginning air operations on the site. The proposed development requires 8 parking stalls, with a minimum of 1 ADA compliant stalls required. The applicant has an existing 11 parking stalls after elimination of parking stalls for the Heliport Base, and must maintain at least 8 parking stalls during operations, with the required clearances and delineated parking stalls.
10. The applicant shall meet the standards and recommendations in the Advisory Circular (AC) 150/5390-2D, *Heliport Design* from the Federal Aviation Administration (FAA) to the extent possible. This includes minimizing impacts on surrounding residential properties, proper signage, safety zones, etc.
11. Applicant shall minimize noise and flight path impacts to surrounding residential developments to the extent possible. Sound buffering walls shall be installed along the north end of the property and the northern portion of the western property line from immediately behind the existing building to the northern property boundary.
12. All aircraft maintenance activities beyond normal daily inspection and routine servicing shall be performed offsite at an airport facility by appropriately certified aircraft mechanics. Daily or pre-flight inspections may be conducted on-site by the pilots.
13. If on-site fueling becomes necessary, this will be limited to a portable trailer unit that is built to appropriate DOT specifications. This would also require the CLCFPD Fire Marshal to be involved in the fire code application to its use on site, as well as any necessary hazard materials filing with the State Fire Marshal's office. Lyon County Community Development must be notified if on-site fueling is proposed.
14. Fueling shall be conducted offsite and coordinated with scheduled flights for service or operational purposes. Flights conducted solely for the purpose of fueling or maintenance shall occur only as necessary to address atypical or infrequent operational needs.
15. Any additional exterior site and building lighting for the project shall incorporate cut-off shields or similar design features that prevent light and glare spillover onto adjacent properties and public rights-

of-way to the satisfaction of the Community Development Director or their designee prior to the beginning of flight operations. Lighting plans must be submitted concurrently with any Building Permit applications.

16. The applicant shall comply with all applicable environmental and health laws and regulations concerning water quality, air quality, solid waste disposal, and wastewater management.
17. The Air Ambulance Contractor shall maintain a Lyon County business license for the use while occupying the site. The Business License shall not be approved by the Planning Department until all of these conditions are met.
18. All contractors doing any construction, modifications, or remodels must be licensed in Lyon County and the State of Nevada.
 - a. A separate building permit will be required for any/all building and freestanding signs.
19. The substantial failure to comply with the conditions imposed on the issuance of this conditional use permit or the operation of the conditional use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the conditional use may result in the institution of revocation proceedings. **Failure to initiate the conditional use permit within two (2) years from the date of approval will result in the expiration of the conditional use permit approval.**

Commissioner Merritt seconded and the motion passed by majority vote (6 Ayes, 0 Nay, 0 Abstentions; 1 Absent-Commissioner Sell)

8. Community Development Director

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

Community Development Director Gavin Henderson did not have any major updates. Commissioners had questions around the Open Meeting Law Training mentioned in the March meeting.

9. Commissioner Comments and Agenda Requests

Commissioner Jones requested to speak with a representative from Victory Logistics about a 4400-acre project being built in Fernley and have them make a presentation at the Planning Commission.

Commissioner Ceresola had comments about the Earthquake as well as about the stop light being put in Dayton recently.

10. Public Participation – Robin Biggs could not hear what Commissioner Jones requested during the Agenda Request section.

11. Adjournment at 9:30 a.m.