LYON COUNTY PLANNING COMMISSION MEETING MINUTES

January 14, 2025

The January 14, 2025 meeting of the Lyon County Planning Commission was called to order by Commission Chairwoman Audrey Allan, at approximately 9:00 a.m. at the Lyon County Administrative Complex, 27 S. Main Street, Yerington, NV, 89447.

A**ttending staff**: Community Development Director, Gavin Henderson; Deputy District Attorney, Illyssa Fogel; Senior Planner, Louis Cariola; Administrative Assistant, Brandi Lathrop were present. Senior Planner Lisa Nash attended via Zoom.

1. **Roll Call:** Members present: Commissioners Audrey Allan, Ralph Ewing, Shannon Ceresola, Loretta Sell, Mark Jones, Wendy Loomis, and Andrew Merritt attended in chambers. A quorum was noted.
2. **Pledge of Allegiance**
3. **Public Participation -** None
4. **Review and Adoption of the Agenda**

Commissioner Ewing motioned to adopt the agenda as presented.

Commissioner Jones seconded and the motion passed by unanimous vote (7 Ayes, 0 Nay, 0 Abstentions).

There was no public comment.

5. **For Possible Action: Election of Officers**

5.a. For Possible Action: Election of Officers; Appointment of the Chair, Vice Chair and Secretary.

Commissioner Allan nominated Ralph Ewing as Chair for 2025. Commissioner Jones seconded her nomination.

Commissioner Allan asked for further discussion.

Commissioner Sell nominated Shannon Ceresola as Chair for 2025. There was no second to the nomination.

Chairwoman Allan opened the vote to elect Ralph Ewing as Chair. There was no second. The motion passed by unanimous vote (7 Ayes, 0 Nay, 0 Abstentions).

There was no public comment.

Commissioner Allan called a five-minute recess at 9:08 a.m. for Commissioner Ewing to take over as Chair. The meeting reconvened at 9:13 a.m.

Commissioner Ewing nominated Audrey Allan as Vice Chair for 2025. Commissioner Merritt seconded his nomination.

Commissioner Jones nominated Shannon Ceresola as Vice Chair. Commissioner Sell seconded his nomination.

Chairman Ewing opened the vote to elect Audrey Allan as Vice Chair for 2025. There was no second. The motion failed by majority vote (3 Ayes, 4 Nays (Sell, Ceresola, Jones, Loomis), 0 Abstentions).

There was no public comment.

Chairman Ralph Ewing opened the vote to elect Shannon Ceresola as Vice Chair for 2025. There was no second. The motion passed by unanimous vote (7 Ayes, 0 Nay, 0 Abstentions).

Commissioner Allan thanked everyone for their support.

Commissioner Jones thanked Commissioner Allan for her service.

There was no public comment.

Commissioner Ceresola nominated Loretta Sell as Secretary. Commissioner Jones seconded her nomination and the motion passed by unanimous vote (7 Ayes, 0 Nay, 0 Abstentions). Loretta Sell was elected as Secretary.

There was no public comment.

6. For Possible Action: Approval of Minutes

6.a. For Possible Action: To approve the minutes from the December 10, 2024, meeting.

Commissioner Ceresola motioned to approve the minutes from the December 10, 2024 meeting.

Commissioner Sell seconded and the motion passed by majority vote (5 Ayes, 0 Nay, 2 Abstentions (Merritt and Loomis)).

7. Advisory Board Reports

There were none.

8. Public Hearing Items

8.a. For Possible Action: To approve the request from Tract Capital Management, LP, for a continuance to the February 11, 2025, Planning Commission meeting for a Development Agreement for the Silver Springs Technology Park on approximately 460 acres of six (6) parcels that total approximately 1,070 acres. (APN 015-091-08, 015-111-01, 02, 04, 05, and 06) PLZ-2024-050.

Senior Planner Louis Cariola congratulated the new members as well as those in their new positions. He stated there was no Staff Report included in the agenda because the applicant requested a continuance. Staff and the District Attorneys were still working with the applicant on a Development Agreement. The Planning Commission heard three items from this applicant at a previous meeting that they recommended approval of. The applicant will bring the Development Agreement to the Planning Commission February 11, 2025. Following that, in March the Board of County Commissioners will hear their applications.

Public Comment- There was none.

Commissioner Jones motioned to **approve** a continuance to the February 11, 2025, Planning Commission meeting for a Development Agreement for the Silver Springs Technology Park on approximately 460 acres of six (6) parcels that total approximately 1,070 acres. (APN 015-091-08, 015-111-01, 02, 04, 05, and 06) PLZ-2024-050.

Commissioner Sell seconded and the motion passed by unanimous vote (7 Ayes, 0 Nay, 0 Abstentions).

8.b. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Dayton Partner No. 1 LLC for a Planned Unit Development (PUD) Amendment to amend the existing The Lakes at Dayton Valley PUD Handbook. The area included within the PUD is generally located north and south of Dayton Valley Road and north and east of Palmer Drive in Dayton for nine (9) parcels totaling approximately 711.5 acres (APNs 016-351-16, -17, -18, 016-361-60, 016-361-63, -65, -66, -68, and -71), PLZ-2024-077.

Community Development Director Gavin Henderson stated the applicant requested a continuance as it was not ready to be heard by the Planning Commission.

Commissioner Jones stated the agenda did not state a continuance request. Community Development Director Gavin Henderson clarified the continuance request was received after the agenda was published.

Public Comment- There was none.

Commissioner Ceresola motioned to **approve** a continuance to the February 11, 2025, Planning Commission meeting per the applicant's request.

Commissioner Allan seconded and the motion passed by unanimous vote (7 Ayes, 0 Nay, 0 Abstentions).

8.c. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Dayton Partner No. 1 LLC for a Zoning Map Amendment to amend the Zoning Map designations from the Title 10 districts of NR-1 (Single-Family Nonrural Residential District) and T-C (Tourist Commercial District) to the Title 15 district of PUD (Planned Unit Development), generally located north and south of Dayton Valley Road and north and east of Palmer Drive in Dayton for nine (9) parcels totaling approximately 711.5 acres (APNs 016-351-16, -17, -18, 016-361-60, 016-361-63, -65, -66, -68, and -71), PLZ-2024-040.

Gavin Henderson stated the applicant requested a continuance to the February 11, 2025 Planning Commission.

Public Comment- There was none.

Commissioner Ceresola motioned to **approve** a continuance to the February 11, 2025, Planning Commission meeting per the applicant's request

Commissioner Allan seconded and the motion passed by unanimous vote (7 Ayes, 0 Nay, 0 Abstentions).

9. Community Development Director

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

Community Development Director Gavin Henderson congratulated the newly appointed Planning Commission members. He gave a training presentation on the Master Plan, Zoning, Findings for Approval, Public Process, Voting on Action Items, and Development Requirements. A common question he is asked of is why Staff typically recommends approval. He clarified staff will recommend denial of projects that do not meet findings, and those projects usually will not be heard in public hearings.

Commissioners and Gavin Henderson had discussion regarding the Master Plan, public noticing, adding conditions to an item for the Board of County Commissioners, as well as giving recommendations to the Board of County Commissioners.

10. Commissioner Comments and Agenda Requests

Commissioner Loomis thanked everyone for their help.

Commissioner Jones welcomed the new members, and commented to Commissioner Loomis' knowledge of tribal gaming. He thanked the Board of County Commissioners who attended the meeting via Zoom.

Commissioner Merritt thanked Community Development Director Gavin Henderson for the presentation.

Commissioners Ceresola, Sell, and Ewing welcomed the new members.

11. Public Participation – There was none.

12. Adjournment at 10:12 a.m.