

MINUTES
CHURCHILL COUNTY PLANNING COMMISSION WORKSHOP
Tuesday, January 25, 2022

1. Call to Order

Chair Arciniega called the regular workshop of the Churchill County Planning Commission to order at 6:31 p.m. in the Commission Chambers, County Administrative Complex, 155 N Taylor Street, Fallon, Nevada.

PLANNING COMMISSIONERS PRESENT: Charlie Arciniega, Chairman; Shane Yates; Myles Getto and Zack Bunyard.

PLANNING COMMISSIONERS ABSENT: Paul Picotte, Scott Nelson, Deanna Diehl.

PUBLIC PRESENT: Christy Sullivan, Lahontan and Stillwater Conservation Districts; Tim Thompson, Planning Director, City of Fernley; Kevin Lords, Representative, Churchill County School District (CCSD); Jennifer Haley, Community Plans and Liaison Officer, NAS Fallon; Zip Upham, NAS Fallon; Jo Petteruti, Fallon Post

STAFF PRESENT: Christian Spross, Associate Planner; and Alexa Robinson, Office Specialist.

2. Public Comment

Chair Arciniega asked for public comments and there were none.

3. Verification of the Posting of the Agenda

Chair Arciniega verified with Alexa Robinson that the agenda had been posted in accordance with NRS 241 and the Churchill County Code.

4. Consideration and possible action re: Review and adoption of Agenda as submitted

Chair Arciniega asked for a motion to approve the agenda.

Member Myles Getto made a motion to approve the Agenda as submitted.

Member Shane Yates seconded the motion, which passed unanimously.

5. Discussion Item

- A. Consideration and possible action re: Updates from representatives regarding accomplishments, proposed activities, events, and major projects.

Christian Spross, Churchill County Public Works Director, presented items that Churchill County had been working on, some of which would soon be up for proposal in front of the Planning Commission. The first item proposed is by a developer, who has been working with Churchill County to place some manufactured homes on the County owned property off of Coleman Road. The county is in the process of working out a contract with the developer for multi-family homes and infrastructure through the property. The county is also working on developing a new zoning district, designated as R-3 zoning, which would accommodate multi-family homes and higher density properties. The Board of County Commissioners had approved a preliminary engineering report for the study of a new water treatment plant at the corner of Moody Lane and Rice Road that will be used to service many of the properties in the Coleman Road and Rice Road area. This will also allow the County to transfer some of the current water being treated at the Sand Creek Facility to be treated at the new water treatment plant and also allow for some new development in the Sand Creek area. **Chairman Charlie Arciniega** inquired as to the location of the proposed water treatment plant to which Mr. Spross replied that it will be located on a county owned property at the intersection of Rice Road and Moody Lane on the south side of Rice Road that is 1.6 acres. The County is looking to build something similar in size to the water treatment

plant at Sand Creek. The Preliminary Engineering Report will take between nine to twelve months to get all of the environmental studies, well placement finalization, and other necessary items completed. The Public Works, Planning and Zoning Department is working with Shaw Engineering and Chris Mahannah to determine everything that needs to be completed in the engineering report. **Member Myles Getto** asked about the Coleman Road multi-family housing project, specifically if the project entails fourplexes or what exactly the structures are that are planned to for the project. Mr. Spross responded that currently the project is still conceptual; however, they are looking into apartment-like buildings more than things like four-plexes. He further explained that the developer proposing the project was the high bidder to purchase the property after the Request for Proposal (RFP) had gone out to bid for developers. The County is still in the process of working out the contract with the developer at this time, and it is looking like it will be two and three story apartment buildings. **Chairman Charlie Arciniega** asked for clarification of the location to which Mr. Spross confirmed the location on Coleman Road, east of Onda Verde Drive and west of Venturacci Lane, directly south of the river.

Kevin Lords, Director of Administrative Service and Operations (Representing Dr. Summer Stephens), Churchill County School District (CCSD), shared that the school district is currently working on a five year plan that will include many upgrades, such as replacing roofs and steps at the District Office. They plan to revamp the E C Best Elementary School's parking lot by pulling the entrance away from the highway to help with traffic flow. They also plan to work on Lahontan Elementary to push some traffic back behind the baseball and football fields at the high school so cars can utilize Sheckler Road instead of only having access to Merton Drive. The school district also has planned this spring to install an 8' x 12' panel LED scoreboard at the athletic complex at the high school. **Chairman Charlie Arciniega** added a comment that he has driven by E C Best Elementary at the time when school was being let out and wondered why they didn't take the traffic out by the armory or somewhere else. He is pleased to hear that there are plans to deal with the traffic at the elementary school. Mr. Lords responded that it is a difficult task to accomplish, but that they hope to see things happening in about a year.

Jennifer Haley, Community Plans and Liaison Officer with NAS Fallon, explained that the first topic she would like to address is the modernization of the Fallon Range Training Complex. The Navy continues to work with the Nevada Delegation to address any remaining concerns that stakeholders may have and appreciates the ongoing dialogue with local, state, and tribal leaders. The Modernization of the Complex remains urgent, and the Navy seeks a solution that will be acceptable to all parties involved. The Navy also continues to work with the Intergovernmental Executive Committee (IEC) and remains committed to all litigations outlined in the record of this decision. The next topic Ms. Haley wanted to address are the military constructions projects. The Navy Reserve Center is complete, and it is occupied. There will be a ribbon cutting ceremony in November. Construction for the aircraft maintenance hangar for the F-35 aircrafts is scheduled to begin in 2023 and will take place over roughly two years.

Ms. Haley also brought up the topic of Readiness and Environmental Protection Integration (REPI), which involves a partnership between the County and Naval Air Station (NAS) Fallon that has existed since 2003. The Navy has renewed their encroachment protection program for another five years with the County. This renewal clarified the Navy's cost-share in the program and how conservation easements are facilitated. The Navy has protected over 9,500 acres since the County started the Transfer of Development Rights (TDR) program. REPI funding is the Navy's cost-share

for conservation easements associated with the TDR Program. The program has brought over twenty million dollars into the valley and to its agricultural constituents. For the past few years, the Navy along with the County complete roughly three to four conservation easements per year consistently. This year there are three to five conservation easement prospects that the Navy is working on. Ms. Haley mentioned that the Navy has transferred five hundred thousand dollars to Nevada Department of Wildlife for conservation projects in Northern Nevada. That transfer occurred in September and the Navy has requested another four hundred thousand dollars in REPI funding for conservation work in the Desatoya Mountains. The conservation work would pertain to the Sage Grouse and other wildlife.

The next topic Ms. Haley would like to address is the Navy's Joint Strike Fighter. She states that NAWDC (Naval Aviation Warfighting Development Center) has received the second F-35C aircraft. The F-35C is the Navy's version of the F-35 aircraft. This past summer saw the first F-35 Top Gun graduates. The USS Carl Vincent deployed in August which included the Navy's first F-35C squadron called the Argonauts, VFA-174, out of Naval Air Station Lemoore in California, who trained in Fallon multiple times for months at a time.

As for local housing, Ms. Haley said that they have completed their housing project which includes 219 homes, the roads are opened up and accessible to get to the housing, it is also walking accessible from the housing to the base. She mentioned that there is still a housing deficit of 172 homes. Ms. Haley moved on to discuss federal funding opportunities, she specifically mentioned the Defense Community Infrastructure Program, henceforth referred to as DCIP by Jennifer Haley, which came out in 2020-2021 from the Office of Local Defense Community Cooperation, formerly the Office of Economic Adjustment (OEA). The program addresses deficiencies in local infrastructure supportive to a military installation in order to enhance military value, installation resilience, and military family quality of life. Churchill County and NAS Fallon have worked on projects in 2020 and 2021 to submit a proposal for federal funding. Unfortunately, the federal funding did not come to fruition this time, but Ms. Haley hopes that each year they can submit a proposal to receive federal funding. She would like it to go to projects that both the Navy and the County feel helps the community.

Finally, she mentioned that they have a new Executive Officer for NAS Fallon, Commander Josh Jones, who came in December. The current NAWDC Commanding Officer is Admiral Max McCoy. **Member Zack Bunyard** asked if any area was expanded when the transfer of developments rights for the conservation easements were renewed. To which Ms. Haley replied that there were not, though there were expansions previous to this latest round of TDRs. She further explained that it is possible to look at expansion throughout the year and decide if they want to amend the lines as long as Churchill County also agrees with the expansions. **Chair Charlie Arciniega** addressed the housing deficit and asked if there are any plans in the works to resolve the shortage. Jennifer Haley responded that there is nothing solid granting them the funding to work on that deficit, but it is something that the Navy is looking at. **Chair Arciniega** also asked about the federal funding opportunities that were unsuccessful this year and if the Navy has any preliminary plans to apply for anything coming up in the future. Ms. Haley replied that the information about the funding will get release in April and that is when she calls the County Manager's Office to see if there is anything they would like to put forth to receive federal funding. The amount received from the federal funding depends on the projects proposed and how important they are deemed by the administration. Ms. Haley tried to prepare early so that as applications come up, they can submit as needed. Preliminary applications are due by the end of May and early June.

Christy Sullivan, of the Lahontan and Stillwater Conservation Districts, reported that the Natural Resources Conservation Service (NRCS) offices have been closed to 50% occupancy due to COVID. Her office has done some work on the river, and they received a grant for twenty thousand dollars which helped accomplish the work. They were able to work on the bridges in conjunction with Truckee Carson Irrigation District (TCID) and removed the sediment under the bridges. She reported that their tree sale is coming up on February 1, 2022. She has completed the website that contains the information on upcoming events, such as the tree sale, and the website address is www.lahontanconservationdistrict.com. It also has an area for paying dues and has the information about the dues. The website contains information regarding the Bench Bottom Program and the weed spray program, as well as any other programs their office offers. She brought attention to an informational handout her office has created for a program called 'I Am Carson River Watershed,' which will also be available on the website. The pamphlet describes the pollutants in the water as well as ways to better serve the watersheds. Examples of ways to help reduce the pollution include the campaign called 'Bag It' to prevent pet waste pollution, information on how to prevent herbicides getting into the water, as well as helpful tips such as not washing cars with soaps in front yards and going to a car wash instead. Ms. Sullivan says their equipment program is still doing well, and they were able to purchase a backhoe to help with future projects. She shared that they were able to have their weed spray class this year. They had patrons drive up in their cars and listen to the safety rules before receiving their chemicals.

Tim Thompson, Planning Director for the City of Fernley, shared that Fernley is experiencing a lot of development projects that are under review and many more that will be coming as well. He specified that at the area starting from Exit 46 in West Fernley was just approved by the Council for a Master Plan amendment and zone change behind the Love's located there for a million(+) square feet of industrial space. Fernley has several other industrial projects within that area including Logan Lane, Pilot, and the American Battery Facility which will recycle lithium ion batteries. The battery plant is currently under construction. There was also a feed stock building recently approved through their Planning Commission. Moving on to the under the railroad crossing, commonly referred to as Jackson Ranch, there is a development proposal for the area on the east side of Main Street. There are some multifamily residential proposed in that area as well as some commercial development along the Main Street frontage. There is a corner section, south of Main Street, that has recently been approved by the City Council for a tentative subdivision map for about 280 single family lots. A representative of the applicant has stated that there are more projects in the works for that area that have not yet been seen. Mr. Thompson pointed out that the Mark IV, a large industrial development, has several big companies looking at some rather large facilities, and they are currently discussions between those developers and the City of Fernley to pursue those developments. Mark IV has an eight thousand square foot building that is currently under construction, the location is at Exit 50 on I-80. There are two additional buildings that are part of that development approval, and there are plans in the future for a fourth building. Tim Thompson would like to mention that the Highway 50A signals have been installed and are now operational. This development will increase the safety at both River Ranch and Nevada Pacific Parkway. The City of Fernley has approximately 900 multi-family units that have been approved for development. There have been some smaller projects for single-family homes, many of those projects focus on manufactured housing. Fernley also has seen a subdivision for 500 single family units begin construction. It is known as Friendly Five and is on Farm District Road. They also have a final map in review for a 54 lot subdivision for zero lot line homes which means they appear from the front as

duplexes, but there is a lot line between the structures, and they are sold as individual properties. Mr. Thompson expressed that the city is happy to be getting more middle housing, which is more affordable to the employees working out at the companies in the area. He reported that they are currently working on their Cottonwood Lane reconstruction project. The City Engineer got final plans sent for review for that project. They have also hired a consultant to do a fiscal assessment for the city; the consultant will analyze land use to evaluate which land uses generate the most amount revenue and what the liabilities are associated with those land uses. This will give the City of Fernley a better understanding of the fiscal impacts of the decisions made about the land use divisions. They are also working with a consultant on an impact fee feasibility study. This will help determine if an impact fee district is feasible, what the costs are, and what improvements should be included in those impact fee districts. The improvements could include transportation, sewer, water, storm drains, or even fire services. **Chair Charlie Arciniega** asked about the Mark IV project and whether or not they are responsible for constructing a roadway between the new signal and I-80. Mr. Thompson responded in the affirmative that the Mark IV project development will more than likely trigger some level of improvements. As far as the connection goes, though, it is still yet to be determined as to whom will operate and maintain that facility. From the City of Fernley's perspective, this is a roadway connecting two state highways and they would appreciate having the state operate and maintain that road, the larger roads within the City of Fernley are all Nevada Department of Transportation (NDOT) highways and talks are ongoing about the road for the Mark IV project, mainly concerning the cost of the road, how it will be built, and who will pay for it. Mr. Thompson pointed out that the developer has applied for several grants, but they have yet to receive one. He foresees the developer submitting an industrial subdivision map in the next couple of months and that will drive some decision and conditions of approval which will give the city a better idea of how that responsibility will be handled. They have not seen a traffic analysis yet, but from the staff perspective, they believe that the development would utilize a vast majority of the capacity in the new roadway.

Christian Spross, Churchill County Public Works Director, respectfully added to his initial reporting that he would like to discuss Churchill County's Public Works projects. The waterline from well number two back to the Sand Creek water treatment facility has been approved by Nevada Department of Environment Protection (NDEP) and is ready to go out to bid. It will be advertised in the next week and has a bid date somewhere from the middle of to the end of February. That waterline runs along the same easement that the sewer line does through Tom Verner's property between Casey Road and Birch Lane. There is also a project review for a waterline along Rice Road and up to Moody Lane that is currently being reviewed by the County Engineer. The waterline will extend from the end of the existing waterline, by the golf course, east down Rice Road to the intersection of Moody Lane and then north, which will eventually be used to service the Haneva property (Sky Ranch) by the dairy. Finally, Mr. Spross added that the Civic Center is nearing completion. He estimated there is about six to seven weeks for the bulk of the construction to be completed and then an additional few weeks for minor improvements. The contractor for the site is currently working on excavating the arena so that the concrete flooring can be poured. They had started paving the floors, but the weather forced them to stop for the moment, but it will recommence and finish in the Spring.

Addendum Post Meeting – Jessica Rowe, Director of Fallon Campus, Western Nevada College (WNC,) was unable to attend the January 25th meeting, however, she sent an email

containing her report for updates at the college. I have attached the informational email for everyone to review. She stated that anyone with questions may contact her directly through the email address she provided in her report.

6. Public Comment

Chair Arciniega asked for any other public comments, and there were none.

7. Adjournment

Chair Arciniega thanked everyone for coming to participate. There were no further comments or questions, so he adjourned the meeting at 7:05 p.m.

Respectfully Submitted,



Alexa Robinson
Office Specialist

From: [Jessica Rowe](#)
To: [Alexa Robinson](#)
Subject: Re: January Planning Commission joint entities workshop
Date: Tuesday, January 25, 2022 5:04:53 PM
Attachments: [image001.png](#)

Hi Alexa -

It was nice speaking with you this morning, and thank you for allowing me to put in a few updates to the group, even though I will not be able to attend tonight's meeting due to COVID isolation. I have tried to keep the updates brief - though there is a lot going on! I know that the group often has more targeted questions, so if the below comments don't cover where the interest lies, please let me know, and people can contact me directly.

Thanks for everything!
~Jessica

Brief report:

Western Nevada College Fallon is coming into the Spring 2022 semester with optimism and purpose, and we are opening the semester online and in-person as planned, and doing so safely for our students and staff, despite the disruptions that COVID and the Omicron variant are presenting. Enrollment in college is down this year across the state, and we are showing that trend as well, though we are only down 4.7% in full-time enrollment (as compared to Spring of last year) and 1.9% in weighted credit hour enrollment (courses like welding or nursing) college wide. We recognize the value of in-person classes for many of our student populations, and for many of our hands-on and workforce development programs, so we have worked to keep those avenues open for our community. At the same time, we have noticed a marked increase in online and remote-delivery enrollments, and have developed a variety of supportive online programs that are becoming very popular. For example, our online Business program in Project Management - which is new to us this year - leads to a Bachelor's degree and can be accomplished completely online. The program has been very popular and is fully enrolled, with plans to expand. Similarly, we have made a teacher-training emphasis Associates' degree to get the first two years of an education degree and an early childhood education certificate program completely online and accessible to assist our students in getting into the profession of teaching.

We have continued to focus into the workforce development courses that our community has asked us for, and have expanded our HVAC program on the Fallon campus to a full-time load and instructor position, and increased our offerings in that arena. We are gearing up for a renovation of the Welding lab and their ventilation systems and equipment there, and continue to have great demand for those courses. Our CDL program is going strong, and we are consistently offering courses and pathways to certification there. The supply chain concerns delayed the arrival from Fall to Spring on our CDL simulator, but when it arrives, it will allow us to increase our course load in that field by extending avenues of practice for the students and maintaining COVID safety protocols. In response to requests, we are in the process of certifying our Fire Science program, which should be ready for enrollment in Fall.

We are in the midst of a presidential transition, and the process is proceeding through the Nevada System of Higher Education (NSHE) pathways. They have held two community listening sessions to get feedback from the college, its students, and its stakeholders - Superintendent Summer Stephens and I both participated in advocating for the interests of our

community and our students in that conversation. They are currently deciding whether to hold a national search for a new president, or whether to appoint an interim president internally, with the decision to be enacted this semester as well. NSHE is also in the process of creating their strategic plan for higher education in the statewide system, and I have been called in to participate and provide insight from the perspective of the service of connective community colleges and the rural college mission in serving our students toward their professional and educational goals.

We are actively seeking collaboration with and input from our community partners, so if you have questions or ideas for me, please do come have a conversation! Alexa Robinson has my phone contact information, but my email is jessica.rowe@wnc.edu. I look forward to talking with you!

On Wed, Jan 5, 2022 at 4:26 PM Alexa Robinson <ARobinson@churchillcounty.org> wrote:

Hello,

Thank you for your response. We look forward to seeing you at the meeting.

Best Regards,

Alexa Robinson

Office Specialist/Business License Administrator

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Churchill County is an equal opportunity employer and provider.



From: Jessica Rowe <jessica.rowe@wnc.edu>

Sent: Wednesday, January 5, 2022 4:25 PM

To: Planning Business License <Planning-BL@Churchillcounty.org>

Subject: January Planning Commission joint entities workshop

Hi Christian -

I will attend the meeting on January 25, 2022 to represent Western Nevada College. See you soon!

~Jessica

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Jessica Rowe

Director of Fallon Campus & Rural Outreach | Western Nevada College

775-445-3380 | jessica.rowe@wnc.edu

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Jessica Rowe

Director of Fallon Campus & Rural Outreach
Western Nevada College

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January 25, 2022 at 6:30 p.m.

PLEASE SIGN IN & PRINT YOUR NAME AND CONTACT INFO