

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

August 23, 2022

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:36 p.m. on August 23, 2022 by Chair Charlie Arciniega.

Present: Charlie Arciniega, Chair; Zack Bunyard, Member; Myles Getto, Member.

Absent: Shane Yates, Vice Chair; Scott Nelson, Member; Paul Picotte, Member; Deanna Diehl, Member.

Planning Staff Present:

Chris Spross, Public Works Director

Dean Patterson, Senior Planner

Alexa Robinson, Office Specialist

Civil D.A. Staff Present:

2. Public Comment:

There were none.

3. Verification of the Posting of the Agenda:

It was verified by Alexa Robinson, Office Specialist, that the agenda for this meeting was posted on August 16, 2022, between 8:30 a.m. and 4:30 p.m., at all of the locations listed on the agenda, in accordance with NRS 241 and the Churchill County Code.

4. Consideration and possible action re: Approval of Agenda as submitted or revised:

Chair Arciniega asked for a motion to approve the agenda.

Member Myles Getto moved to approve the agenda as revised. **Member Zack Bunyard** seconded the motion which carried by unanimous vote.

5. Discussion Item

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

Summer Stephens, Superintendent Churchill County School District, reports that school started on August 15 and is pleased to say that attendance is getting closer to pre-pandemic levels. She states that Churchill County District is struggling with staffing shortages and that filling those gaps has been a major focus for the district. Ms. Stephens shares that she is working with her new Maintenance Manager on their capital improvement plan. With the school district's low cash reserves, it is very important for them to have that capital improvement fund to keep up with maintenance projects on their facilities. The school district has started to consider the need for more improvement projects if there is going to be an increase in housing. They do have some space available but will need to consider options for handling the increase that comes with more housing development in the community. Ms. Stephens also mentions that she and the Maintenance Manager now do

walk-about around the facilities in the school district to ensure the capital projects in their plans are the best ones to be pursuing or if there are other options that may be more efficient as well as areas for improvement they might be missing. There are some areas that she has noticed which had not been prioritized for ten to fifteen years which include their white fleet, their buses, and their custodial equipment. For the last couple of years, the school district has been upgrading and improving those areas and establishing best practices for replacing old equipment regularly. She would also like to note that the school district has noticed a need for improvement in their HVAC system, as well.

Ms. Stephens explains that the road situation around Lahontan Elementary School is a project that she would like to address in the future. Congestion is a large problem caused by the inadequate connectivity of surface streets to larger roads. Specifically, the lack of connection from Whitaker Lane to Sheckler Road. The school district would also like to examine the crossings across Taylor Street, Williams Ave, and Harrigan Road to ensure that they are as safe as possible for the children crossing. Improvements for these crossings may involve adding signals instead of just using flags.

The last item Ms. Stephens addresses is the success of the school district's emergency operations plans. There were many agencies gathered for the event and the focus was placed on the communication portion of the plan. The event which they happened to cover that day turned out to be an active shooter scenario and the agencies were able to come together to address what should happen in emergency situations. They looked for any gaps in the plans for all of the agencies involved including the school district and the police force. Ms. Stephens points out that her school district was the first one to perform a multiple agency emergency situation response test. She says that there is a lot of work yet to be done to prepare for emergency situations because plans can always be improved. She expresses that she was grateful to have that experience and be able to discuss safety plans with all of the attending agencies. Another aspect of the safety plan that they have just started was utilization of key cards that will enable the doors of the facilities to be locked with only single entry. This was achieved through a state grant and the school district will be looking into more possible grant funding to expand the program.

Dean Patterson, Churchill County Senior Planner, points out that it would be a good idea to talk to the City of Fallon Engineer, Derek Zimney. He has a big project on Harrigan Road, and Ms. Summers could possibly coordinate with him to address the crossing issues on that road. He also adds that Mr. Zimney would have information about recent projects around the neighborhood of Lahontan Elementary School which she could propose involve some improvements for the schools. Mr. Patterson further explains that Churchill County has multiple development projects about which he would like to discuss with Ms. Stephens concerning how best to tackle the needs of the future school children especially in areas such as bussing and bus stops. Ms. Stephens agrees that they need to have transportation design discussion and would also like to add that the school district is in need of bus drivers and will be holding Commercial Driver License (CDL) training. Mr. Patterson addresses the issue of integrating bus stops into the development plans for these projects rather than having busses stop on roads and Ms. Stephens concurs that while it is feasible to stop on roads it is certainly preferable to have safe bus stops.

Charlie Arciniega, Planning Commission Chair, adds that he personally has noticed the traffic congestion at Lahontan Elementary School and verifies with Ms. Stephens

that utilizing the access road behind the baseball field was part of the plan to relieve some of that congestion. Ms. Stephens explains that this is one route to mitigate some of the traffic flow, using the back parking lot of the high school as a way to access Sheckler Road. She also mentions another possible outlet for the traffic situation is to open the gate to use the road on the East side of Lahontan Elementary property and when students are being picked then parents could go straight on from behind the baseball field to get onto Sheckler Road and reduce the traffic trying to go around the school on those congested streets. This plan is hampered sometimes by sporting events but does help avoid the busses leaving at the same time. For this reason, she has thought about using available empty dirt and gravel spaces on the property for parents to park and have crossing guards escort children to and from the school.

Chair Arciniega asks if there is trouble getting the children to school due to a lack of bus drivers. Ms. Stephens replies that there is, the school saw an increase of 750 children riding the bus but a deficit of 5 bus drivers. They are currently in the process of hiring 7 to 8 new bus drivers with more applications coming in the future. Right now, due to the lack of drivers, some kids are getting on their bus at a little after 6:00 in the morning and not getting off at school until closer to 7:30 or even 7:40 in the morning because the routes are so long. They also had to deny any high school students access to the busses so that the younger students could fit in the number of seats they had available. Even with those measures, she estimates the waiting list for a bus seat is about 100-150 students. They have been able to get access to some transit busses which have more seats than traditional school busses, however, they can only do two a year out of their capital fund. They are also considering electric busses at some point in the future, but infrastructure is not yet at that point and the waiting list is long.

Robin Schofield, Community Plans and Liaison Officer for NAS Fallon, reports that the Naval Airbase is still 198 houses short to meet the needs of their personnel and active duty officers. This deficit comes even after 100% of their current properties occupied with an additional waiting list. This deficit does not include the expansion of the housing need after the completion of the base's modernization. She reports that there is a possibility for funding to begin construction on the 198 home deficit, but it is not guaranteed at this point. In reference to the modernization, it is still in Congress at the moment for approval and action.

Dean Patterson asks for further information about some of the base's old housing that was torn down and rebuilt in parts and is curious if that is included in the 198 home deficit. Ms. Schofield replies that the old housing is not included in the deficit, the shortage is in addition to those homes that were torn down rebuilt. She reports that the rebuild project is complete and all of those homes have been demolished, rebuilt, and are currently occupied. Mr. Patterson also asks that if they are able to get the funding for the 198 homes, where would the Navy be constructing the homes. Ms. Schofield explains that there is a piece of land to the right of their existing housing on Union Lane, which the Navy already owns, and the new housing would go there.

Zack Bunyard, Planning Commission Member, asks if the modernization at the base will create a need for more housing. Ms. Schofield explains that yes, hypothetically, if modernization were to go through today then the base would be short an addition 180-190 homes by 2027. She goes into detail that the program would 660 new position at the base

including active duty and civilian positions. She states that they already have personnel, including active duty members, who travel in from Reno every single day to get to the base.

Myles Getto, Planning Commission Member, asks what type of housing units the base is looking into for the future housing. Ms. Schofield says that they plan for a combination of duplex type units and single family homes.

Chair Arciniega asks how many units will go and Ms. Schofield responds that they have requested funds for the 198 home deficit, but that number would have to change in the future if they were approved for modernization. Mr. Arciniega also asks if there are additional properties the base is looking into, and Ms. Schofield replies that they have not as the modernization is still pending and they have no authorization to look for additional housing areas.

Chris Spross, Churchill County Planning Director, asks Ms. Schofield to confirm an estimate he had heard which states that somewhere between 20% to 25% of base personnel commute from outside of Churchill County. Ms. Schofield confirms that his estimate is roughly correct, many personnel members come from the Fernley/Reno area. Mr. Spross also asked if Ms. Schofield would agree that if housing were available in Churchill County that those who were commuting would move back into the County. Ms. Schofield agrees with that assessment. She continues to explain that the base has also offered on base travel trailer housing due to housing shortages that is also at 100% occupancy. The base is looking to expand this type of living arrangement, since many base personnel enjoy a camping lifestyle, but more traditional housing is the main focus at the moment.

Jessica Rowe, Director of Western Nevada College Fallon Campus, speaks about the services they provide for many of the rural location in Nevada including online education and dual enrollment. For dual enrollment, many students use the Fallon Campus as a hub to access support services. A focus, then, has been to bolster reaching out to the rural communities whose ease of access had become strained during the pandemic.

The college has also brought in the Commercial Driver's License (CDL) program. They have received funding for the program and have evaluated areas where it could use improvements including keeping course numbers small so the students can get the hours. But the demand is high and so they have brought in another teacher, as well as purchased another truck, to add more courses. They are also working with the Department of Motor Vehicles (DMV) on meeting the stipulations for becoming a testing site for the CDL license. However, while they work toward that goal, they have partnered with the testing site in Sparks to use their facility as practice for the students.

Ms. Rowe is happy to report that while last year they were struggling to staff enough teachers, the college is now fully staffed. It was a difficult task due to many factors, but she is proud of the teachers they have found. The college has also completed their lab renovation project. It was delayed due to supply chain and other issues but has now passed all of its inspections and is ready for use. The lab is capable of rural delivery and distance delivery and is competitive with the college locations in both Carson City and Reno. It is also set to deliver both the lecture and the lab without disrupting the number of in-person students. This year is the first since the pandemic where the college is seeing in-person student enrollment exceed campus capacity. They are responding to that demand by increasing in-person courses with the full staff of teachers they were able to achieve this year. However, there is still the issue of space for the courses. One of their buildings had the air conditioning unit

break and it has been difficult to find the parts to fix it, though she is hopeful that with some maneuvering the space will be ready before too far into the school year.

Ms. Rowe reports that the college has been offering a mini semester with their full Jump Start student population. The college is looking into ways to provide more short-form courses in their curriculum because they are beneficial to the dual enrollment students as well as the adult student population with more limited time schedules for courses.

Another renovation the college is looking into is the Nursing lab. They want to move it from its temporary spot at the back of the library and place it right next to the renovated science lab to create a nursing wing. The art wing that in that location will be moved and the venting system will be updated to keep the ceramics area up to code. The next step after that would be using the end of the tenancy with Oasis Academy to reoccupy that building and create the Allied Health Post/Fire Sciences/Emergency Medical Services (EMS) department. The Post Academy and Fire Services will be completed in Carson and then transferred to the new location out here. The state has asked them to double their 8 student mandate and for that they will need the additional building.

The Nursing program is full, however, unlike last year they had spots filled from Reno and Carson instead of exclusively the rural communities. They are looking to increase their outreach into the rural communities to better the flow from them into these programs. For example, they are working with both Churchill and Oasis to establish a feeder track from the high schools. The Certified Nursing Assistant (CNA) program this year has 12 students, which is double what they saw last year. This means the outreach programs are working to get more prospective students in the door. The college has expanded into Mineral County and reinvigorated their welding and CNA programs.

Ms. Rowe reports that they have been doing a lot of work in workforce development. They received multiple grants including the Competitive Perkins grant, which is being fully applied to the development of their agriculture programs.

Another item the college has been doing this year is working with their community partnerships to reinvigorate programs which the college used to offer based on the community's need or want for these former programs. One focus of developing the community programs was specifically with the high schools to establish a more intentional course selection for dual enrollment students. The way the college has approached this concern is to look back at their achievement program to establish a more intentional course block. This would help the students create a more cohesive and beneficial course curriculum towards their educational goals. In this way, the dual enrolled student is more prepared when they enter college, has more credits with a direct purpose toward their goal, and saves some tuition money. Collaboration is another key to the success of their programs. The college collaborates with its sister institutions to fill in the gaps in their programming and vice versa.

The college had some community outreach events, one in particular they hosted during the summer was a "Monsters University" exploration event in which children came through and were able to see the tools in the classrooms and learn about those career options. They would like to offer more events like this for school aged children and steam kids, and the college is collaborating with other institutions who do similar events to offer more options.

Ms. Rowe says they are working with teachers to revive some of their early childhood programming. She also uses the partnership she has with Great Basin College

(GBC) and Nevada State College to allow their students to go to those campuses to finish out their degrees. They are also trying to establish some apprenticeships and make them credit earning experiences. They have also made some modification to the parking lot with temporary fencing to block some of the speedy traffic performing dangerous maneuvers.

Chris Spross asks about the college losing their CDL instructors to industry, as was mentioned at the prior meeting on Joint Entities meeting, to see if that was still occurring. Ms. Rowe responds that they do have two fully employed CDL instructors that are funded through a grant which allows the college to offer a benefits package making it not as easy for industry to scoop them up. However, she would like to increase the capacity of the program and increase the number of classes running.

Christy Sullivan, Stillwater and Lahontan Conservation Districts, reports that they have a new website; lahontanconservation.com which contains forms and information for the public. She also would like to update from the previous meeting that they have finally been able to get back into office after the pandemic.

A project that they have been working on is the Carson River Workdays. They did a Bar-B-Que for the River Wranglers who are high school students teaching fifth graders about five key environmental areas. This year they split the groups in half and were able to have much more engagement during the program. Both Oasis Elementary school and Numa Elementary had fifth graders participate. They were able to sponsor two kids for the Range Camp this year, which had moved over near Ely, on Fathers' Day weekend.

There was funding from the County and Carson Water Subconservancy District (CWSD) for the fiscal year to spend on clearing and snagging projects along the river. One of the projects will be carried over to 2023 due to the contractor's staff shortage during 2022. They have also donated to the Oasis Future Farmers of America (FFA) for their young participants to go to the soil convention.

They were also able to do their 24-D herbicide class, but this year the price for the chemical had increased so much they were unable to distribute nearly as much to the participants. They were able to hold the classes out at the Weed and Abatement department instead of doing the vehicle classes like they had been during the pandemic.

Ms. Sullivan reports that they completed their tree sale, it was difficult because the trees did not arrive until the day before the sale. She hopes that next year she can get some additional volunteer help to help things go more smoothly.

They have just updated their agreement with Churchill County for three years. In November, the Nevada Association of Conservation Districts (NVACD) is having their annual meeting on the fifteenth through the seventeenth. The fifteenth will offer tours, the sixteenth will have a banquet, and the seventeenth will be the business meeting. There is a raffle and an auction for those who would like to participate. There are six members of the board up for elections this year.

Ms. Sullivan has applied for a grant for mapping for their 24-D program. She would like to map out the river to see where the programs are helping and areas that may need more work combatting noxious weeds. She feels it is important to see where the chemical is going how effective it is because she wants to ensure that the programs are making progress. She also put in a grant for the Rambling River flume. They have workdays out there and the flume was built in 1947 and does need repairs.

Ms. Sullivan reports that there has been some struggle with this year's poster contest.

Last year, they had four kids participate and three went to state while one went to nationals. This year a lack of communication has inhibited the same level of success so far, but she is actively working to reach out.

The Bench Bottom Program is still going on. Participants have to have 90% allocation of water to qualify.

Chair Arciniega asks if the NVACD banquet is local. Ms. Sullivan replies that yes, it is here, and she believes it will take place at the college.

Dean Patterson, Churchill County Senior Planner, shares that in the last six months there has been an influx in major projects in Churchill County which relate to multi-family developments. He specifically mentions the Sky Ranch project, which has been approved for 300 apartment units at the intersection of Moody Lane and Wade Lane. The developers seem to be moving forward with this project and so this could potentially have an impact on the school districts in the next year. Churchill County, as well, has a project on Coleman Road in which a small portion of Moody Lane would be developed in preparation for a railroad crossing and an apartment complex with roughly 460 units. The Planning Department has been in conversation with the developers about the population increase and items needed for serving the school population such as bus stops. The last project he mentions is between Casey Road and Birch Lane which would also consist of another apartment complex though it is uncertain at the moment if that project will be moving forward or how many units it would entail. The last proposed plans listed 600 units altogether with 400 apartments and additional townhomes and single-family dwellings. He proposes considering the school impacts for all of these projects.

Chris Spross, Churchill County Planning Director, reports that the redundant well that serves Sand Creek is nearing completion. The project has had supply chain setbacks but the pump for the well is due to arrive in mid-September. The pipeline has been completely installed, it has been tested, the road has been paved, and the electrical structure has been built. Everything is ready for when the pump arrives.

There has been a preliminary engineering report for a second water treatment plant, which will be built around the golf course area, and they are planning to go ahead with the project. Test wells for the project are scheduled for the middle of September, as well.

The Civic Center is just about complete, and they had their dedication on June 1, 2022. There has been supply chain issues, but they have been able to get the big screens installed and about half of the speakers. There is a deficit of information when it comes to the arrival time for the other half of the speakers. Jesse Segura is working on some amenities for the events that he has booked for both this year and next year.

Mr. Spross says they have received some grant funding for the medical facility which will be located out at the county fairgrounds. The county became a health district several weeks ago and the new medical facility project will go where there is currently a double-wide trailer that was used to administer COVID testing and vaccines during the pandemic. The new health building will be constructed there and will be part of the new health district.

The new courthouse project, which has been in progress since 2017, is currently proposed to be located at the recently vacated CC Comm building which is located between the Fire Department building and the historic jail. The department put out a request for qualifications for the design, four responses were received from architects and engineers,

and they were able to narrow it down to three for interviews. At the moment, they are in the final selection process for the architect and design engineer for the project. There are some future hurdles with the project that will have to be addressed. There is still a large portion of communication wiring that come from the building as a hub, and it will have to be engineered around.

They are also looking into the design of a new 4 bay RV dump station in the vicinity of the county tennis courts. This is in preparation for events that are planned for the Civic Center where they anticipate a lot of dry camping and contestant camping with horse trailers and things of that nature. The funding for the design stage has been approved, however construction has not yet been approved.

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 7:53 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Alexa Robinson', with a horizontal line extending from the end of the signature.

Alexa Robinson
Office Specialist