

**MINUTES OF THE CHURCHILL COUNTY PLANNING
COMMISSION**

**155 N. Taylor St., Fallon, NV 89406
January 24, 2023**

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:40 p.m. on January 24, 2023, by Chair Eric Blakey.

Present: Eric Blakey, Chair; Jeff Goings, Member; and Mark Hyde, Member, Paul Picotte, Member.

Absent: Deanna Diehl, Scott Nelson, Zack Bunyard.

Planning Staff Present:

Chris Spross, Public Works Director
Attorney Diane Moyle, Administrative Assistant

Civil D.A. Staff Present:

Joe Sanford, Deputy District

2. Public Comment:

There were none.

3. Verification of the Posting of the Agenda:

It was verified by Diane Moyle, Administrative Assistant, that the agenda for this meeting was posted on January 17, 2023, 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 Blakey asked for a motion to approve the agenda.

Member Goings moved to approve the agenda as revised. Member Hyde 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, says the school district is in the middle of their capital improvement plans and they are resurfacing the high track for the track team. They are also going to be laying down asphalt on the middle school track and improving the drainage on the track so it can be used for more events in the future. Next year, she states, the district intends to work on the parking lot of Lahontan Elementary School. Originally, they planned to redo the same parking lot structure, however, since Lahontan Elementary is blocked on all sides of the school there are considerable traffic flow issues in the parking lot. Ms. Stephens states they would prefer to restructure the flow of cars through the lot and are looking for help from surrounding properties and agencies to extend Whitaker to relieve that traffic pressure. The school had been utilizing the back road behind the school's baseball field to mitigate traffic. This road allows drivers to access Sheckler Road from the student parking lot. However, with the recent rain, that road has been consistently flooded and unusable. They will be looking into some engineering proposals, as well, to see what can be done about the

parking lot. In addition, they will be repaving the area around the bus shed, and they are still considering whether or not they should expand the bus parking lot and she invites discussion with the county and the city about these potential projects.

Ms. Stephens also mentions that she has been working with Dean Patterson, Churchill County Senior Planner, on providing information regarding the new developments proposed and approved by Churchill County. The school district has been advising the county of the potential bussing needs for the new housing districts. She reiterates from previous meetings that bus drivers are still in short supply and the school district will need more drivers to accommodate the new students as it is school policy to bus in all students who live in the county. The district is working hard to find new ways to recruit and retain drivers to meet the challenge of this potential increase.

Next, the school is working on improving its heating ventilation and air conditioning (HVAC) system. They have been running into problems as many of the units are obsolete and so parts for repairs are no longer available. The school had been mitigating this problem by ordering spare backup parts when they are available in case the replacement part is not accessible when the original part breaks. Instead, they are now focusing on getting the units up-to-date and keeping them that way to ensure continued, uninterrupted usage.

Ms. Stephens discusses how before she came to work with the school district, they had the Master Planning Task Force, and she has been conferring with the school board about how there may be a time in the near future that this task force needs to be reactivated. With the incoming new housing, it would be beneficial to have a team who can assess their capacity for the potential growth and create plans to mitigate placement of the new students. She mentions that there is additional land available, but they have yet to have discussions about its potential for the school district.

Finally, Ms. Stephens says that this will most likely be her last meeting as she is leaving the school district at the end of June this year. She intends to work very hard to ensure that everything is in place before her departure. She would like to see their maintenance supervisor included more as well as the next superintendent for the school district.

Ben Shawcroft, General Manager Truckee-Carson Irrigation District, says that Truckee-Carson Irrigation District (TCID) is thrilled to see such a significant amount of snow this past month up in the mountains. The amount of water we will receive from the snowmelt gives TCID a lot of hope for what they thought was going to be quite dire circumstances come the hotter months. They were especially concerned because they had turned off the Truckee Canal until next October. The water current water situation, even if there was no more precipitation from now, they would still most likely have a 100% allocation of water. They expect there to be a little more wet weather in February, though, so there is a decent chance they will need to do some precautionary draw-downs to stabilize lake levels. He says that TCID is well prepared to handle any potential high flows and that we will not see a repeat of 2017 flood levels in the area.

Concerning the Truckee Canal being turned off, Mr. Shawcroft says that this is due to a major project on the canal which has already begun. The Fernley check has been removed and will be replaced with a new, concrete, structure. Once that is complete, and the weather gets a little warmer, they will start on the concrete part of the canal lining project which will cover about three and a half miles of canal. The contract requires that this be completed by the end of September so the canal can be turned back on in October.

Mr. Shawcroft mentions that TCID is also working on a modernization plan. They are working with engineers to look at the Carson division to try to determine what the future looks like and where they can make improvements to gain the most benefit for efficiency and water conservation. They are also working on getting new meter stations in the Stillwater area.

Chris Spross, Churchill County Planner, asks which contractor is working with TCID, to which Mr. Shawcroft responds that it is a company out of Alaska doing the project.

Mark Hyde, Churchill County Planning Commission, asks the total acre feet capacity of the dam. Mr. Shawcroft replies it is 300,000 acre feet and they could put an extra 20-25,000 if needed but they usually aim for 295,000 before they have to start talking about draw-downs depending on the time of year. There is an option to build up storage on top of the flash boards.

Jeff Goings, Churchill County Planning Commission, asks if there are plans to utilize some of the old reservoirs around Rattlesnake because he has noticed that they are nearly dried up. He wonders if the district around Sheckler Road and Harmon Road is where those draw-downs will deposit. Mr. Shawcroft says that they are going to store the water wherever they can and based on the forecast they are seeing, that could include the district Mr. Goings referenced. They just want to avoid putting it out the weir on the V-line to avoid those complications. But Mr. Shawcroft does say that it is still very early so they don't know for sure where all of the water is going to be deposited.

Chris Spross asks how much water is in the dam as of the day of the meeting. Mr. Shawcroft says that they are currently just a little short of 100,00 acre feet.

Christy Sullivan, Lahontan and Stillwater Conservation District, reports that there are new elected supervisors for the district. For the Lahontan district the new supervisor is Ernie Shank, Neil Olson, and Phillip Moore and for the Stillwater district the new supervisors are Trevor de Braga, Ronnie Lawrence and Courtney Dahl. This year for funding they received \$4,500.00 from the state, \$7,500.00 from Churchill County and Ms. Sullivan has applied for a \$30,000.00 grant through Carson Water Subconservancy District (CWSD) and will know the result of that in March. They are currently working with TCID to clean the river using funding from two years ago because last year they did not have the manpower to do the clearing. They also have their tree sale that is coming up in April as well as their field trip to for the 5th grade and high school kids to Carson River work days at Rambling River on March 15th and 16th. Ms. Sullivan says they are hoping that their Bench Bottom program does well this year since we are looking at 100% water allocation. She also says they received a depredation permit from the Department of Wildlife for the beavers.

Ms. Sullivan reports that their office had a successful "Snap Shot" day where kids can come and take the temperature, PH level, etc. of the water and it gets sent to the field office where they gather the information. She announces that the theme for the upcoming poster contest is "One Water" in reference to the watershed and will be available for children in kindergarten through twelfth grade. The contest will go until October 21st.

Mark Hyde, Planning Commission, asks what trees are going to be for sale. She replies that they are offering 16 varieties of trees native to the area such as Hackberry and Hybrid Poplar. The trees have to be resistant to erosion, drought, wind breaks and Alkali levels in the soil. Her office has produced a list of the trees that they will have available to the public on February 6th.

Jeff Goings, Planning Commission, requests further information on the beaver depredation. Ms. Sullivan explains that there is a specific time of year when it is legal to

eradicate beavers from the river, but the depredation permit allows them to go outside that window of time if the problem persists. The permit's purpose is to prevent the damage caused by the beavers. Mr. Goings inquires who is eradicating the beavers to which Ms. Sullivan responds that local hunters are hunting the beavers. The hunters are given both their tags and a receipt from the Department of Wildlife for the number of beavers eliminated which they bring to the Conservation District office to get money for each beaver. They receive \$40.00 per beaver.

Jessica Rowe, Director of Western Nevada College Fallon Campus, reports that similar to the Churchill County School District, the college is also experiencing trouble with their HVAC system in their Sage building. The unit there failed during the summer, it is also an old unit with similar difficulties in finding replacement parts. They are still able to run classes during the winter because the heat works, but when it starts to warm up they will need to look into avenues to get that replaced. The building houses their welding and automotive courses, so the heat in there during the summer would be quite unbearable. The college is seeking funding fix the HVAC problem and are possibly looking into bringing in some mobile classrooms for the classes where that they cannot replace the units. The welding shop never had an HVAC unit in it, it has an evaporative cooler in the lobby and an open back to draw the cool air through. However, since it is such a large program, they would like to get air conditioning in the building to make the students as comfortable as possible. They don't want evaporative cooling around the equipment and metal, but the auto repair, welding and commercial driver's license (CDL) students need to get a break from the heat.

Ms. Rowe states that the college has received an allotment of \$2 million in funds from Amodei's office for the rural nursing expansion. The funds are specifically for the Fallon area and the college is looking into the best ways to allocate the money to serve the program. The state has asked the college to make an effort to broaden the nursing funnel to encourage more qualified rural students coming into the health professional programs and also to try to double the number of students coming into the nursing program. The college currently offers eight slots to Churchill County and rural students that get filled with students from Carson and other urban locations. The state and the college would like to see more rural students fill those spots. To accomplish this, the college is attempting to work with local high school districts to add dual enrollment programming for younger students. They are particularly interested in the seventeen year old students because they can complete the program and start working. This age group is also readily qualified to enter into a nursing program. This initiative has produced some strong results. She says that last year they started their program with seven students and ended with five and this fall they started with sixteen and all sixteen completed the program. Highland Manor came to the college and asked if they could take more of their students and offered to pay for them as well as offered some of their staff's expertise. Banner Hospital also asked if the college could do some more training for them. Their rural outreach includes working with Mount Grant General Hospital in Hawthorne to run a Certified Nursing Assistant (CNA) program for them through the summer. This had good completion rates. They also run a similar program for Lyon County.

It has been requested that the college to add phlebotomy to their schedule, but they need a facility to house this program. They intend to look into this as a possibility for the expansion they would like to see using the funding they have received. Other expansion ideas include more outreach to their rural partners and updating their current equipment. For example, they just purchased a maternity dummy for the simulator to better the training of maternal healthcare. It

has been a struggle to bolster this branch of healthcare in the area and they wish to increase the numbers and the quality of education in this area.

Ms. Rowe says that the lease they have with Oasis ends on June 24th as they will be moving into their own high school and the college truly needs the space for advancing their programs and adding additional needed programs. In person enrollment has dramatically increased and they need the additional classrooms to accommodate the influx of student bodies and additional classes. A lot of their enrollment is focused on trade majors that involve hands-on learning of a trade and students respond much better to being in a classroom. They have seen excellent results from their dual enrollment plans with the high schools and would now like to refocus some of their efforts on students over 21 years of age who are looking to enter the workforce and need those trade courses.

The college extends its appreciation to Superintendent Summer Stephens and Principal Tim Spencer for their cooperation and efforts in facilitating the high school advancement programs with the college. They have extended options to high school students such as dual credit enrollment, a certificate of achievement program, and some apprenticeship courses. They would like to expand their apprenticeship options and get more into that market for their students because demand for those courses has drastically increased. The increase in demand for these types of programs also means that the college will see an increase in short-form programs as well.

The college recently has put forth efforts to address students' needs post-pandemic. They find that in some students reading and math skills are lower than they were pre-pandemic and socialization also needed to be strengthened. To incorporate support for these issues into the classroom, the college has done things like their first year experience program and initiated measures to encourage communication. The college recognizes the financial insecurity post-pandemic and so they have made efforts with a food pantry with the Wildcat Reserve, and they have brought on an Open Educational Resource (OER) project which provides free or low cost educational supplies for students.

The CDL program has grown from one truck to five trucks, and they share their instructors between Fallon and Carson campuses. The college is still working towards becoming a testing facility so the students can complete their licensing at the campus. They have also been working with the Churchill School District to provide what they can for the high schools including having the school driver's practice on the campus simulator. They find that still they are having difficulty keeping up with the needs of the community.

Similarly, their HVAC program has had some setbacks making it difficult to meet demand. They recently lost their instructor who sadly passed away and it has been challenging to find a replacement instructor. Another detriment to this program, and other work-force programs, is the need for workers in the field means skilled individuals who could be instructors are being snatched up by the market. She mentions that the college would like to know if the community has any resources they would like to see from them then please let them know, or if anyone has resources they can make available for the college then please let them know as well.

Mark Hyde, Planning Commission, asks that if he is correct in summarizing the constraints the college is facing as including funding and staff problems. Ms. Rowe agrees with those difficulties with the caveat that they are specifically in need of teaching staff in the skill trade courses and that their funding struggles are to obtain funding to fit the needs they currently have. For example, they need funding for a new HVAC system but have enough funding for

teachers. Mr. Hyde is also curious what the college enrollment currently looks like to which Ms. Rowe replies that she does not have the exact numbers but that over the last five years they have seen a dip in enrollment from the pandemic but that this year they are only 1% down from their numbers at this same time the year before. She says that this number will change as over the next two weeks more students will be enrolling from the rural areas who are frequently veterans and wait for veteran funding before completing their enrollment. Mr. Hyde would like to address the issue of the students who are not making enough to survive. He asks how those people can be found so they can be informed about the services offered to them. Ms. Rowe says that the college has been doing

community outreach through childcare and education programs as well as the Fallon Youth Club and the school district to offer their assistance. They send the information home with the kids to the families. The college also goes out to festivals and educational events at the schools and when they talk to the families, they offer the assistance programs to them. Ms. Rowe adds that they are working with the school district to provide bussing to the college for students who struggle to find transportation.

Jeff Goings, Planning Commission, expounds upon the HVAC problem as he is an HVAC contractor and says that the field is struggling with finding qualified manpower. In response to this problem, the state has implemented an apprenticeship utilization act that requires apprentices to be used for a certain percentage of projects depending on the cost of the project and number of workers involved. Being unable to find accredited apprenticeship programs in the HVAC field has been detrimental to many local projects. He wonders if the HVAC program at the college could become accredited so that contractors could use these apprentices on their projects. Ms. Rowe is cautiously optimistic that this could be a possibility. She cites their construction program underwent the transformation to a four year fully accredited program, but it is currently fully online. It took six years total to get the accreditation for the program so they would need to start the process for the HVAC program now. It would start with getting some of their students certified through the program now and then pull them back in as teachers to expand the program that way.

Paul Picotte, Planning Commission, asks what the college's 5, 10, or 20 year vision. He wonders if the only constraint for growing their programs is space or if there are any other obstacles in the way. Ms. Rowe replies that the college would love to get more information about what they offer out to members of the community. Especially now that the restraints in place during the pandemic have lifted and they would like to reestablish their connection with the community. She says that they have plans for the next three years but after that they are at the mercy of shifting policies and politics. She says that in the next three years the nursing program will continue to grow, and they intend to dedicate the building they are currently leasing out to nursing, allied health and fire service programs when they get it back. They may also be able to incorporate an early childhood lab, as well. She also sees veteran services growing and she would like to have dedicated veteran services which include a career liaison and non-traditional credit transfer. This would allow them to better work with local businesses and people coming in with experience that don't look like traditional college credits. She also sees the future expanding on the degree seeking students who are on the transfer track to four year universities. To reach out to these students she is working with Tim Spencer who has a career center at the high school, and they have an academic advisor go there weekly with information for students. She foresees an increased need in their teaching force and finds that it's better to have teachers from the

community. A lot of their current instructors are commuting to the college and are reaching retirement age so there will be more vacancies in their teaching staff.

Robin Schofield, Community Planning and Liaison Officer for NAS Fallon, explains that the modernization and expansion of the naval base was approved in legislation. The National Defense Authorization Act (NDAA) was signed in December approving funding for defense agencies to use in specified ways. These funds will be utilized by NAS Fallon in their modernization and expansion plans. When the base reaches the point of real estate development then Ms. Schofield says they will be working closely with the Public Works, Planning and Zoning Department and the county, Jim Barbee specifically has been very involved with the base's expansion plans.

Ms. Schofield addresses the housing deficiency the naval base is still facing. She states that currently the base has 219 homes for their military in the on-base housing. Currently, the naval base is deficient 200 homes to meet the needs of their military personnel. In 2021, there was a housing analysis completed to project housing needs for the next five years and the result of that analysis showed they would end up being deficient by 450 homes. They have obtained approval for 172 homes to be built in a portion of the parcel west of Pasture Road and north of Testolin Road (see attached image). They plan to begin construction later this year, likely around September to October, for fiscal year 2023-2024. This will increase their available housing from 219 homes to 391 homes.

Mark Hyde, Planning Commission, asks if the additional 172 homes will almost cover the current deficit, then does that mean they still need an additional 200 homes at least to meet the future deficit. Ms. Schofield says that these numbers are approximate and did not account for the current growth happening in the county. She mentions that there were two planned unit developments approved by the Board of County Commissioners and those developments could ease or even eliminate that deficiency. However, the homes going into those developments are not set aside for military personnel so there is no guarantee they will close the housing gap. The navy does try to take into account all available homes in the community when they do a housing analysis.

Mr. Hyde also asks if there is a certain dollar amount that the navy is looking at for the homes. Ms. Schofield replies that it changes each year based on the cost of living because active duty members are restricted on pay allowance for their housing costs. There is a service they offer on base that helps navy members to find a home or a rental in their price range within the community. The on-base housing is rental housing, usually occupied for two to three years before the active duty member switches bases. Mr. Hyde asks for clarification on if the base is looking for rentals or looking to purchase housing. Ms. Schofield says the base is looking for both but currently looking into rentals due to the high costs of purchasing single family homes at this time. Some service members do decide they wish to live here and so some homes for purchase are also needed. Mr. Hyde asks if multi-housing would help satisfy that deficit and Ms. Schofield agrees that it would.

Jeff Goings, Planning Commission, asks if there is an approximate timeframe for building the 172 homes that were granted. Ms. Schofield says that has yet to be determined. Mr. Goings also asks the hypothetical question that if there were no developments in the county and everything stayed as is, would the base housing be kept in the general location that is shown on the map image (see attached). Ms. Schofield replies that the land highlighted is the last of the

government owned land and so the base would be looking to purchase land and they would prefer to stay close to base though the need for housing outweighs location preference. She mentions that on-base they offer hotel-style apartments for single service members, however a couple of those building need renovation.

Paul Picotte, Planning Commission, asks how many civilians are employed at the base and how are they housed. Ms. Schofield says that the numbers given estimating the need for housing did not take into account the modernization expansion which would employ more civilian service members in addition to active duty members. Because they did not have the go-ahead for the expansion at the time the housing deficit was calculated, they did not include those numbers in the calculation and so she could not give an estimate of the increase in civilian service members at this time. The estimates for both civilian members and permanent active duty members do exist, but they were not a part of the housing deficit calculations. Although, permanent service members tend to purchase homes since they know they are going to be staying at the location.

Bob Getto, says that the housing shortage has been a problem for years especially with expansions at the base. He says that it is an important need for the county to assist with easing the housing shortage. He is excited about the planned unit developments that were approved by the board of county commissioners at their meeting the prior week. He points out that the economy and interest rates are having a direct impact on availability to purchase homes. He says Churchill County has a problem with housing pricing, the median price for a single family home is too high \$349,000. Realtors in the area only sold 279 units compared to the 327 units they sold the year before. The price per square foot, \$225, is causing sales to drop. Last year's median cost for a home in the county was \$304,000. Buyers are unable to purchase homes due to the high costs coupled with high interest rates at 7%. He is excited about the base housing coming in because it may take some of the pressure off of the housing market in the area and we will possibly see a price drop so that people can afford to purchase homes again. Mr. Getto says that multifamily units have always been difficult to measure in Churchill County because the lack of available units on the market makes it difficult to measure how many would sell when they go on the market. In 2022, there was 15 multifamily transactions, which incorporated about 101 rentable spaces which cost about \$103 per square foot. In 2021 there was 17 multifamily transaction which translated to 79 rentable spaces at \$137 per square foot. We can see from these numbers that the price for rentals is down and there has been an increase in rentable units. The demand for multifamily is strong and Mr. Getto believes that offering multifamily is beneficial to those who cannot afford to purchase and may also drive down the median purchase price of homes in the county.

Mr. Goings speaks to Ms. Schofield about the influx of people coming to work at the base and asks if the navy would be purchasing other ground to build more housing if the county didn't have these planned unit developments. Ms. Schofield says yes, she has been keeping her eye on potential plots of land near the base for development purposes. He is surprised that it took so long for these things to happen as it has been a discussed issue for years.

Mr. Getto agrees that the base is going to have to do what it needs to in order to support its personnel but that it would be better for the community if they were to step in and provide this housing that is not allotted for the military but the military can use. This way they can use the demand created by the navy to draw in developers and drive down housing costs for non-

military citizens of community. He says growth is inevitable and it is better to plan for it and guide it to where it best serves the community.

A question is posed about the number of civilian personnel compared to the number of active duty member and Ms. Schofield says that is too hard to estimate due to the nature of the base. The Churchill County navy base is where the young recruits serving on ships with their planes, train for 90 days before going overseas. Therefore, those numbers change every 90 days. The question was asked because it is known that there are civilians who work at the base who do not live in Churchill County because they cannot find anywhere to live. Ms. Schofield agrees that this is a correct statement.

Mark Hyde thanks Bob Getto for the numbers he gave in reference to the housing situation in Churchill County. He adds that he believes the numbers are so high because of supply issues and costs of materials. Mr. Getto says that he always believed that if the cost of construction can be kept to \$150 per square foot, not counting the land, then housing would not be a problem. He says that they had reached that before the cost of materials went up and those costs don't seem to be coming back down. When the materials costs did slightly decrease then the interest rate increased and raised that price right back up. He believes that because of the navy, Fallon will be able to operate outside of the economic restraints on housing at the moment and will have better pricing for their housing than the national economy would dictate. Mr. Hyde says that materials and government regulations are costing him more and driving those housing costs up.

Chris Spross, Churchill County Planning Director, says that he has heard that Tesla has announced the construction of their new facility at USA Parkway for batteries and heavy duty trucks. He is aware of the many people in this community who commute there for work and that is because the price of housing in the Reno/Sparks area is too high for a lot of people to afford. He foresees this compounding the current housing problem in Churchill County.

Mr. Spross says he would also like to update the attendees on what has been happening as far as public works in the Churchill County area. But first, Mr. Spross thanks the Planning Commission for their work and time, especially since some recent issues have proven to be quite contentious, and that he appreciates their continued efforts. Mr. Spross says that the CAPS building has had its pre-engineered building delivered to the site by the wastewater treatment plant north of Moody Lane. The county has found an architect who will help with the design. He says the internal structure must be designed before they can proceed with any civil engineering aspects because there are going to be a lot of drainage to configure for the animal shelter. He also says that they have received the first conceptual drawing from the architect for the Minor's Health Clinic, there had been some issues with the layout but they are working with the architect and that project is underway. The courthouse is the county's next big project and they have had several meetings between the Justice Department, Building Department and Public Works Department regarding the plans. They have their programming put together and their space needs covered, and they will be meeting with the architect on Friday, January 27, to put a floor plan and layout together so they can see how the space requirements are going to work together. Once all space issues have been decided, then they will move on to design drawings. They are facing some obstacles for their utility hookups because the roads they are going to use for their utility hookups are both under construction, A Street and Hwy 95. It looks like they may have to cut through asphalt in order to get the utilities in when the time comes.

For updates concerning water and wastewater, Mr. Spross reports that the redundant well at Casey Road is complete. There were a few issues with telemetry and getting in some of the parts needed but they arrived that day and were installed. The well has been tested, proved, and flushed. They were just waiting on the telemetry so that the well could communicate with the station at Sand Creek. The plan is to cycle between the two wells on a biweekly basis so that the wells don't become stagnant. They also received the preliminary engineering reports for the secondary water treatment plant at the golf course. He spoke with the engineer and was informed that the report, including the public comment period, would be completed by June of this year. Having that report makes it easier for the county to get grant funding and loans for the project. They have received the covers for the stalls and have installed one cover and are ready to do the second cover. There is a total of four sets and they will install two this year and two next year.

For county planning updates, Mr. Spross reports that the Board of County Commissioners approved two developments for the county, Old Stone Ranch and the Riverstone Project. The Old Stone Ranch development has three types of products going in, single family homes, townhomes, and apartments. He says he believes this will help with some of the rental needs that are becoming more prominent in the area with interest rates and prices making it difficult to purchase at this time. The Riverstone Project is entirely apartments so that should help as well. These developments are still a long way off in development, the approval was just the first step but it was a big hurdle that was overcome to get this potential housing.

Mr. Spross says that two years ago in response to the flooding of 2017 the Carson Water Subconservancy, Churchill County and TCID hired HDR, an engineering company out of Carson City, to reevaluate our floodplain. The flood of 2017 was a near 100 year record and water levels did not reach our existing floodplain under the Federal Emergency Management Agency (FEMA). Over the last few months the county had some flood modeling done and the results looked very positive and reduced the size of the floodplain considerably. The modeling was sent to FEMA who did their own analysis and gave back a long list of questions and other conditions that had to be changed. One change was additional analysis of the recharge of flood waters going back into the ground and back into the river and ditches. HDR is working on revising those models but the recharge volume was not excessive and they don't anticipate that there will be any huge changes in their models for the revised floodplain map. The county still anticipates that there will be a considerable amount of land taken out of the floodplain area which should make quite a few landowners happy. It's been a lengthy process but the county is chipping away at it, they still estimate that it is going to take another 10 to 12 months to finalize.

Eric Blakey, Planning Commission, asks what the timeline is for FEMA to complete a new floodplain map. Mr. Spross replies that they received their first round of questions and are sending the answers back. Once FEMA agrees with the modeling, there is a 60 or 90 day period of public comment. The county does not foresee a lot of contention in the public comment since the new floodplain eliminate or reduce the need for flood insurance in many locations. After the public comment, Mr. Spross believes that it's just a matter of months before the map gets finalized so his projection for that happening is 9 to 12 months. He stipulates that this is only his guess as he has no insight into or association with FEMA.

6. Public Comment

Chair Blakey asked for any other public comments.

Jessica Rowe, Director of Western Nevada College Fallon Campus, returns for public comment as she has located some of the numbers requested earlier by Mark Hyde (see attached). She states that the college serves approximately 5000 students per year with the average student age being 25 years old. About 33% of the student population is in Carson City and 81 % is in the rural regions. She says that 52% of students have at least on online course while this year 67% have at least one in-person course.

7. Adjournment:

Chair Blakey thanked everyone for coming to participate. There were no further comments or questions, so he adjourned the meeting at 8:00 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

Where We Serve

WNC serves approximately 5,000 students each year across a 12,015 square mile service area.

In fall 2021, 52% of WNC students were enrolled in at least one online/remote video class while 67% enrolled in at least one class held onsite.

81%

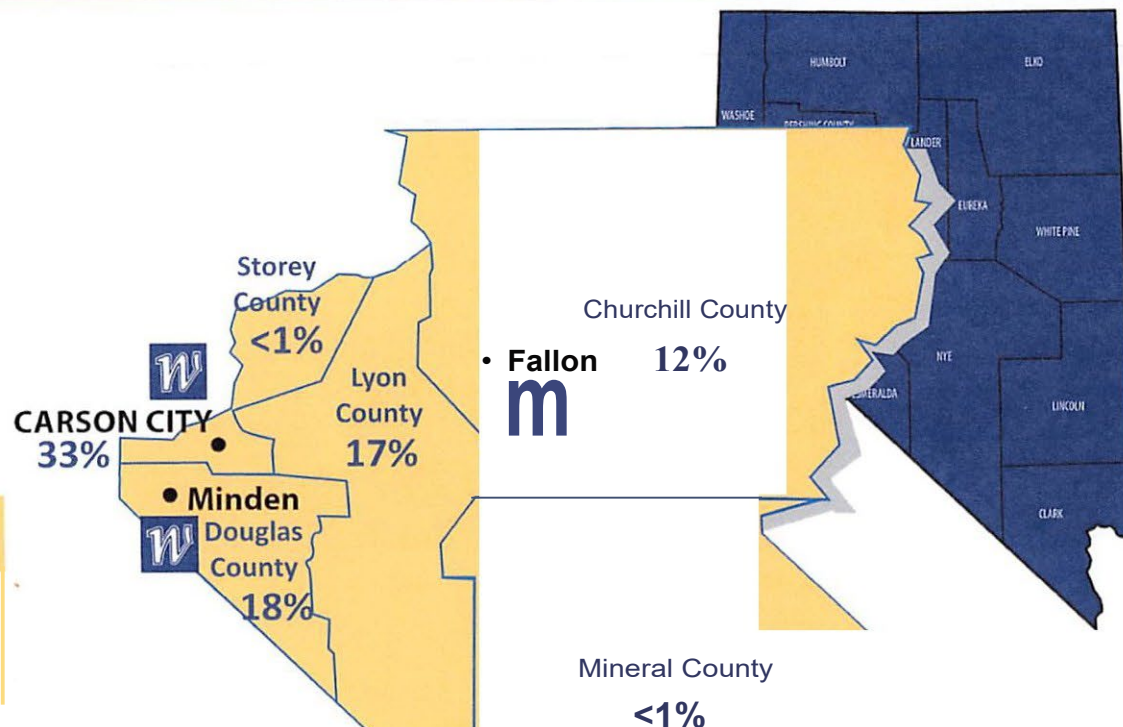
2%

out-of-state

11%

elsewhere
in Nevada

Douglas, Storey, Churchill, Mineral, Lyon Counties
and Carson City

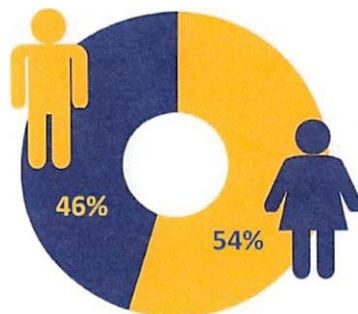
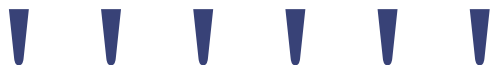


Western Nevada College



Who We Serve

Nearly **5,000** Students Annually
3,528 Total Students in the Fall of 2021

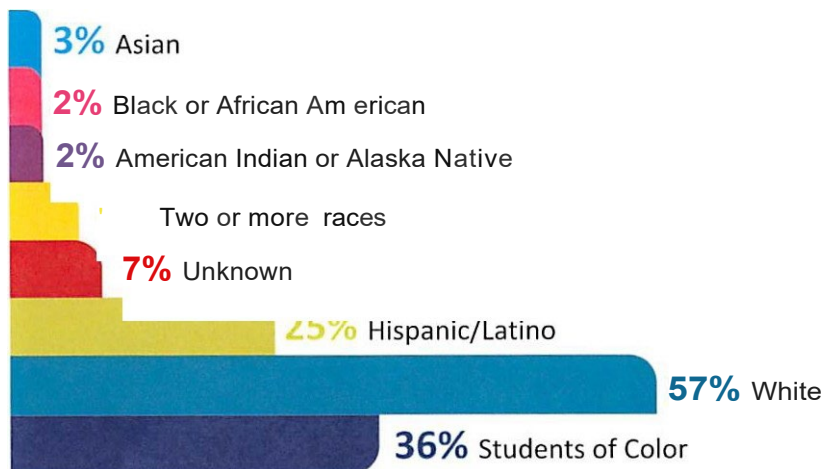


26% under 18 **39%** 18-24 **35%** 25+

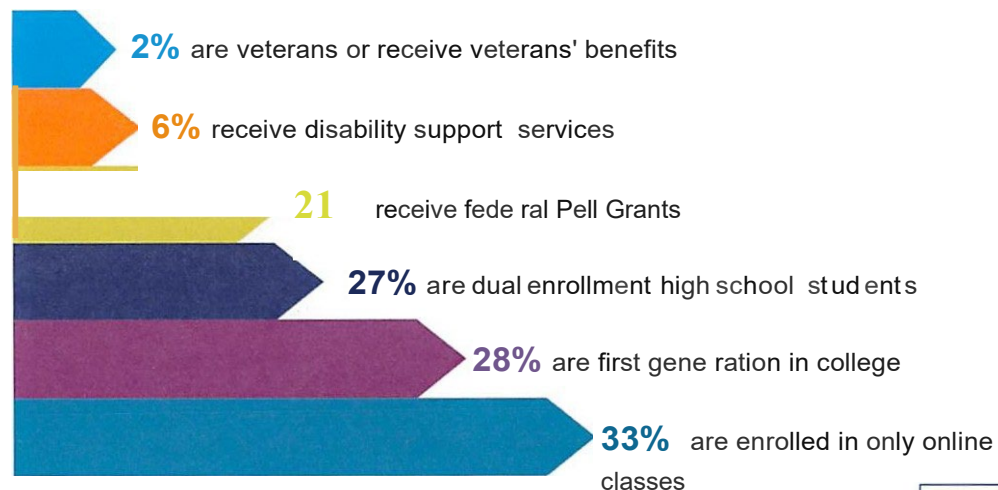
AVERAGE AGE OF STUDENTS **24.9** YEARS OLD

AVERAGE CLASS SIZE 17 STUDENTS

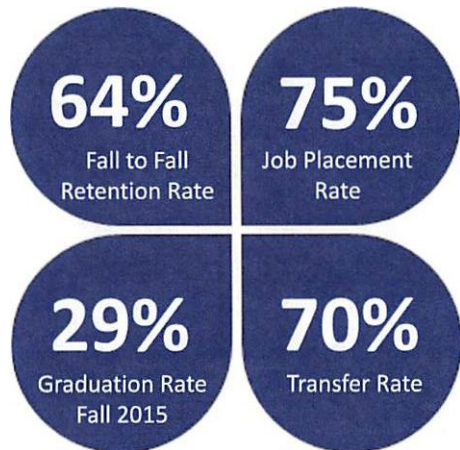
ETHNICITY



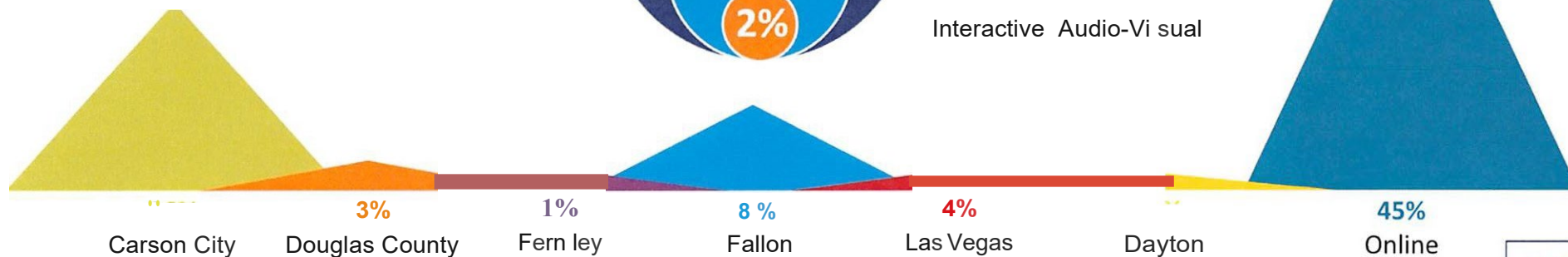
POPULATIONS



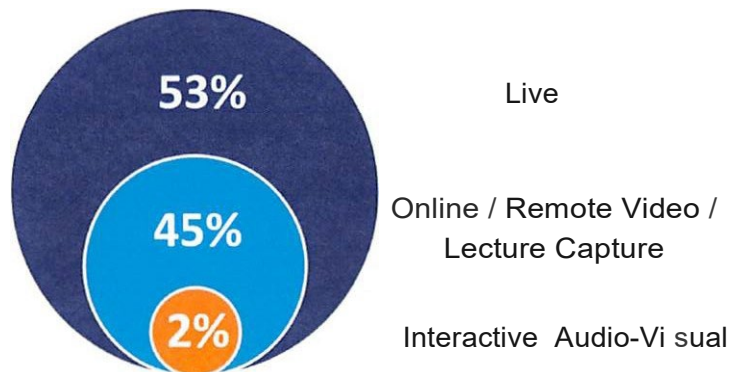
Who We Serve



ENROLLMENT BY CLASS LOCATION



MODE OF INSTRUCTION



68% PART TIME



32% FULL TIME



NAS Fallon

Juniper Dr

Juniper Dr

Cottonwood Dr

Churchill Ave

Orchard Dr

Pinion Ln

Cottonwood Dr

Manzanita Dr

Arizona Ct

Oregon St

Idaho Ct

Utah Ct

Pasture Rd

Union Ln

Union Ln

720

120