

MINUTES
CHURCHILL COUNTY SENDING SITE REVIEW COMMITTEE
Monday, November 18, 2024

Present: Randy Hines, Chairman
 Bob Getto, Committee Member
 Carla Pomeroy, Committee Member
 Ernie Schank, Committee Member
 Dean Patterson, Senior Planner
 Robin Schofield, Navy Representative
 Diane Moyle, Administrative Assistant
 Trevor deBraga, Applicant

1. Call to Order.

Chairman Hines called the meeting held in the Planning Department Conference Room of the Churchill County Administrative Complex, 155 North Taylor Street, Fallon, Nevada, to order at 8:32 a.m.

2. Verification of the Posting of the Agenda.

Chairman Hines verified that the agenda had been posted in accordance with NRS 241 on 12th day of November 2024, between the hours of 8:30 a.m. and 5:00 p.m. He asked if there were any changes to the agenda, and Diane Moyle stated that there were none.

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

Member Schank moved to approve the Agenda as submitted. The motion was seconded by Member Pomeroy, and the Agenda was unanimously approved (3-0).

4. Public Comment.

Chairman Hines asked if there were any public comments on anything not on the agenda, and there were none.

5. Consideration and possible action re: Approval of Minutes of the meeting held on:

A. May 20, 2024

Committee members had previously been provided with the Minutes of the meeting held on May 20, 2024.

Member Schank moved to approve the Minutes of May 20, 2024 as submitted. The motion was seconded by Member Pomeroy, and the Minutes were unanimously approved (3-0).

6. Public Hearing

- A. Consideration and possible action re: An application filed by Trevor deBraga for property located at 11356 Stillwater Road, 1225 Swope Lane and 11050 Fitz Lane, Assessor's Parcel Numbers 009-071-07, 009-072-13 & 009-072-21, consisting of approximately 212.48 acres with approximately 170.38 acres of irrigated water righted property. The applicant proposes to place a conservation easement on the property.**

Director Hines went over the calculation for equivalent residential credits with this application. It was clarified that the staff calculation was different because it was based upon the amount of irrigated water rights as shown on the Truckee Carson Irrigation District (TCID) water right details. The county doesn't want to tie up more water rights than can be beneficially used on the property because once a conservation easement is recorded, the water rights cannot be removed. This could pose a problem with the amount that cannot be used on these parcels.

Trevor deBraga explained that he was looking for a way to pay off some of the loans on these properties by selling the development rights, and he planned to keep the land in agricultural production. This would give him more ability to replace his home that is adjacent to the farm parcel 009-072-21 once some of his debt is eliminated. He shared some of the steps he has taken prior to this application to divide the home from the farmland.

Member Pomeroy questioned Mr. deBraga about any future home site reservations, and there was discussion about the possibility of requesting future home sites on the two parcels that don't have a home on them listing some pros and cons for doing so. Member Schank suggested that he reserves a potential building site on each of the other parcels, and he could request the appraisal with and without the reservation. He would then have the opportunity to choose which option was better after knowing the potential differences. Diane Moyle mentioned that he should also consider that sometimes lending institutions don't want to make a loan on a whole farm just for a residence, so that is something else to think about. Trevor deBraga didn't see the real need to request home sites on the other two parcels, but he wanted to ensure that he could replace the home that was on Assessor's Parcel Number 009-071-07. He decided not to request more than that home site.

Motion by Member Getto, based on meeting the criteria for a Sending Site, including zoning designation, minimum acreage, water rights, and military operations buffer area, that the application concerning Assessor's Parcel Numbers 009-071-07, 009-072-13 & 009-072-21, consisting of ±212.48 acres, with ±170.38 irrigated water righted acres, be approved as a Sending Site. Member Pomeroy seconded the motion, and it passed unanimously (3-0).

Member Getto made a motion based upon the calculations for acreage, irrigated water righted acreage, and location in the military buffer zone to recommend a total of 277 Transfer of Development Rights (TDRs) be approved for APNs 009-071-07, 009-072-13 & 009-072-21 at 11356 Stillwater Road, 1225 Swope Lane & 11050 Fitz Lane. The motion was seconded by Member Pomeroy and carried unanimously (3-0).

7. Set Meeting for Future Discussion.

- A. Consideration and possible action re: Set up a workshop date to discuss the transfer of development rights program, Churchill County Code 16.14, and make possible recommendations for changes to the County Manager.

Director Hines suggested having the workshop meeting on either January 13 or 27, 2025 to go over the items that the members of this committee would like to bring forward to the County Manager. Joseph Sanford, Deputy District Attorney-Civil, clarified that he recommended to have this committee meet to discuss what changes they would like to see made, and then they could forward their recommendations to the County Manager to see what can be done to

implement any of these. Member Schank suggested inviting Mario Peraldo, Jr, Jeannette Dahl, and Rusty Jardine because they were part of the original committee that put this together with him. It was stated that this would be an open meeting, so anyone could attend. After consulting calendars, everyone agreed that January 13, 2025 would be the best date for this meeting. Director Hines inquired if there was anything that the members would like for him to have available for this meeting to discuss possible changes to the program regulations. Member Getto suggested that other cities or counties may have similar programs, and he asked Director Hines to contact the City of Fernley and Douglas County and how they handle the transfer of development rights. It was also recommended to hold the workshop in Conference Room 102 at the County Administration Building, 155 North Taylor Street, to allow more space for an open discussion.

**Member Schank moved to hold a workshop on January 13, 2025 at 8:30 a.m..
The motion was seconded by Member Pomeroy and carried unanimously.**

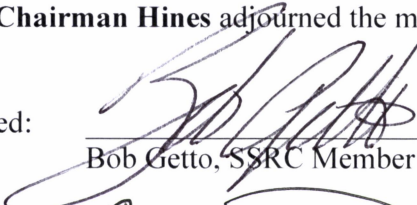
8. Public Comment.

Chairman Hines asked if there were any public comments and there were none.

9. Adjournment.

Chairman Hines adjourned the meeting at 8:50 a.m.

Approved:


Bob Getto, SSRC Member

Approved:


Carla Pomeroy, SSRC Member

Approved:


Ernie Schank, SSRC Member

Attested:


Diane Moyle
Administrative Assistant