

**MINUTES**  
**CHURCHILL COUNTY SENDING SITE REVIEW COMMITTEE**  
**July 21, 2025**

Present: Dean Patterson, Acting Chair  
Bob Getto, Committee Member  
Carla Pomeroy, Committee Member  
Ernie Schank, Committee Member  
Amos Akena, Planning Technician  
Diane Moyle, Administrative Assistant  
Marc Simoncini, Applicant

**1. Call to Order.**

**Dean Patterson, Acting Chair**, 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 8:30 a.m.

**2. Public Comment.**

**Dean Patterson** asked if there were any public comments on anything not on the agenda, and there were none.

**3. Verification of the Posting of the Agenda.**

**Dean Patterson** verified that the agenda had been posted in accordance with NRS 241 on July 11, 2025, between the hours of 8:00 a.m. and 5:00 p.m.

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

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

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

**A. February 7, 2025**

**Member Pomeroy** moved to approve the Minutes of February 7, 2025 as submitted. The motion was seconded by Member Schank, and the Minutes were unanimously approved (3-0).

**6. Public Hearing**

- A. Consideration and possible action re: A sending site application, TDR25- 1, filed by Marc Simoncini of Lonesome Duck Ranch LLC.** The property is located at 7615, 7625 & 7925 Beach Road, Assessor's Parcel Numbers 006-871-04 & 006-871-05, consisting of a total of 156.0 acres, including 15.57 water righted acres, in the A-10 zoning district. The applicant proposes to place a conservation easement on the properties.

Diane Moyle, Administrative Assistant, mentioned that one of the water right details indicated that one of the parcels had 27.2 acres of water rights; however, 23.20 acres actually belong to Bench Creek Ranch, so Mr. Simoncini only owns 4.0 acres of water rights on that parcel. There was some discussion about the transfer of that amount of water and whether or not that water was applied to this parcel, and Marc Simoncini stated that he is irrigating the parcels and the 23.20 acres of water rights that was sold to Bench Creek Ranch was done before he acquired the properties a few months earlier, and he is not using that amount of water.

Another discussion took place regarding the home sites on the parcels. The northern parcel has two dwellings on it, but one of them was uninhabitable, and Mr. Simoncini was considering removing that one and replacing or renovating the other residence on that parcel. The parcel to the south has one residence. He would like to have the appraisal done using only one home site on each parcel, and he would be willing to sign something stating that the uninhabitable dwelling would be removed.

**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 006-871-04 & 006-871-05, consisting of ±156.0 acres, with ±15.57 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 94 (93.57) Transfer of Development Rights (TDRs) be approved for APNs 006-871-04 & 006-871-05 on Beach Road. He also recommended that if the Navy and County purchase the conservation easement that the TDRs be extinguished instead of being issued to the County. The motion was seconded by Member Pomeroy and was carried unanimously (3-0).**

**7. Discussion Item.**

- A. Updates and other items of interest.  
There were none.

**8. Public Comment.**

**Dean Patterson** asked if there were any public comments and there were none.

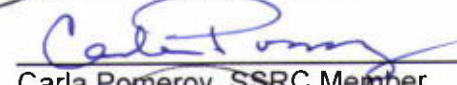
**9. Adjournment.**

**Dean Patterson** adjourned the meeting at 8:50 a.m.

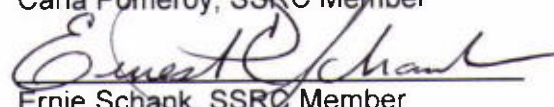
Approved:

  
Bob Getto, SSRC Member

Approved:

  
Carla Pomeroy, SSRC Member

Approved:

  
Ernie Schank, SSRC Member

Attested:

  
Diane Moyle  
Administrative Assistant