

**MINUTES**  
**CHURCHILL COUNTY SENDING SITE REVIEW COMMITTEE**  
**March 9, 2026**

Present: Randy Hines, Chairman  
Bob Getto, Committee Member  
Carla Pomeroy, Committee Member  
Ernie Schank, Committee Member  
Dean Patterson, Senior Planner  
Diane Moyle, Administrative Assistant  
Robert Doty, Applicant  
Tina Doty, 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 8:30 a.m.

**2. Public Comment.**

**Chairman Hines** 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.**

**Chairman Hines** verified that the agenda had been posted in accordance with NRS 241 on March 3, 2026 as stated on the agenda. He noted that the agenda incorrectly listed Richard Doty, and stated that it should be Robert Doty.

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

**Member Schank moved to approve the Agenda as revised. The motion was seconded by Member Pomeroy, and the Agenda was unanimously approved.**

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

**A. July 21, 2025**

Committee members had previously been provided with the Minutes of the meeting.

**Member Schank moved to approve the Minutes of July 21, 2025 as submitted. The motion was seconded by Member Pomeroy, and the Minutes were unanimously approved.**

**6. Public Hearing**

- A. Consideration and possible action re: A sending site application, TDR26-1, filed by ~~Richard~~ Robert A. Doty and Tina M. Doty, Co-Trustees under The Robert and Tina Doty Family Trust Agreement dated February 28, 2026. The properties are located at 9225 Pasture Road and on Norcutt Lane, Assessor's Parcel Numbers 006-111-01 & 006-111-02, consisting of 160.0 acres in the A-10 zoning district. The applicants propose to place a conservation easement on the parcels.**

Chair Hines went over the application, displayed the location of the properties on various maps, and reviewed the calculations for the number of Equivalent Residential Credits (ERCs) that determine the number of Transfer of Development Rights (TDRs). Neither of these properties have a residence on them, and the application doesn't request any future reservations for homesites. These parcels are adjacent to other conservation easements that have been recorded. The total calculation comes to 229 ERCs.

Member Schank suggested that the applicants consider requesting a future homesite reservation because he believes that the property would be of more value if someone would be able to build a home on it in the future. Tina Doty wondered how much would be deducted from the easement purchase price for that reservation. Member Schank said that they could request the appraisal be done with and without a future home reservation, so that they could see the difference. It might be something worth thinking about. There was discussion and Director Hines said that we wouldn't need a decision on it until we take the application to the Board at the beginning of May, so that the request would be part of approval. It was discussed that they would need to be specific which parcel(s) they wanted reservations, and that once the conservation easement deed is recorded, no changes would be allowed to move the location for a future residence.

There was discussion regarding people requesting to make changes to a conservation easement after it had been recorded, and there have been two occasions where a change was allowed—one with Ernie Schank that allowed him to transfer some water to another parcel that wasn't originally under a conservation easement and one with Hendrix Ranch for allowing them to split a parcel where part of that parcel was not included in the conservation easement. Another situation has come up recently where a person wants to make a boundary modification to move a residence from one of the conservation easement parcels to be included in a parcel with the other dwellings; however, they are being instructed that it isn't allowed by the easement.

**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 006-111-01 & 006-111-02, consisting of ±160.0 acres, with ±148.5 irrigated water righted acres at 9225 Pasture Road and on Norcutt Lane, be approved as a Sending Site. Member Pomeroy seconded the motion, and it passed unanimously.**

**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 229 Transfer of Development Rights (TDRs) be approved for Assessor's Parcel Numbers 006-111-01 & 006-111-02 at 9225 Pasture Road and on Norcutt Lane. The motion was seconded by Member Pomeroy, and it passed unanimously.**

## **7. Public Comment.**

**Chairman Hines** asked if there were any public comments and there were none. Member Schank remarked that the only member who knows how to make the motions for these approvals is Member Getto. It was suggested to start printing Agenda Reports that outline the recommended motions for approvals for the committee members.

**9. Adjournment.**

**Chairman Hines** adjourned the meeting at 8:44 a.m.

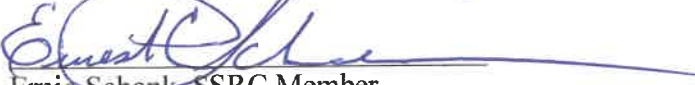
Approved:

  
Bob Getto, SSRC Member

Approved:

  
Carla Pomeroy, SSRC Member

Approved:

  
Ernie Schank, SSRC Member

Attested:

  
Diane Moyle  
Administrative Assistant