

MINUTES
CHURCHILL COUNTY SENDING SITE REVIEW COMMITTEE
March 29, 2021

Present: Christian Spross, Chairman
Bob Getto, Committee Member
Carla Pomeroy, Committee Member
Ernie Schank, Committee Member
Dean Patterson, Associate Planner
Jennifer Haley, Navy Representative
Diane Moyle, Administrative Assistant
Patricia Brown, Applicant

1. Call to Order.

Chairman Spross 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. Verification of the posting of the Agenda.

Chairman Spross verified that the agenda had been posted in accordance with NRS 241 on March 23, 2021, between the hours of 8:30 a.m. and 3:30 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: Review and Adoption of the 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.

4. Public Comment.

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

5. Consideration and possible action re: Review and Adoption of Minutes of the regular meeting held:

A. December 14, 2020

Committee members had previously been provided with the Minutes of the meeting held on December 14, 2020.

Member Schank moved to approve the Minutes of December 14, 2020 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 filed by Brown Family Trust for properties located at 1550 & 1600 Wildes Road and off Wildes Road, Assessor's Parcel Numbers 006-671-38, 006-671-39 & 006-671-41, consisting of 79.4

acres with 58.3 acres of water righted property. The applicant proposes to place a conservation easement on the property.

Mrs. Brown stated that this is a family farm, and she would like to keep them in agricultural production and not be divided up. She said that her son did mention that he might want to build a home on the larger parcel at some time in the future. If this would affect the purchase price of the easement in a significant way, she would prefer that he move into her house that is already on one of the smaller parcels. It was stated that all of the farmland on all of the parcels is farmed as one farm unit. She could divide off a five-acre lot for the future homesite now if she wants it to be separate from the farm unit and be able to sell it later, or she could just designate an acre of land, not in irrigation, on the larger parcel, which does not have a house on it, in order to build a homesite in the future. Member Schank stated that it isn't that much of a difference; however, that decision will need to be made before the appraisal and purchase agreement are completed. Mrs. Brown stated that the shop and equipment are all located on the parcel with her home. She included the other 2 parcels that she owns in the application since all of the farmland is farmed as one unit. Dean Patterson questioned if she was farming all of the water righted acreage, and she said that she is. He expressed some concern over including the smaller lots and stated that if these sold in the future the land and water rights would go to the new owner, and if that new owner didn't want to farm the land, it would create a problem with the easement in the future. There was mention that the few water rights that are appurtenant to the smaller properties could probably be moved to the larger parcel as it has more available land that could be put into agricultural production. Dean Patterson remarked that in the future another owner of the smaller parcel would probably come to the county seeking to remove the restrictions of the easement, which could create some headaches down the road. Mrs. Brown shared that she would prefer that the smaller lots be kept with the larger farm or sold to someone that is looking for a small hobby farm. Most likely she imagines that her son will take over the farm after she passes on. Member Getto stated that he is familiar with the property.

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 (APNs) 006-671-38, 006-671-39 & 006-671-41, consisting of a total of 79.4 acres, with 58.3 irrigated water righted acres, be approved as a Sending Site. Member Pomeroy seconded the motion and it passed unanimously.

Mrs. Brown verified that if she wanted to build a covered hay storage area, she would be permitted to do this in an area where water is not applied. It was discussed that she is allowed to construct agricultural support structures in areas that are not water righted and are not applying water. She would not be able to remove farmland from irrigation in order to construct the structure, unless she moves the water to another area where it may be beneficially used.

Member Schank 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 90 Transfer of Development Rights (TDRs) be approved for APNs 006-671-38, 006-671-39 & 006-671-41 at 1550 & 1600

Wildes Road and farmland off Wildes Road. The motion was seconded by Member Pomeroy and was carried unanimously.

7. Discussion Item.

A. Updates and other items of interest.

Chairman Spross informed the committee members that the Lawrence and Olivo Conservation Easement documents have been sent to Navy in San Diego, and Minner has had the purchase agreement approved. Diane Moyle noted that Kathie Minner had passed away and her son is completing paperwork that is needed to make the change to him to the Trustee of the family trust.

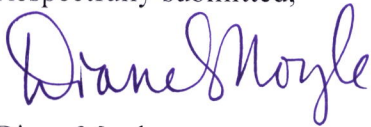
8. Public Comment.

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

9. Adjournment.

Chairman Spross adjourned the meeting at 8:40 a.m.

Respectfully submitted,



Diane Moyle
Administrative Assistant