

**MINUTES**  
**CHURCHILL COUNTY SENDING SITE REVIEW COMMITTEE**  
MONDAY, AUGUST 19, 2013

Present: Michael K. Johnson, Chairman  
Bob Getto, Committee Member  
Gwen Washburn, Committee Member  
Diane Moyle, Recording Secretary  
Jared Laca, Applicant  
Katrina Laca, Applicant

Absent: John Mincer, Committee Member  
Bruce Corkill, Applicant  
Mitzi Corkill, Applicant

**CALL TO ORDER**

**Chairman Johnson** 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 8:34 a.m.

**1. Verification of the posting of the Agenda**

**Chairman Johnson** verified that the agenda had been properly posted. He asked if there were any changes to the agenda, and Secretary Moyle stated that there were none.

**2. Review and Adoption of the Agenda**

**Member Washburn** moved to approve the Agenda as presented. The motion was seconded by **Member Getto**, and the agenda was unanimously approved.

**3. Public Comment**

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

**4. Review and Adoption of Minutes**

**Member Getto** moved to approve the Minutes of Monday, June 17, 2013 as submitted. The motion was seconded by **Member Washburn**, and the minutes were unanimously approved.

**PUBLIC HEARING**

**Consideration and possible action re: An application filed by Silver Creek Farm LLC for a sending site located at 5455 Testolin Road, APN: 006-791-27, 5601 Testolin Road, APN: 006-791-28, and Berney Road, APN: 006-851-81, consisting of ±235.82 acres with ±206.43 irrigated water righted acres in the A-10 land use district. The applicant proposes to place a conservation easement on the property.**

Member Getto and Member Washburn stated that they were familiar with these properties. They are located right next to the Navy base and will probably be a high priority area for a conservation easement. They discussed the location of the home on one of the properties, and it was demonstrated on the aerial photo where some agricultural structures were also located. It was stated that they were not requesting any additional home sites, and the property owners wish to keep it as a farm.

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 006-791-27, 006-791-28, and 006-851-81, consisting of ±235.82 acres, with ±206.43 irrigated water righted acres, be

approved as a Sending Site. **Member Washburn** seconded the motion and it passed unanimously.

Member Getto ensured that the land owners understood that the conservation easement will be in perpetuity and that they have spoken with their family to explain that once it has been recorded it cannot be undone or developed in the future except as outlined in the easement.

**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 324 TDRs be approved for APN 006-791-27 at 5455 Testolin Road, APN 006-791-28 at 5601 Testolin Road, and APN 006-851-81 at Berney Road. The motion was seconded by **Member Washburn** and was carried unanimously.

It was explained that this recommendation would be forwarded to the Planning Commission at their meeting in September, and the recommendation of the Planning Commission would forward their recommendation to the Board of County Commissioners meeting in October. The land owners are also aware that the process for a potential easement purchase by the county and Navy may take some time to move forward.

**Consideration and possible action re: An application filed by Corkill Bros. Inc. for a sending site located at 425 E. Corkill Road, APN: 006-831-36, and E. Corkill Road, APN: 006-831-37, consisting of ±208.33 acres with ±166.25 irrigated water righted acres in the A-10 land use district. The applicant proposes to place a conservation easement on the property.**

The applicants did not show up for the meeting and the committee members were familiar with the location of these properties, so they went ahead and reviewed the application. It was discussed that these properties are the furthest west we have received an application for; however, they still lie within the boundary of the buffer area. Since these are not currently affected by the AICUZ and not close to the navy base these would probably rank lower in priority. The Navy may change the AICUZ and flight zones with newer aircraft that might affect the ranking of these properties in the future though.

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 006-831-36 and 006-831-37, consisting of ±208.33 acres, with ±166.25 irrigated water righted acres, be approved as a Sending Site. **Member Washburn** seconded the motion and it passed unanimously.

Member Washburn brought up that the application stated there are currently two homes on the property—one residence and one guest home that is a trailer. They pointed out on the aerial photographs the homes and determined that there were other homes near these properties that were not actually a part of the parcels in the application. It was mentioned that they are also requesting the right to construct 2 additional home sites on the properties in the future. Secretary Moyle stated that she spoke with Mitzi Corkill regarding this and explained this would affect the appraisal value for the easement if it should move forward for purchase of an easement by the county and navy. Mrs. Corkill expressed that she was aware of this since they have already gone through this process previously with some other property where they already have recorded a conservation easement.

**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 270 TDRs be approved for APN 006-831-36 at 425 E. Corkill Road and APN 006-831-37 at

E. Corkill Road. The motion was seconded by **Member Washburn** and was carried unanimously.

Since they have already been through this process they have an understanding that this process could take some time and would affect the property in perpetuity.

**DISCUSSION ITEM**

**Updates and other items of interest.** Member Getto requested a percentage of applications and acreages that have been placed under conservation easements so far. Secretary Moyle didn't have those figures at that time, and Chairman Johnson asked that she prepare this information for the next meeting.

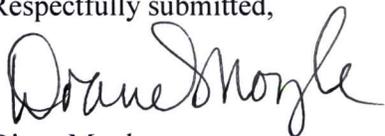
**PUBLIC COMMENT**

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

**ADJOURNMENT**

**Chair Johnson** adjourned the meeting at 8:55 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Diane Moyle".

Diane Moyle  
Recording Secretary