

Agenda Item: Appt. 8:50-A

**Churchill County  
Agenda Report**

Date Submitted: August 15, 2007

Agenda Date Requested: September 6, 2007  
Time Requested: Appointment

To: Board of County Commissioners

From: Planning Commission

Subject Title: Consideration and possible action re: Parcel Map, Mary & Wade Hard (TCID#06-134, Casey Road)

Type of Action Requested: ( x ) Formal Action/Motion ( ) Other (Specify)

Does this action require a Business Impact Statement? ( ) Yes ( x ) No

**Recommended Board Action:** Motion to approve the Parcel Map for Mary & Wade Hard (TCID#06-134, Casey Road) subject to compliance with Churchill County Code, including water right dedication; and installation of a second well placed so that there is one on each parcel.

**Discussion:** Director Lockwood said two parcels are being created from one 2.27-acre parcel. They both have access from Casey Road, a county maintained road. There are two homes on this property, and one well and two septic tanks. This map has been in the works for approximately eight months and the problem was that when the County Surveyor was reviewing the map he had real concerns that there were title questions with a portion of the property to the west incorporating both the road and canal easement; and nobody really knew who it belonged to; there was a breakdown between all the deeds recorded on this property. It has taken a considerable amount of time for them to have a Quiet Title for that area on the other side of the canal and roads. There remains a small triangle of land west of Casey Road and east of the canal that is part of the subject property ; this area is too small to be built upon and this will not cause any negative impacts.

Member Richardson asked if this map was an exception to the rule that you cannot drill a well on a lot less than five-acres in size. Director Lockwood said no, if you are doing a subdivision, which is the creation of five lots at one point in time, then the lots cannot be less than five-acres in size for you to be allowed to have a well and septic system. But on a parcel map, that is okay. The Planning Commissioners voted unanimously in favor of recommending approval of this map.

Alternatives: n/a

Prepared By: Debi Kissick

Date: 08/15/07

Reviewed By: Rleanor Lockwood  
(Department Head)

Date: 08/21/07

[Signature]  
(County Manager)

Date: 23 Aug 07

[Signature]  
(Deputy District Attorney)

Date: 23 Aug 2007

Board Action Taken:

Motion: \_\_\_\_\_

1)	_____	Aye/Nay
2)	_____	_____
	_____	_____
	_____	_____

\_\_\_\_\_  
(Vote Recorded By)

