



# CHURCHILL COUNTY AGENDA REPORT

**Date Submitted:** September 2, 2021

**Meeting Date Requested:** September 15, 2021

**To:** Board of County Commissioners

**From:** Jim R. Barbee, County Manager

**Subject Title:** Consideration and possible action re: Approval of an Agreement for purchase of a Conservation/Restrictive Use Easement with Denver Scott Nygren on Assessor's Parcel Number 009-051-05, totaling 157.70 acres with 94.90 irrigated acres.

**Type of Action Requested:** Formal Action/Motion

**Does this action require a Business Impact Statement?** No

**Recommend Board Action:** Motion to approve purchase of a Conservation Easement and 184 Transferable Development Rights from the approved Sending Site, Assessor's Parcel Number 009-051-05.

**Discussion:** The subject property is under the ownership of Denver Scott Nygren and is an approved Sending Site. The Sending Site Application includes 157.70 acres of land, with 94.90 acres of water rights. Easement on this property and development rights transferred to designated receiving sites will preserve agriculture and facilitate Naval Air station Fallon's plan to minimize urban growth on lands surrounding the base. This purchase meets Churchill County TDR Program goals.

**Alternatives:** Many alternatives exist in land acquisition. However, most of these alternatives offer several constraints to landowners. The easements proposed by Churchill County/Navy are less restrictive to farmers and allow them to continue managing the land in compliance with local practices.

**Fiscal Impact:** Estimated Total Cost: \$275,000, plus closing costs, to be divided 90% Navy and 10% Churchill County. Churchill County's portion to be paid from the Water Resource Fund.

**Explanation of Impact:** Approving these expenditures will support the Transfer of Development Rights (TDR) Program for Churchill County, protect productive agricultural lands, and reduce the ability for urban growth to encroach upon NAS Fallon. The reduction of encroachment upon NAS Fallon will protect one of our community's most important economic assets, while also keeping water in our valley. The TDR Program offers community benefit and potentially facilitates the ability of developers to bear some of the fiscal responsibility of urban growth.

**Funding Source:** U.S. Navy and Water Resources Fund (380-380-76631)

**Prepared By:** Julie B. Guerrero, Administrative Services Manager

**Reviewed By:** Jim R. Barbee, County Manager

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Benjamin Shawcroft, Chief Deputy DA

Sherry Wideman, Comptroller

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