

MEMBERS PRESENT

Chairman Dini
Mr. Marvel
Mr. Fitzpatrick
Mrs. Westall
Mr. Harmon
Dr. Robinson
Mr. Craddock
Mr. Getto
Mr. Bedrosian
Mr. Bergevin

GUESTS PRESENT

Guest List attached

* * * * *

Chairman Dini called the meeting to order at 9 A.M.

SB 120 - REMOVES EXEMPTION OF CERTAIN LARGE
PARCELS FROM LAWS RELATING TO SUB-
DIVISIONS AND PARCEL MAPS

SENATOR CARL DODGE

Senator Dodge advised the Committee the Bill is an effort to try to compromise the positions of County Commissioners in the regulation of large 40 acre subdivision projects, and the right of people to do with their land as they wish with a minimum of regulations. Senator Dodge then proceeded to elaborate on the various sections of the Bill. Senator Dodge directed the attention of the Committee specifically to the bottom of page 9 of the Bill, which he stated was of importance, regarding the fact that the purchaser must have disclosed to him or her, in writing, by a separate document, that the city, county, school district, and special districts, are not obligated to furnish any service specifically mentioning fire protection and roads to the land so divided, and that any public utility may be similarly free of obligation. He advised the theory behind that was because people buy the relatively inexpensive land out in a remote area and then expect all the services. He stated they are trying to require disclosure to the purchaser so that he is aware when he is buying cheap land he can expect cheap services.

KEN KJER, Chairman, Douglas Co. Board of Commissioners

BOB HATFIELD, County Manager

Mr. Kjer advised the Committee they support SB 120; he stated they feel it is the minimum standards that can be placed on the filing of a map for land division in order to protect the purchasers of the properties and the local government. He stated all that is required in the legislation is that they do show a road pattern, drainage pattern, easements, etc., which are minimum standards in order to protect the purchaser of the property.

Mr. Hatfield reviewed some of the problems in Douglas County, concurred in the statements made by Senator Dodge, and felt the Bill was a realistic and reasonable basis to protect the people, provide for input, and it is desperately needed on the part of Douglas County.

Mr. McMorris, Douglas County District Attorney, commented they were satisfied with the Bill because it gives them power to review the most critical things they were concerned about including protection of water courses, road accessibility, and utilities to the parcels. He stated if the Bill is not passed they won't have any control whatsoever.

RUSTY NASH, Deputy District Atty, Washoe County

Mr. Nash advised he was legal counsel for the Regional Planning Commission. He stated it was a compromise Bill; no one was one hundred percent satisfied that it does the job they would like; however, on the other hand, the developers would rather have no Bill at all. He advised the Committee it is a workable compromise which would give them at least some right to review the large divisions to insure access and a few basics are provided.

BOB SULLIVAN, Carson River Basic Council of Govts.

BJORN P. SELINDER, County Mgr., Churchill Co.

JOANNE McLACHLAN, Ass't., Storey Bd. of Commissioners

Mr. Sullivan submitted for the record, a copy of which is attached hereto and made a part hereof, a letter addressed to the Committee, dated February 26, 1979, from the Elko County Commissioners urging support of the Bill.

Mr. Selinder advised the Committee he represents the Churchill County Commissioners and the Churchill County Planning Commission and both groups do approve the concept of the Bill, and it takes the pressure off Commissioners to provide services in remote low density areas which has always been a problem.

Miss McLachlan commented that if the statute is adopted it gives a project a much better start by having a prior agreement between the governing body and the developer.

BILL McDONALD, District Attorney, Winnemucca

Mr. McDonald advised the Committee SB 120 will address the problems they have had.

KATIE GALLI

Miss Galli advised the Committee the Lyon County Commissioners and District Attorney are in full support of the Bill.

GIL BUCK, Nevada Assn. of Realtors

Mr. Buck advised the Committee if they felt they must pass the Bill, they would like to suggest some amendments, and Mr. Buck proceeded to go through the Bill and outline the amendments.

SAM MAMET, Clark County

Mr. Mamet advised the Committee he had been in contact with the Planning and Zoning people and they have absolutely no objection to the Bill.

SB 431 - CHANGES METHOD OF REFUNDING ANY EXCESS
FROM SPECIAL ASSESSMENT BY LAS VEGAS
VALLEY WATER DISTRICT AND CORRECTS
MISPRINT

No one present to testify.

Chairman Dini advised the Committee there would be an all day meeting tomorrow, May 2nd, 1979, starting at 8 A.M.

There being no further business to come before the meeting, the same was adjourned.

Respectfully submitted,

Sandra Shatzman
Assembly Attache

(Committee Minutes)

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COMMISSIONERS

JOHN C. CARPENTER
WILLIAM B. GIBBS
DALE PORTER, JR.

GEORGE R. E. BOUCHER
COUNTY MANAGER
(702) 738-5398

Board of County Commissioners

ELKO COUNTY COURTHOUSE
ELKO, NEVADA 89801

February 26, 1979

Nevada Legislature
Senate Committee on Government Affairs
Senator James Gibson, Chairman

Re: Senate Bill 120
Committee Hearing scheduled for Monday,
February 26, 1979, 2:00 p.m.

Dear Mr. Chairman and Committee Members:

This statement from Elko County will be submitted to the Committee by Mr. Robert Sullivan, Carson River Basin Council of Governments. We fully realize that a personal representative appearance before a Committee Hearing can more completely express the message desired. However, Elko County cannot have a representative appear today.

The Board of County Commissioners met in special session on February 23, 1979 and unanimously confirmed their support for S.B. 120. Elko County has not favored the 40 acre parcel land division clause since the adoption by the 1973 Legislature.

The original philosophy that parcels 40 acres or more in size are not conducive for subdivision consideration is false. Such land division is big business for certain land developers, and the process is gaining momentum. Such land division is an evasion of logical and practical land development.

Elko County was confronted with a 40+acre land division proposal early in 1974. Elko County even went to court and lost because the statutes specifically provided for the 40+acre exception as not being a subdivision regardless of the number of parcels.

Ultimately, this land division known as Mountain Meadow Ranchos by Landex did make the courts, and the Nevada Real Estate Division has an extensive file on the subject. Mountain Meadow Ranchos involved taking the 58,000+acre Pilot Ranch that was a checkerboard land pattern ranch in Pilot Valley which is immediately west of the Utah-Nevada border. The Landex Corporation took 91 sections of land and, by a totally different concept from aliquot part description, created 1,325 parcels each 40 or more acres in size. There was no apparent consideration given to parcel design, whether the parcel was on the valley floor or on the upper elevations of Pilot Mountain, which is over 10,000 feet in elevation.

Re: Senate Bill 120
Committee Hearing-2/26/79

EXHIBIT
February 26, 1979

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Anyone who has ever seen Pilot Mountain can easily recognize the impregnable features that prevail with respect to easy access. Two positive features for Pilot Mountain lots are an excellent view and solitude.

Exhibit "A" is submitted as supplemental information relating to the Mountain Meadow Ranchos land divisions.

Exhibit "B" is submitted as an overall statistical sheet of the 40+acre land division business which has taken place in Elko County since July 1, 1973. The bottom line totals are 154,094 acres and 1,814 parcels. Please note that the first four on the exhibit make note of "in process."

As indicated in Exhibit "C", the Winecup Ranch was sold in June 1978. The Winecup Ranch is also a checkerboard land pattern ranch. Earlier proposals were to pursue 160-acre parcels, but the present trend appears to be going to the 40+acre size. In recent weeks, Shirley Haws (see Exhibit "B") has shown the County her proposal which involves dividing the Black Mountain area.

Based on the overall size of the Winecup Ranch, the four "in process" activities are just the beginning of what can happen if the land market for such parcels is lucrative and on-going. The entire Winecup Ranch could be consumed by 40+acre parcelling.

Not included on the Exhibit "B" list are two additional large checkerboard ranches that -- if preliminary information becomes verified -- may also be going into the 40+acre disposal status in the near future.

The Board of County Commissioners firmly believes that, so long as the 40+acre parcel exclusion remains as is in Chapter 278, there is the potential of every private land ownership in Elko County currently 80+ acres or more in size to be divided whenever a particular owner of said lands determines this is the way to divide and sell land.

Therefore, we urge the Senate Government Affairs Committee to recommend the passage of Senate Bill 120 of January 25, 1979.

Thank you for every consideration.

Sincerely yours,

John C. Carpenter
William B. Gibbs
Dale Porter, Jr.

By (See attached draft of this letter
written by Mr. Boucher; letter
typed in Carson City)

George R. E. Boucher
County Manager

GREB:mer

Board of County Commissioners

Phone: (702) 738-5398

August, 1974

AN ELKO COUNTY INFORMATION STATEMENT ONMOUNTAIN MEADOW RANCHES

As a client of Landex you have signed a contract to purchase a parcel of land in eastern Elko County, Nevada known as Mountain Meadow Ranches. Potentially, each buyer was provided with an Owner's Property Report. However, you have now contacted an office of Elko County asking additional questions.

The first answer that should be received from Elko County is how Mountain Meadow Ranches became an entity. The Nevada Legislature during the 1973 session was confronted with many subdivision amendment proposals. After the adjournment, it was discovered that in the definition of what was to be a subdivision, a loop hole had been created. The sale of parcels 40 acres in size or larger was not to be considered a subdivision action.

Mountain Meadow Ranches was locally known as the Pilot Ranch prior to the Landex purchase. The ranch comprised of 58,000 + acres of checkerboard pattern land sections. The location of the Pilot Ranch lands lie in Townships 34N through 37N and Ranges 68,69, and 70. This is adjacent to the Utah line northwesterly from Wendover.

The geography of the ranch lands includes a sizeable area of Pilot Valley and higher elevations of Pilot Mountain to the east of the valley. On the west side, higher elevations of the Toano Range from the Silver Zone Pass area to thirteen miles North are involved. Elevation difference is 4,300 feet in the lowest alkali flat of Pilot Valley to 7,500 + feet in the Toano Range and 10,000 + feet on Pilot Mountain.

Agriculturally, the Pilot Ranch was a desert grazing operation as at the ranch site only 100 acres was considered irrigable. The irrigation water is piped from a collection of higher elevation springs on the west slope of Pilot Mountain. Much of the ranch land is poor grazing land and is in the lowest grazing classification. A basic statement for the land in the Pilot Valley area is a good 40 acre parcel on a good feed year might feed one cow for one month.

Pilot Creek is an ephemeral stream based on a short period flow or day length flow due to a cloudburst runoff. At the present, Pilot Creek flow does not reach the Great Salt Lake because a road fill stops the flow in Nevada.

MOUNTAIN MEADOW RANCHES

August, 1974

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The average precipitation for the Pilot Valley is low as the average for Montello and Wendover, Nevada are 6.09 and 4.74 inches respectively. Much of the precipitation is received in the form of cloudbursts during the summer. The ranch should be considered as arid lands.

The domestic and desirable ground water resources in the Pilot Valley are not optimistic. The old Lake Bonneville's highest shoreline elevation was 5,200 + feet. Water samples of ground water below this elevation in Pilot Valley indicate salinity and sodium hazards that are undesirable for irrigation purposes, and exceed the limits recommended for drinking water standards.

Mapping for the Mountain Meadow Ranches area is limited and very general in most respects. Part of the area has been mapped by the U.S. Geological Survey. The map that Landex provided you with using the blue squares is one of the better maps. A primary concern you will be confronted with before you could accomplish any development on a parcel would be getting it surveyed. You must prove where your land actually exists. Survey references in this area are limited and the cost of a survey could be very expensive.

The Pilot Ranch was purchased for approximately \$30.00 per acre and resold to Mountain Meadow Ranches customers at probably \$130.00 per acre. The best advice that can be extended to a buyer is to make an on the ground check to verify if this is actually what is wanted as a land purchase.

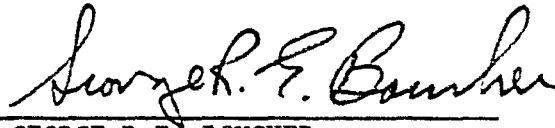
Before attempting any development or improvement to this property, the owner should accomplish contact with Elko County to determine compliance with County ordinances and State statutes. Elko County has several ordinances such as subdivision, zoning, and land use. The National Building, Electrical and Plumbing Codes have been adopted by Elko County and these codes apply to all new construction and remodeling.

A point of information regarding the resubdividing of the 40 + acre and larger parcel is that Elko County by ordinance and inclusion of the Nevada Revised Statutes has very strict and detailed requirements. The subdivision ordinance is strictly enforced as is all the other ordinances. Exceptions to the ordinances are not accepted on the basis of no knowledge of the law.

Within the Elko County long range planning, there is no great growth anticipated in the Mountain Meadow Ranches area. Wendover development has been limited for years because of water supply and normal economics of the area. Growth in the Mountain Meadow Ranches should be considered on a speculation basis only.

MOUNTAIN MEADOW RANCHES
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Additional questions concerning the Mountain Meadow Ranches can be directed to the Elko County Manager, Courthouse, Elko, Nevada 89801.



GEORGE R.E. BOUCHER
Elko County Manager

GREB/lm

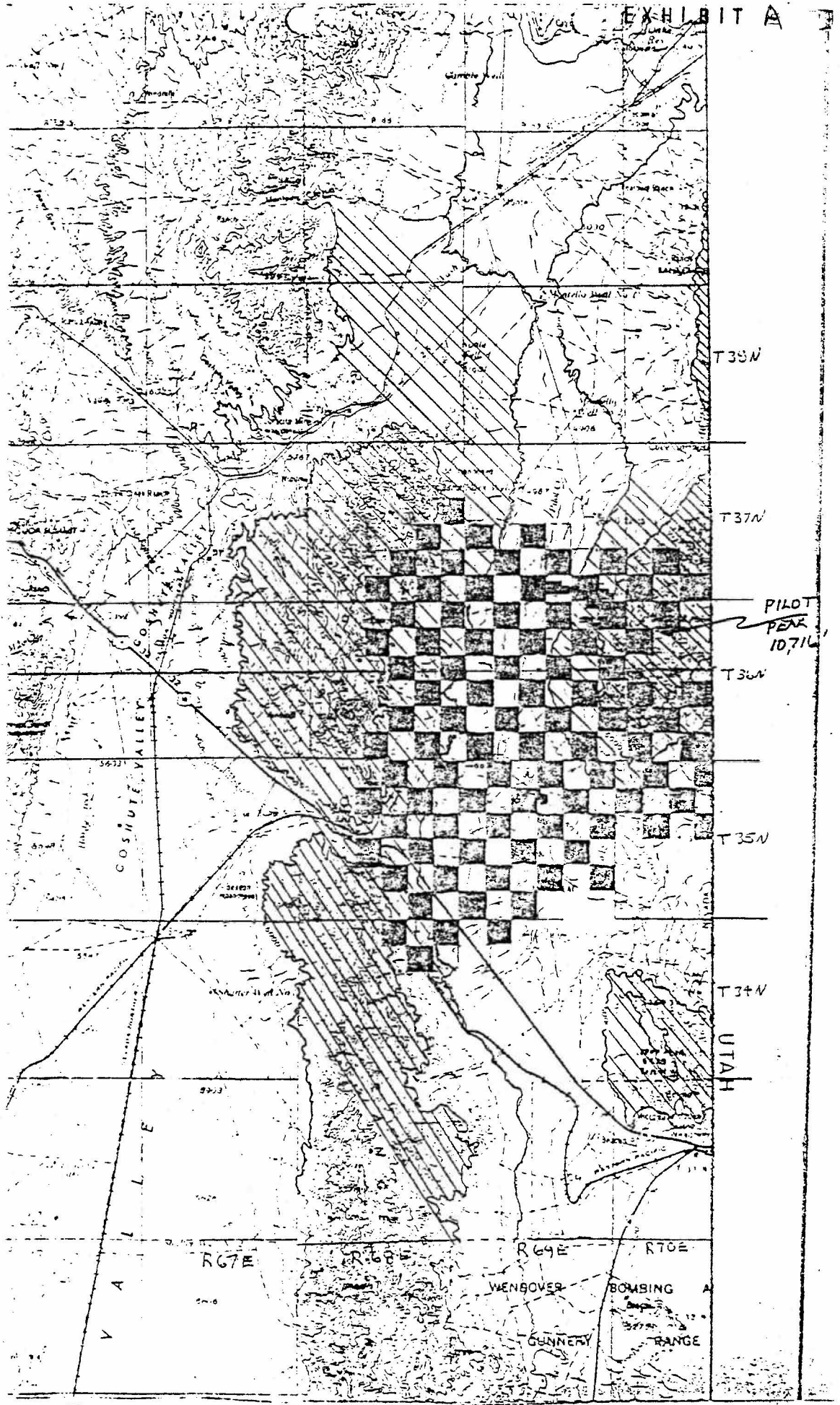


EXHIBIT "B"

NAME	NUMBER OF ACRES	NUMBER OF LOTS
Lake Properties	23,930	In process
Shirley Haws	10,883	" "
Circle M	20,610	" "
C D Ranch	14,902	" "
Smith Creek	1,520	38
Landex	58,000	1,325
Western Hills	1,675	40
Gold Creek	5,000	65
Fox	3,200	38
Ivy	740	6
Mogan	3,626	102
Perdriau Investment	3,628	55
Wells Cattle - Land	1,240	34
Silas Sinton	146	3
Nolind	80	2
Nolind	160	4
Corbett	320	8
Jones	167	4
Jones	320	8
Jones	165	4
Lipparelli	262	6
Womack	1,520	38
Wheeler	160	1
Mogan	100	2
Mogan	160	4
Gleason	1,120	16
Mogan	140	3
Mogan	160	4
Mogan	160	4

154,094 Total Acres

1,814 Total Lots

ELKO DAILY FREE PRESS, Elko, Nevada Thursday, June 29, 1978

Winecup Ranch sold for \$4.5 million

Sale of the Winecup Ranch in northeastern Elko County by Oppenheimer Industries Inc. to Derral Christensen of Delta, Utah, has been announced. Tony Oppenheimer, vice president of the selling corporation, reported the sale price as \$4.5 million.

Oppenheimer and United Farm Agency co-brokered the sale of the 388,000 acre ranch, which once was owned by movie actor Jimmy Stewart.

Other past owners of the ranch include Bill Addington in recent times and, according to the book "Nevada's Northeast Frontier", in earlier days the Utah Construction Co., John Tinnan, Jasper Harrell and John

Sparks, who served as Nevada governor from 1902 until his death in 1908.

The headquarters of the big ranch, situated not far from Thousand Springs between Wells and Jackpot, boasts a main ranch house that reportedly encompasses 7,568 square feet of floor space.

"The sale of the Winecup Ranch reflects the continuing interest in ranchland by major investors," said Oppenheimer. "Buyers realize that current cattle prices are considerably higher than in past years and that large real estate holdings have continued to appreciate in value rapidly over the years."

Oppenheimer said portions of the ranch may be subdivided into large tracts that will continue to be managed as cattle operations. However, he added, individual investors are expected to maintain second homes on the property, from which they will enjoy hunting and other recreational activities found in Nevada.

Oppenheimer Industries is one of the largest cattle and ranch management firms in the United States. As a general partner, it has managed the property for the Winecup Ranch Partnership for the last nine years.

MISCELLANEOUS REAL ESTATE

FARM REAL ESTATE

By Owner

160 acres or more

Own a piece of the Winecup Ranch. \$145 per acre and up. Excellent Farm and Ranch property with plenty of water available. Located 41 miles south of Jackpot, Nevada, and Highway 93. Thousand Springs Trading Post located on property. Three landing strips. Plenty of deer, antelope, and fishing on property. Owner will finance with small down payment. Call Monte Tipton at 801-486-3558 or 801-942-1711, or Guy Tipton at 702-752-9986.

EDFP 7/2/78

