

EUREKA COUNTY PLANNING COMMISSION  
Meeting Minutes  
August 30, 2023

**CALL TO ORDER:**

Chair Russell Conley called the meeting to order at 1:00 p.m. on August 30, 2023. Robin Hicks motioned to approve the agenda; Craig seconded the motion. Motion carried (4-0).

**ROLL CALL:**

Roll call was conducted and members present were Chair Russell Conley; Vice-Chair Robin Hicks, Tony Rowley, and Craig Benson (via telephone). Also present was Jeb Rowley, Public Works Director, Ted Buetel, District Attorney, Michael Mears, Assessor, Khatlyn Michaeli, Nevada Gold Mine Representative, Deanna Damele, and Mark Damele.

**PUBLIC COMMENT:**

Chair Russell Conley called for Public Comment; there was none.

**APPROVAL OF MINUTES:**

Robin Hicks motioned to approve the minutes of the May 1, 2023 meeting as written; Russel Conley seconded the motion. Motion carried (4-0).

**CORRESPONDENCE:**

Joyce Jeppesen received four parcel maps; various emails between Joyce Jeppesen and Eric Sage with Wood Rogers regarding NGM maps; Joyce Jeppesen received a few requests regarding adult entertainment.

**VACANT PLANNING COMMISSION SEAT**

Tony Rowley motioned to approve James P. Ithurralde's resignation and advertising the vacant position. Robin Hicks seconded the motion. Motion carried (4-0).

**HOWARD HILL, SR. AND KATHY HILL PARCEL APPLICATION**

Jeb Rowley, Public Works Director discussed a revision that guarantees access on the southern side with a 33-foot easement that touches all sides of the parcel, for any additional sides created. Craig Bensen motioned to approve the proposed parcel map submitted by Howard Hill Sr. and Kathy Hill; Tony Rowley seconded the motion. Motion carried (4-0).

**MARK AND AMY DAMELE PARCEL APPLICATION**

The Board reviewed the proposed map and had no comments or concerns. Robin Hicks motioned to approve the proposed parcel map submitted by Mark Damele and Amy Damele; Craig Bensen seconded the motion. Motion carried (4-0).

**NEVAD GOLD MINES DIVISION OF LAND INTO LARGE PARCELS APPLICAITONS**

NGM is requesting to purchase several parcels for transportation of ore. The Board discussed several issues with NGM representative Khatyln Micheli, regarding legal access to all parcels relating to APN 005-080-18. Public Works Director, Jeb Rowley and District Attorney, Ted Buetel

recommended recognizing a county road through the parcel by establishing a center line for an entrance and exit and adding a description regarding that center line for the uses of a county road on the parcel map. Chairman, Russel Conley also recommended adding a road drawn on the parcel map with a 66-foot easement that grants access off of County Road M116 to parcel #1 and adding a description to the parcel map referring latest adopted County Road Map.

NGM is requesting to purchase APN 005-260-14 for transportation of ore. The Board discussed several issues with NGM representative Khatyln Micheli, regarding no legal access and no utility and drainage easements around the entire parcel. Jeb Rowley, Public Works Director and Ted Beutel, District Attorney discussed the County Road 328 not being identified on the County Road Map as a maintained County Road and their concerns on parcel map #2 for any emergency services needed. They recommended that NGM would need to establish an easement for access from across parcel #1 to Cold Spring Point Road and adding that description onto the parcel map referring the latest adopted County Road Map. The Board discussed placing a 66-foot easement on the parcel map to these considered parcels in order for the Planning Commission to proceed any further. Jeb Rowley, Public Works Director recommended additional jurats in Title 8 to be added to both NGM maps. NGM representative, Khatyln Micheli will be getting together with NGM to update the current map and will return at a further date which will then be reviewed and approved by both the Planning Commission and Board of Eureka County Commissioners.

**NEXT AGENDA:**

Nevada Gold Mines Division of Land into Large Parcels Applications.

**NEXT MEETING DATE:** Robin Hicks motioned to set the next meeting date at the call of the Chair; Tony Rowley seconded the motion. Motion carried (4-0).

**PUBLIC COMMENT:**

Chair Russell Conley called for Public Comment; there were none.

**ADJOURNMENT:**

Tony Rowley motioned to adjourn the meeting at 1:58 p.m.; Robin Hicks seconded the motion. Motion carried (4-0).

Respectfully submitted by:

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Julia A. Hayward, Secretary

Board approved on August 30, 2023:

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Russell Conley, Chair