

EUREKA COUNTY PLANNING COMMISSION

Meeting Minutes

May 1, 2023

CALL TO ORDER:

Chair Russell Conley called the meeting to order at 1:03 p.m. on May 1, 2023. Robin Hicks motioned to approve the agenda; Sasha Meyer seconded the motion. Motion carried (5-0).

ROLL CALL:

Roll call was conducted and members present were Chair Russell Conley; Vice-Chair Robin Hicks, Sasha Meyer, Tony Rowley, and Craig Benson (via telephone). Jim Ithurralde, Jim Evans, and Phillip Brown were absent. Also present was Jeb Rowley, Public Works Director and Daniel Groth.

PUBLIC COMMENT:

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

APPROVAL OF MINUTES:

Tony Rowley motioned to approve the minutes of the August 16, 2022 meeting as written; Sasha Meyer seconded the motion. Motion carried (5-0).

CORRESPONDENCE:

Resignation letter from James Ithurralde dated May 1, 2023; various email requests for zoning and permitting information.

APPOINTMENT OF OFFICERS

Tony Rowley motioned to retain current officers of Russel Conley as Chairman and Robin Hicks as Vice-Chair. Craig Benson seconded the motion and the motion carried (5-0).

LAND DIVISION APPLICATION UPDATES

The fees on the applications are behind the current Recorder's Fees and that office is in the process of updating the current schedule. Joyce Jeppesen requested to put generic statement of "refer to current Recorder's fee list" instead of putting actual amounts. The fee schedule is available on the Recorder's page of the County website, and the statement will minimize the number of changes going forward. Robin Hicks motioned to approve the update to the Parcel Map, Division of Land into Large Parcels, and Subdivision applications reflecting the addition of "Refer current to Recorder's Fee List" wording change in the application fee section; Sasha Meyer seconded the motion. Motion carried (5-0).

GARY AND CINDY ARMKNECHT – PRE PARCEL-REVIEW

Cindy Armknecht provided a Record of Survey prepared by High Desert Engineering. Chair Russell Conley advised that this item will be tabled until the Armknecht's can attend a pre-conference review due to the engineering firms experience in Eureka County.

DANIEL GROTH – PRE-CONFERENCE REIVEW

The Board discussed several issues with Daniel Groth regarding his plan to develop a subdivision located on APN 007-370-31, 53 total acres. Mr. Groth is requesting to develop nineteen (19) lots, each 2.5 acres, which allow for individual septic and domestic wells. Chair Russell Conley discussed the requirements of developing a subdivision which could include streets, curbs, gutters, and street lights. The group discussed the existing subdivisions and differences between those in Eureka and in the outlying area. Public Works Director Jeb Rowley and District Attorney Ted Buetel discussed the requirement of the developer for developing the road to County standards, which most likely would include paved streets so that the burden does not eventually fall on the County. Also discussed were the different state agencies such as Nevada Department of Transportation, Nevada Department of Environmental Protection, Nevada Division of Health and Behavioral Services, and the Nevada Division of Water Resources that would need to review and approve the subdivision plan. Mr. Groth will work with his engineer to update the current map and come back with a preliminary subdivision map which will need to be reviewed and approved by both the Planning Commission and Board of Eureka County Commissioners.

BOARD MEMBER COMMENTS:

There were no comments.

NEXT AGENDA:

Daniel Groth; Mark and Amy Damele parcel map; Howard and Kathy Hill parcel map; Vacant Board member advertisement; Flood control strategy for 3rd Street and Diamond Valley.

NEXT MEETING DATE: Robin Hicks motioned to set the next meeting date at the call of the Chair; Sasha Meyer seconded the motion. Motion carried (5-0).

PUBLIC COMMENT:

Chair Russell Conley called for Public Comment;

ADJOURNMENT:


Tony Rowley motioned to adjourn the meeting at 2:06 p.m.; Sasha Meyer seconded the motion. Motion carried (5-0).

Respectfully submitted by:



Joyce Jeppesen, Secretary

Board approved on August 30, 2023 :



Russell Conley, Chair