

**EUREKA COUNTY BOARD OF COMMISSIONERS
PUBLIC HEARING – MASTER PLAN
April 6, 2010 – 7:00 P.M.**

STATE OF NEVADA)
 :SS
COUNTY OF EUREKA)

CALL TO ORDER

The Board of Eureka County Commissioners met pursuant to law on April 6, 2010, for a special meeting. Present were Chairman Leonard Fiorenzi, Vice Chair Jim Ithurralde, Member Mike Page, Deputy District Attorney Kelly Brown, and Clerk & Treasurer Jackie Berg. Present in the audience were members of the public and Eureka County staff (Ellen Rand, Vera Baumann, Jeannette Dahl, Jake Tibbitts, Adriane Tibbitts, Jerry Larson, Sonia Larson, Hector Larson, Tom Young, Tim Arnold, BG Tackett, Hans Ludwig, Robin Evans; and at the Crescent Valley site, Vicki Drenon). The meeting was called to order at 7:00 p.m. and began with the Pledge of Allegiance. The interactive video conference system was connected and utilized between Crescent Valley and Eureka for the entire meeting.

APPROVAL OF AGENDA

Commissioner Ithurralde motioned to approve the agenda notice as posted; Commissioner Page seconded the motion; motion carried 3-0.

PUBLIC COMMENT AND DISCUSSION

The Chairman opened the floor to public comment, clarifying that this period was for public comment on any subject and comment specific to the Master Plan would be heard at the designated time. There were no comments.

PUBLIC HEARING – EUREKA COUNTY MASTER PLAN

Notice was given that the Board of Eureka County Commissioners would hold a public hearing at 7:00 p.m. on April 6, 2010, in the Commissioner’s meeting room at the Eureka County Courthouse (televised via interactive video to the Crescent Valley Town Hall) to hear public comments and take action to adopt the Eureka County Master Plan as revised. Copies of the revised Master Plan have been available at the County Clerk’s office for review by the public upon request.

Chairman Fiorenzi read the public hearing notice and called for public comments related to the Eureka County Master Plan. BG Tackett, from Hot Springs Ranch in Antelope Valley, provided detailed comments related to the recreational opportunities available in Eureka County. He felt the Master Plan was a good document overall, but would have liked to see a stronger emphasis on recreation and also thought the language was soft in some areas, with a lot of ‘mays’. Mr. Tackett felt the document allowed for moving forward with diverse economic development, but perhaps didn’t provide the driving force to do so. Mr. Tackett presented interesting argument in favor of pursuing the unique economic opportunities related to recreation in the County, including skiing, mountain biking, hiking, exploring, hunting, fishing, with a large emphasis on the quality of climate and terrain in the area for back country skiing. He felt the people were available – both in the form of tourists passing through on their way to Utah, California, and other areas of Nevada for skiing and other recreational pursuits; and in the form of new residents and families being brought in by the area mines. He had just spent the last couple of days skiing in the area with Hans Ludwig, of Powder Magazine, noting that the August issue should have some mention and photographs of Eureka County.

Tim Arnold, of General Moly, offered comments as well. He had read the Master Plan and found many areas that recognized the future of Eureka County and mining as 'really fitting hand and glove.' Chapter 5 noted that the most obvious opportunities to strengthen the economy of Eureka County are associated with the mining industry. He felt the document did a good job of pointing out the benefits of the mining industry, both in the future and over the last 20, 30, 40 years. Mr. Arnold noted that there really hadn't been opportunity to talk about future economic development beyond Mount Hope; but the economy, including housing, support of local businesses, etc. will be fortified with the development of Mount Hope. He pointed out that for every mining job that comes into an area, 0.2 jobs are created in the community in other businesses. Mr. Arnold sees the Master Plan as a plan forward, with Eureka Moly and General Moly being a huge part of that. He concluded by saying he is ready to partner with the County and wants to be a huge part of the success of Eureka County going forward.

Hans Ludwig, of Powder Magazine, was visiting the area from his home town of Mammoth Lakes, and reiterated what BG Tackett had offered. Mr. Ludwig agreed that there were vast recreational opportunities and 'tons of potential' in the area without, perhaps, as many of the 'hoops' that other over-regulated areas had to go through. Due to the rural nature and natural features already available, a certain level of development could take place with minimal investment and without being in conflict with the existing hunting, fishing, agricultural, and mining interests in the area. Eureka is a good 'halfway' point for recreationalists who invest a lot of time and money traveling in pursuit of these activities. Mr. Ludwig encouraged Eureka County to take an inventory of resources available, for use as a base to plan and control what amenities could be pursued in the future.

The Chairman called for additional comments. Hearing none, he wanted to offer his own remarks on the Master Plan, and began by reading from the document, "...survey participants reaffirmed the unacceptability of zoning as a means of controlling land use growth..." Chairman Fiorenzi stated that the document recognized private property rights as the ultimate authority, based on the wishes of the citizens of Eureka County. Regulations and zoning had not been added, which is good news to the citizens who want the freedom to do as they wish with their own property; but he cautioned that this also means your neighbor has that same right. He agreed with Mr. Tackett that the plan was a fairly loose document and included a lot of 'mays' in relation to the stated goals; but he explained that the 'shalls' had been removed to allow the governing board latitude in pursuing the best interests of the County without being tied down by the word 'shall.'

Commissioner Ithurralde agreed that regulations had not been added, because that was the wish of the citizens. He commented that recreational and economic pursuits were encouraged in the plan, and concluded by saying a lot of time, effort, and attention had been invested in the update of the Master Plan.

Robin Evans thanked the Board for allowing the citizens the freedom by not imposing regulations; but added that with freedom comes responsibility and she hoped that the citizens of Eureka County would live up to the responsibility and the freedom they had been given.

Chairman Fiorenzi made a final call for comments and there were no further remarks. Commissioner Ithurralde motioned to approve the resolution adopting the 2010 Eureka County Master Plan as presented at this public hearing; Commissioner Page seconded the motion; motion carried 3-0.

Eureka, Nevada

April 6, 2010

**RESOLUTION
OF THE BOARD OF EUREKA COUNTY COMMISSIONERS
APPROVING THE 2010 EUREKA COUNTY MASTER PLAN**

WHEREAS, NRS Chapter 278 requires the Eureka County Planning Commission to prepare, conduct hearings on, and adopt a comprehensive plan for the physical development and orderly management of the growth of Eureka County; and

WHEREAS, the Eureka County Planning Commission did, following a public hearing, adopt the 2010 Eureka County Master Plan containing these elements:

- 1.0 Introduction (13 pages)
 - 2.0 Historical and Current Perspective (17 pages)
 - 3.0 Growth Management (7 pages)
 - 4.0 Public Facilities and Services (43 pages)
 - 5.0 Economic Development (12 pages)
 - 6.0 Natural Resources and Federal or State Land Use (91 pages)
 - 7.0 Land Use (8 pages)
 - 8.0 Housing (14 pages)
 - 9.0 Water Resources (4 pages)
- with accompanying maps and figures; and

WHEREAS, the Eureka County Planning Commission recommends the Board of Eureka County Commissioners approve the 2010 Eureka County Master Plan; and

WHEREAS, on April 6, 2010, the Board of Eureka County Commissioners held a public hearing on the 2010 Eureka County Master Plan and reviewed the Master Plan, considered all the information including public comments, and has now completed its deliberations; and

WHEREAS, the Board of Eureka County Commissioners believe the 2010 Eureka County Master Plan is properly drafted to represent the long term interests of Eureka County; and

WHEREAS, the Board of Eureka County Commissioners finds that the 2010 Eureka County Master Plan promotes the health, safety and general welfare of the residents of Eureka County; and

WHEREAS, the elements and policies within the 2010 Eureka County Master Plan are severable, and if any portion of the Plan is declared invalid, the remaining elements and policies of the 2010 Eureka County Master Plan are intended to survive and remain in effect:

NOW THEREFORE BE IT RESOLVED that the 2010 Eureka County Master Plan and elements 1.0 through 9.0 is hereby approved, and all other previous versions of the plan no longer have force or effect.

Approved this 6th day of April, 2010.

Ayes: /s/ Leonard Fiorenzi
/s/ J.P. Ithurrealde
/s/ Mike Page

Nays: _____

Attest:
/s/ Jackie Berg
Eureka County Clerk

PUBLIC COMMENT AND DISCUSSION

For the final public comment period of the night, Jeannette Dahl, Master Plan contractor, stated on behalf of herself and fellow contractor Floyd Rathbun, *"I just want to thank you very much for giving us the opportunity to work on this project; it was really enjoyable; it was so enjoyable working with everyone in the County and the community, and we really appreciate you a lot. Thank you."*

The Board thanked Ms. Dahl and Mr. Rathbun for the efforts put forth in this project, and also thanked the Planning Commission, and their Administrative Assistant, Vera Baumann, for all the work, time, and patience expended during this process.

ADJOURNMENT

Commissioner Page motioned to adjourn the public hearing at 7:25 p.m.; Commissioner Ithurralde seconded the motion; motion carried 3-0.

Approved this 20th day of April, 2010.

/s/ Leonard Fiorenzi

Leonard Fiorenzi, Chairman

Attest: /s/ Jackie Berg

Jackie Berg, Clerk