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STOREY COUNTY PLANNING UPDATES

Planning Updates

It has become apparent that regional growth concerns have arrived in Storey County. The final outcome will most certainly be determined thru a process that provides for public input, debate and deliberation.

In order to provide up-to-date information to all interested parties, we have expanded our website "breaking news" pages to provide a new section where information will be publicly posted as it becomes available. It will never be our intent or scope to use this new section, known as "Planning Updates" to editorialize or take sides. The public process will provide for that. Instead, we hope to provide everyone immediate and full access to documents and notices as our Planning Commission and County Commission will see them. Individuals with specific comments are strongly encouraged to attend scheduled meetings and speak. You may also address emails to Planning_Input@StoreyCounty.org. Your emails will be forwarded to both the Planning and County Commissioners.

Interested parties may want to "Bookmark" the Storey County Homepage (www.StoreyCounty.org) or the new Planning Update page (www.StoreyCounty.org/Planning_Updates) as sources of updated information. One of the great features of the Storey County website is an "instant notification service". This service provides email notification whenever new postings are made to the Planning Updates, Breaking News or County Commissioner's Meeting Agendas/Minutes pages. Planning Commission Agendas and Minutes are not yet linked to this service, but we will temporarily post copies in the Planning Update section which will generate an automatic notification. To sign up for the "instant notification service", please email Commissioners@StoreyCounty.org and request which section(s) you are interested in.

Date Posted: (7/11/2007) Posted by: *Storey County Planning Commission*

April 13th Planning Commission Agenda

PLANNING COMMISSION MEETING **A G E N D A**

Friday ~ 13 April 2007 ~ 6:00 pm

**Highlands Community Room ~ Behind Highlands Firehouse
2610 Cartwright Road ~ Virginia City Highlands, Nevada**

- * CALL TO ORDER**
- * ROLL CALL**

PLEDGE OF ALLEGIANCE

* APPROVAL OF AGENDA FOR April 13, 2007

* APPROVAL OF MINUTES FOR March 15, 2007

* **2007-049 Master Plan Amendment** –by Virginia Highlands, LLC

A Master Plan Amendment on approximately 8,590 acres that are currently zoned “Special Industrial” and “Forestry” to be amended to allow mixed-uses through a “Planned Unit Development” (PUD) zone designation for their “Cordevista” project.

* **2007-050 Zone Change** –by Virginia Highlands, LLC

A Zone Change on approximately 8,590 acres that are currently zoned “Special Industrial” and “Forestry” to have the zone changed to “Planned Unit Development”(PUD) which will allow mixed-uses for their “Cordevista” project. *This requested Zone Change will only be heard when and if the Master Plan Amendment (2007-049) has been approved as requested.*

(For additional information www.StoreyCounty.org/Planning_Updates)

* **DETERMINATION OF NEXT PLANNING COMMISSION MEETING**

* **APPROVAL OF CLAIMS**

CORRESPONDENCE

PUBLIC COMMENT

STAFF

* **ADJOURNMENT**

I, MAGGIE HILL, ON BEHALF OF THE STOREY COUNTY PLANNING COMMISSION, DO HEREBY CERTIFY THAT I POSTED, OR CAUSED TO BE POSTED A COPY OF THIS AGENDA AT THE FOLLOWING LOCATIONS ON OR BEFORE APRIL 5, 2007: VIRGINIA CITY POST OFFICE; STOREY COUNTY COURTHOUSE; VIRGINIA CITY FIRE DEPARTMENT; VIRGINIA CITY RV PARK MARKET; RAINBOW BEND CLUBHOUSE; VIRGINIA CITY HIGHLANDS FIRE DEPARTMENT; AND THE LOCKWOOD FIRE DEPARTMENT.

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Storey County
Planning Commission

Douglas Walling, *Chairman*
Virgil Bucchianeri, *Vice-Chairman*

Lydia Hammack ~ Peter Maholland ~ Austin Osborne ~ Larry Prater ~ Bret Tyler

OFFICIAL MINUTES OF 13 APRIL 2007

Members Present:

Douglas Walling, Virgil Bucchianeri, Austin Osborne, Bret Tyler, Larry Prater, Lydia Hammack and Peter Holland

Members Absent: None

OTHERS PRESENT: Planning Administrator Dean Haymore and County Manager Pat Whitten

Call to Order:

With a quorum present, Chairman Douglas Walling called the meeting to order at the VC Highlands Community Building at 6:02 p.m. and welcomed newly appointed Planning Commissioner Peter Holland.

Pledge of Allegiance

Approval of Agenda for 13 April 2007

Bret Tyler made a motion to approve. Larry Prater seconded the motion; and with no further discussion, all voted aye and the motion carried.

Approval of Unofficial Minutes for 15 March 2007

Austin Osborne made a motion to approve the minutes. Virgil Bucchianeri seconded the motion, and with no further discussion, all voted aye and the motion carried.

* **2007-049 Master Plan Amendment – by Virginia Highlands, LLC**

A Master Plan Amendment on approximately 8,590 acres that are currently zoned "Special Industrial" and "Forestry" to be amended to allow mixed-uses through a "Planned Unit Development" (PUD) zone designation for their "CORDEVISTA" project.

Blake Smith made an extensive presentation regarding plans for the "CORDEVISTA" project explaining the need for the aforementioned Master Plan Amendment. Upon his conclusion, Chairman Walling opened the questioning by the Planning Commissioners. When the Planning commission concluded their questioning, Chairman Walling opened the questions to those who had completed "Testimony Declarations". Extensive questions with answers from Blake Smith followed. Lydia Hammack suggested that all areas of the county had a right to hear the CordeVista proposal. Following further discussion by the Planning Commissioners, Ms. Hammack moved to continue the CordeVista applications and hear the Cordevista applications on May 3rd, 2007 at 6:00p at the Rainbow Bend Clubhouse at 500 Avenue Bleu de

*Clair. Bret Tyler seconded the motion. With no further discussion, all voted aye and the motion carried.
Postscript: This meeting was recorded and transcribed by a court reporter.*

* **2007-050 Zone Change – by Virginia Highlands, LLC**

A Zone Change on approximately 8,590 acres that are currently zoned “Special Industrial” and “Forestry” to have the zone changed to “Planned Unit Development”(PUD) which will allow mixed-uses for their “CORDEVISTA” project. *As the above item was continued, this item was not heard.*

DETERMINATION OF NEXT PLANNING COMMISSION MEETING:

Following Dean Haymore’s suggestion, Bret Tyler made a motion to hold the next meeting on April 19, 2007 in Virginia City. Austin Osbourne seconded the motion; and with no further discussion, all voted aye and the motion carried.

CLAIMS: None

STAFF: Dean Haymore reported on Sierra Pacific’s upcoming Special Use Permit progress.

PUBLIC COMMENT: Gerrie Honea commended the Planning Commissioners on the meeting.

ADJOURNMENT: Chairman Douglas Walling adjourned the meeting at 9:50 pm.

Respectfully Submitted,

Kathleen Edwards, Sitting Secretary

Douglas Walling, Chairman