

STOREY COUNTY PLANNING COMMISSION

Condensed Transcript of the Meeting held on:

Wednesday, May 3, 2007

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MEETING OF THE STOREY COUNTY PLANNING COMMISSION
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MAY 3, 2007; THURSDAY
Rainbow Bend Clubhouse
500 Avenue Blue de Claire
Lockwood, Nevada

Reported by: LORI URMSTON, CCR #51, RPR, RMR
CALIF. CCR #3217

1 RENO, NEVADA; THURSDAY, MAY 3, 2007; 6:08 P.M.
2 --o0o--
3 CHAIRMAN WALLING: At this time I would like to
4 call the meeting to order of the Storey County Planning
5 Commission, Rainbow Bend, 3rd of May, 2007.
6 Mr. Secretary, can we have a call of the roll for a
7 quorum, please.
8 MR. HAYMORE: Virgil Bucchianeri.
9 VICE-CHAIRMAN BUCCHIANERI: Here.
10 MR. HAYMORE: Lydia Hammack.
11 COMMISSIONER HAMMACK: Here.
12 MR. HAYMORE: Peter Maholland.
13 COMMISSIONER MAHOLLAND: Here.
14 MR. HAYMORE: Austin Osborne.
15 COMMISSIONER OSBORNE: Here.
16 MR. HAYMORE: Larry Prater.
17 COMMISSIONER PRATER: Here.
18 MR. HAYMORE: Bret Tyler.
19 COMMISSIONER TYLER: Here.
20 MR. HAYMORE: Chairman Douglas Walling.
21 CHAIRMAN WALLING: Here.
22 MR. HAYMORE: We have 7 present. I have 7 members
23 sitting. We have a quorum per the open meeting law.
24 CHAIRMAN WALLING: Next item is the Pledge of
25 Allegiance, please.

1 APPEARANCES:
2
3 COMMISSION MEMBERS PRESENT:
4 DOUGLAS WALLING, CHAIRMAN
5 VIRGIL BUCCHIANERI, VICE-CHAIRMAN
6 LYDIA HAMMACK, COMMISSIONER
7 PETER MAHOLLAND, COMMISSIONER
8 AUSTIN OSBORNE, COMMISSIONER
9 LARRY PRATER, COMMISSIONER
10 BRET TYLER, COMMISSIONER
11 STOREY COUNTY STAFF MEMBERS PRESENT:
12 DEAN HAYMORE, BUILDING AND PLANNING
13 ADMINISTRATOR
14 PAT WHITTEN, COUNTY MANAGER
15 FOR STOREY COUNTY:
16 MARK H. GUNDERSON
17 ELAINE GUENAGA
18 ATTORNEYS AT LAW
19 5345 KIETZKE LANE
20 RENO, NEVADA 89511
21 ON BEHALF OF APPLICANT, VIRGINA HIGHLANDS, LLC
22 BLAKE SMITH
23 JOE CACIOPPO, RESOURCE CONCEPTS
24 GREG HAWS, PLANNING CENTER
25 ERIC HUBBARD, KLEINFELDER
ROBERT KAUTZ

1 (Pledge of Allegiance)
2 CHAIRMAN WALLING: Thank you. Next item is the
3 approval of the agenda for this evening. Do we have an
4 approval of the agenda as published?
5 COMMISSIONER PRATER: I'll move to approve.
6 COMMISSIONER OSBORNE: I'll second.
7 MR. HAYMORE: Who was that?
8 UNIDENTIFIED MALE SPEAKER: Larry.
9 CHAIRMAN WALLING: All in favor?
10 (Collective aye.)
11 CHAIRMAN WALLING: All opposed?
12 Okay. The agenda for this evening has been
13 approved.
14 Next item is the approval of the minutes for the
15 April 13th, and if it's correct, also April 19th.
16 COMMISSIONER OSBORNE: I'll move to approve the
17 minutes.
18 CHAIRMAN WALLING: Do we have a second?
19 COMMISSIONER HAMMACK: I'll second. Are we
20 approving both the April 13th and the 19th at the same
21 time or are we doing them one at a time?
22 MR. HAYMORE: That's what Austin's motion was.
23 COMMISSIONER HAMMACK: For both of them. Okay.
24 I'm seconding.
25 CHAIRMAN WALLING: All in favor?

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1 (Collective aye.)
 2 CHAIRMAN WALLING: All opposed?
 3 The unofficial minutes of April 13th and 19th have
 4 been approved. We will send that approval on to the
 5 county commissioners.
 6 First item for this evening is special use permit
 7 by Waters Septic Tank Service, T.R.I.
 8 (Agenda items 2007-058 and 2007-045
 were heard by the Commission.)
 9
 10 CHAIRMAN WALLING: Okay. Next item, 2007-049,
 11 Master Plan Amendment by Virginia Highlands, LLC. Do
 12 we have a representative? Sir.
 13 MR. SMITH: Thank you. Yes, Blake Smith
 14 representing the applicants and the managing partner of
 15 the Cordevista project.
 16 CHAIRMAN WALLING: Will you give us a little idea
 17 of what we're doing here.
 18 MR. SMITH: Well, yeah, abbreviated version.
 19 CHAIRMAN WALLING: Yes, please.
 20 MR. SMITH: This is the second Planning Commission
 21 meeting for those of you that-- I believe some of you
 22 are here from-- or participated in the first Planning
 23 Commission meeting. This is the second one. And to
 24 move us through here, what I would like to do this
 25 evening, if I could, Mr. Chairman, is just note each

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1 one of these exhibits, because some of these are new to
 2 people. We also have three new ones that after the
 3 last meeting we thought would be beneficial to add. So
 4 with--
 5 CHAIRMAN WALLING: Please.
 6 MR. SMITH: --with your permission I'll move along
 7 in an expedited manner. And then after that,
 8 Commissioner Prater, you introduced a letter and some
 9 questions, I would like to have some of our consultants
 10 answer it at that point. And then from that we would
 11 move back to the Planning Commission for questions at
 12 that point.
 13 So this microphone will not let me move necessarily
 14 across here, so what I might do is just point as we're
 15 going along here. We made these large size displays
 16 for hopefully people to see, and if not before, after
 17 the meeting.
 18 There has just been a lot of questions on the
 19 process and the public hearing and the entitlement
 20 process, so we introduced this board here which shows
 21 the three steps. What we're proposing to do is to go--
 22 what our application today is is a master plan
 23 amendment and a zone change. That would be step one in
 24 this process.
 25 With that approval we would come back at a later

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1 date and do the Planned Unit Development or the PUD
 2 level of which we would go through the same process
 3 again which is the planning commissioner's and the
 4 county commissioner's approval.
 5 Step three-- with the approval of that, step three
 6 would be down into the actual construction levels. And
 7 that would be the tentative maps and the final maps.
 8 And there's been a lot of question about water rights
 9 and when do you need your water rights and all that.
 10 Water rights are required by the county and are
 11 delivered at step three level which is three different
 12 levels down from here from-- This is just a master
 13 plan amendment and a zone change. The water rights are
 14 actually delivered at the time of the tentative map and
 15 the final map which would be three planning commission
 16 and three county commission levels beyond this point.
 17 The next board is a new one. We talked about how
 18 Storey County is in the center of northern Nevada and
 19 that it is surrounded by all the other counties and
 20 really is the heart of northern Nevada up here, but a
 21 comment was said in the last meeting about the same
 22 historical reasonable growth, everyone is looking for
 23 that.
 24 We went back and researched it and from 1960 to
 25 2000 the county has grown at a 4.9 percent compounded

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1 growth. If you take that 4.9 percent growth which it
 2 has been growing at for the next 40 years, the county
 3 would grow up to 41,800 people. That's just at the
 4 standard growth rate that it's growing at this time.
 5 Our proposal, we are proposing 8,600 acres and an
 6 average between one and two units per acre. So if we
 7 multiplied that out, that would be about 12,900
 8 residences. Industry average is about 2.7 people per
 9 home, which means that within Cordevista, and this is
 10 obviously an estimate, would be about 34,000 people.
 11 If you take that-- And that's about the timeline
 12 that we're envisioning this project to grow would be
 13 over 40 or 50 years to develop it. If you did that,
 14 Cordevista will not even absorb all of the planned
 15 growth or the historical growth that Storey County
 16 would have at this point. With Cordevista and the
 17 current population you would be at about 39,000 people.
 18 If you grow the county at a historical rate of
 19 4.9 percent, you would be at almost 42,000 people.
 20 And again, that was one thing that we really wanted
 21 to know, because I think some people are taking the
 22 impression that this project is just explosive and it's
 23 going to change a lot of things. It would basically
 24 absorb the natural growth rate that's occurred in
 25 Storey County over the last 40 years.

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1 The next map over here is basically a locational
 2 map. It shows the northern Nevada region. It shows
 3 Reno and Sparks on the west, Fernley to the north,
 4 Stagecoach, Mark Twain, Carson City to the lower. And
 5 again, just emphasizing the fact that Cordevista--
 6 Storey County is in the heart of all this, Cordevista
 7 is literally in the heart of Storey County. A
 8 locational map.

9 The next one talks about the Tahoe Reno industrial
 10 Park. It's the largest industrial park in the world.
 11 It has been a phenomenal success. Dean, I think you
 12 touched on just a couple of things that are happening
 13 out there. It is a huge economic engine. It's a--
 14 it's one of the greatest things I think Storey County
 15 has approved. And the success of it the county is
 16 truly feeling at this point. The graphic here shows
 17 basically that they're encompassed on three sides of
 18 T.R.I. and the location as-- as it sits within the
 19 county here.

20 The next one, which has the purple coloring in it,
 21 in the master plan it talks about the fact that there
 22 are really three logical areas for growth to occur,
 23 that growth being commercial, residential and
 24 industrial. The industrial park has the lighter purple
 25 color and shows its areas where it will be developed.

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1 Some of the other areas, the Virginia Highlands and the
 2 Mark Twain and the Virginia City, are noted down in the
 3 lower left-hand corner. What remains is the center
 4 part. The darkest purple in there is Cordevista. And
 5 we've done a topographical map of the entire county
 6 that shows basically there's about, and I don't have
 7 that figure off the top of my head, about 11,000 acres
 8 within the county that is flat enough to be developed.
 9 Cordevista has about 5,000 of those acres or basically
 10 about 50 percent of the remaining land within Storey
 11 County that could be developed resides within
 12 Cordevista here.

13 The other areas are sprinkled around the county
 14 here, but again, in the master plan it pointed to these
 15 areas to say these are the areas that will grow and
 16 that's the reason literally why it is pointing to those
 17 areas is because it's the flat land that is available
 18 to grow.

19 The next one talks about-- the green one here talks
 20 about the fact of where the developable areas are and
 21 the areas that we'd come in at a later stage and show
 22 the land plan. The green areas are areas that we would
 23 stay out of, the white areas would be the areas that we
 24 would come in and develop there.

25 The next one is the property ownership. What that

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1 is to denote in here-- Storey County is the-- is the
 2 single most-- or is the largest privately-owned county
 3 in the state of Nevada. Over 90 percent of the county
 4 is owned by private citizens versus the rest of the
 5 state is 78 percent of it is owned by the federal
 6 government. What this shows up here is that about
 7 51 percent of the county resides within the Tahoe Reno
 8 Industrial Park, that the Virginia Highlands has about
 9 15 percent, if you could help me on that, of the
 10 county. And Cordevista would reside with about five
 11 percent of the county.

12 And it's an interesting statistic when you take a
 13 look at how the county is cut up. You can see Virginia
 14 City in the lower area and Mark Twain and Lockwood, but
 15 it is-- Cordevista is about one third the size of the
 16 Virginia City Highlands subdivision.

17 The next one talks about the existing zoning that
 18 we have here. It's a very unique zoning. Cordevista
 19 currently is zoned for special industrial. It's a
 20 zoning that was tailored for some of the previous
 21 tenants that were in there. Those tenants manufactured
 22 explosives, most recently they actually built the
 23 pellets that go into air bags within your cars. The
 24 zoning is what we feel is inappropriate at this point.
 25 It was a zoning that was good for the county for the

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1 past couple decades when there were needs and there
 2 were tenants looking for that. To continue on with the
 3 zoning like that really doesn't-- in our opinion is not
 4 the appropriate zoning. With the industrial park and
 5 its 102,000 acres or its approximately 88,000 acres in
 6 Storey County, that will be the industrial
 7 manufacturing basis for the county.

8 Additional zoning, which is this heavy zoning or
 9 special zoning, which allows all the way up for
 10 munitions, explosions, open-air explosions, hazardous
 11 waste storage and experimenting, we do not see that as
 12 appropriate for the county. We see that as the county
 13 has grown, as it's grown with the Highlands, Virginia
 14 City, the industrial park, T.R.I. being involved, that
 15 this land here should be changed from the special
 16 zoning, which is a dirty zoning I call it, at this
 17 point. It's one that really has the uses that are not
 18 really in the-- are not great uses for land, let alone
 19 they are somewhat dangerous in their manners, is to
 20 come in here and put a mixed use. Our proposal again
 21 is to put a mixed-use project which would entail
 22 office, retail and residential within that, along with
 23 all the amenities and public services that come with
 24 those items.

25 The next board there has a lot of detail on it. It

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1 basically is some excerpts of the master plan amendment
 2 and how we would comply with the master plan amendment.
 3 The next board there-- eight months ago-- that is a
 4 board that is a comparison between Cordevista, our
 5 project, and the Painted Rock project which was just
 6 approved by the planning commission and also county
 7 commissioners some eight months ago. It's
 8 approximately 2,000 acres. It is zoned for mixed use,
 9 the same type of zoning densities that we're looking
 10 for, about one to two units per acre. It's located up
 11 on Interstate 80, about 2,000 acres, and it just shows
 12 the comparisons between those two.
 13 We actually in the Cordevista board have added a
 14 couple ones that we have added to our applications that
 15 we believe make our application even a better
 16 application for the public and the county as a whole on
 17 there.
 18 The next map is one-- There's been stated concerns
 19 about location, that we're right against current
 20 development or current housing in there. That one
 21 shows where Cordevista is. We took our uppermost
 22 corners, and as the crow flies, not necessarily as the
 23 dirt roads go currently, but as the crow flies, we're
 24 about 3.9 miles-- from Lockwood to our property is
 25 3.9 miles over several ridgelines. You can't see the

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1 property from here. There's existing dirt roads that
 2 go up there that are about five miles in length, but as
 3 the crow flies we're about four miles away from it.
 4 Taking the other corner, which is the Virginia City
 5 Highlands and Virginia City, and taking that distance,
 6 the nearest developments are-- We targeted the fire
 7 station being the logical one that most people knew.
 8 That's about four miles from our corner, Virginia City
 9 being nine miles as the crow flies from the property
 10 there. Again, several ridgelines in between us and
 11 visibility is not possible between those areas within
 12 there. And that is--
 13 I'm going to just jump over to here, project
 14 adjacency. These are some pictures on this board. We
 15 went up to the site and just stood in the middle of it
 16 and took some pictures. For those of you that haven't
 17 had the ability to go on a tour, I would love to extend
 18 that to anyone that would love to go see the project,
 19 and one of our other projects that we're developing,
 20 the Somersett project in the west side of Reno. But
 21 this just shows basically the area, that it is flat.
 22 Most of Storey County, I think everyone looks up at the
 23 hills and sees the ridges and the hills and goes:
 24 Where could you develop? What this is showing is that
 25 this is actually a flat tabletop up in the mountains up

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1 there and this is where the Cordevista area is that
 2 we're looking to develop.
 3 The top part talks about T.R.I. being over one
 4 ridgeline in one direction and Lockwood being over the
 5 hill and down below and then Virginia City Highlands
 6 and Virginia City being down behind these ridgelines
 7 but in the southernly quadrant from the property.
 8 I believe I've touched on-- Well, okay, that
 9 flowed into this one. Okay. This-- Again, the
 10 pictures here, one of the major concerns-- And let me
 11 step back. We purchased the property almost three
 12 years ago and we have been trying to understand the
 13 property, we've done extensive studies on the property.
 14 We've also been trying to meet the people and
 15 understand what the concerns and the issues are of the
 16 county and the people here. And so we've been studying
 17 it for several years.
 18 One of the largest concerns that comes from this
 19 local area here is the flooding of Lockwood. We've
 20 come back and taken a look at what our property
 21 delivers as far as when the rains come or the snow
 22 comes. The soils up there are such that they can only
 23 absorb or retain so much water and then it sheets
 24 across it, runs into the Long Valley Creek and runs
 25 down here to the river.

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1 What we've discovered out of this is we can retain
 2 an extensive amount of water on our property. And
 3 really one of the things that I'll point in here, and
 4 you can see it down in the third picture down and
 5 below, what really is causing-- the more we study it,
 6 what's really causing a large portion of the flooding
 7 down here are some of the conduits that were developed
 8 down in this area many years ago.
 9 And so what we've looked at is not only retaining
 10 the water up on our site and holding that water, not
 11 using it but just holding it so that it comes down
 12 slower in here, but also is coming down and working
 13 with the bridges and the conduits in these areas. The
 14 water can come through here, the valley and the creek
 15 is actually wide enough to handle the water, it's the
 16 manmade obstacles that are in here.
 17 And so from our proposal what we would do is come
 18 down and actually take out the existing conduits and
 19 actually come back in with bridges or other types of
 20 things so that the water can flow through. There is
 21 enough mass. And I'll have some of our consultants
 22 come down here. The water can get through there, it's
 23 the manmade obstacles that have stopped it. So the
 24 combination of us holding the water above and changing
 25 out the lower manmade obstacles will alleviate the

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1 flooding down in Lockwood.
 2 The next one is a large concern, we've heard it
 3 from day one that we've acquired the property, is
 4 water, are we going to use any of the ground or well
 5 waters in Storey County. The Virginia Highlands-- The
 6 next map is a new one that we've introduced. We
 7 understand completely that the water availability in
 8 Storey County is very limited.
 9 What we've shown on this here-- And again, I want
 10 to say that we are looking to be conditioned in our
 11 approval that we use no groundwater or well water
 12 within the project. That's to make sure that citizens
 13 that are using ground water or well water do not see us
 14 as taking that water from them, because we see-- and I
 15 think that it's publicly spoken about, but the more we
 16 look at it scientifically, there's not enough water to
 17 service Virginia City Highlands as we see it at this
 18 point.
 19 The first board in here shows that there are a
 20 total of 1,876 lots in Virginia City Highlands, 484 of
 21 those have been built on to date, about 20-- excuse me,
 22 about 26 percent. There are 1,392 lots to be developed
 23 still in Virginia City Highlands. We have heard and
 24 spoken to people about the fact that their wells are
 25 drying up, that they're having to dig deeper to get

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1 that water. And so we went back in the next graph,
 2 which is a new one which is the blue one there, we went
 3 back to 1947, all the way through last year and went to
 4 the state water engineer to-- And this is every well
 5 that's been drilled in Virginia City Highlands. And
 6 you can see the very clear trend that's occurring in
 7 the Highlands.
 8 This is showing back in the '40s and through the
 9 '60s and '70s you were in the 200 feet levels,
 10 currently over the past couple years you have wells
 11 going down 1,476 feet to get their water. The light
 12 blue shows the sustainable water table. What that is
 13 saying is that's where the water table is balancing out
 14 at that level. So you're drilling to the dark blue in
 15 order to get the light blue in there.
 16 And it is a very large concern. And I think from
 17 the planning commission and the county commissioners,
 18 even in the master plan amendment, you talk about
 19 specifically the Virginia City Highlands and how to
 20 help to the benefit of those people with their
 21 groundwater and well water systems up there. I believe
 22 that's in section three of the master plan amendment
 23 there. But this is something that we understand and
 24 hear loud and clear, that groundwater and well water is
 25 something that we do not want to be infringing in or

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1 using. And so our development would import all the
 2 water and bring it in.
 3 And what we're saying with that, one of the
 4 benefits that we're trying to extend to the county, to
 5 the government, to the people in there, is that we
 6 would size that water infrastructure such that we could
 7 possibly-- if the Virginia City Highlands did run out
 8 of water, that they could tap into that system for
 9 water, because what we're seeing at this point-- And
 10 every indicator here shows that Virginia City Highlands
 11 will run out of water at some point. As they develop
 12 the last 1,400 lots up there, there will not be ample
 13 water in an aquifer for that. And so how do you solve
 14 that? We're trying to offer one of those solutions to
 15 you of building an infrastructure system large enough
 16 that you can tap into and utilize.
 17 The next one is people have talked about taking
 18 away the country feel and the lights of it. Our
 19 project that we've developed across town--And again, I
 20 would love to extend an invitation to anyone to come
 21 see it--is called the Somerset project. It's located
 22 on the west side of Reno. One of the things that we
 23 have is a dark skies policy for the same reason. We
 24 sit up in the lower hills of the Peavine area. What we
 25 do in there is we basically limit all of the lighting,

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1 all the street lighting and everything else. We only
 2 put street lights on major traffic intersections.
 3 We utilized all roundabouts within the community
 4 because we didn't want any stoplights or stop signs on
 5 the major thoroughfares, so we utilized a roundabout
 6 system. So we put down lighting, every lighting within
 7 the community is pointed downward so that there's no up
 8 lighting within. And we use a very sparse amount of
 9 them. We only put them on the roundabouts and on major
 10 intersections within the housing areas in there.
 11 So within the community--Our community there is
 12 2,800 acres--I believe that we have about 30 street
 13 lights within the entire community out there. And so
 14 what it does do is-- And this is an example. It was
 15 actually difficult. We went up and photographed it.
 16 It was so dark-- It actually works I guess is what
 17 we're trying to say here. There's one picture in the
 18 day and then there's a picture in the evening. But it
 19 truly allows you to have that country feel, not having
 20 it look like the hue of light coming out of the
 21 community and actually the stars are bright and it's
 22 very enjoyable with a country feel in there.
 23 The next board-- and I can't-- Rick, would you
 24 help me with that. The next board was a board of
 25 benefits. We have come through, and again analyzing

1 everything that we're doing here, and I'll just go
2 through some of these quickly. These are the benefits
3 that we see to the citizens and to the county and also
4 the residents of Cordevista. What we're seeing here is
5 that the community, we would-- in our land plans which
6 is step two, when we come back with a Planned Unit
7 Development, we'll come back and actually show roads
8 and show areas where they're developed and we'll show
9 where school sites are, where commercial sites are,
10 where a police station would be. All of that comes in
11 the next level.

12 This level right now we're saying we want to go
13 from what we consider a mismatch of industrial zoning
14 for the county right now to a mixed use. And at that
15 level the next time that we would come back, we would
16 start to show the roads and the schools and all these
17 other public services, the parks and where those areas
18 go. But we do know at this point that we can state
19 that 40 percent of all the lands within Cordevista
20 would be left open. And that's a big thing. In
21 Somersett we've left over 50 percent of the lands open.

22 And so what you do is you do take certain areas and
23 you put the housing in those areas and you leave the
24 other areas open. It's a benefit to the people, it
25 becomes the parks, it becomes open space, your trail

1 systems, it becomes wildlife. And in these projects
2 the wildlife-- And in particular a large concern here
3 is the horses. We want to address those horses and
4 make sure that we can coexist with them and also make
5 it hopefully a net positive to all the wildlife within
6 that.

7 In Somersett we actually took some very arid
8 sagebrush land and turned it into a quasi wildlife
9 wonderland. And we've seen a huge amount of an
10 increase in wildlife into the project itself.

11 We already talked about the controlled flooding
12 down in the Lockwood area. We've touched on the
13 providing of the water sizing of infrastructure that we
14 would bring into the project available for other
15 communities. And I'll extend it to Lockwood. I
16 believe Lockwood's water system is stable and in
17 operation, but again, this water infrastructure coming
18 in, we would size it such that the Highlands could tap
19 into it if need be.

20 Improved fire access and public safety
21 improvements. Obviously with the addition of other
22 fire stations or police stations, we would improve some
23 of these service levels.

24 The other thing is diversification to the county.
25 Right now the county has an extensive tax base that's

1 growing with the industrial park. The housing is
2 located really in Mark Twain and Virginia City and
3 Virginia City Highlands. This would be a net balance
4 to it. And what we'll do again at the next level, at
5 the PUD level, we'll come in with the land plans, we'll
6 also hire a third-party outside consultant that comes
7 in and looks at that and says what is the taxes that
8 will be created with this and what are the costs that
9 it will cost to operate this, how many policemen will
10 we need or sheriffs and how much will that cost and is
11 there enough tax in this development to do that.

12 We're saying that we would make it a net positive
13 tax community, i.e., that it would not be a drain on
14 the county, it would actually be a positive to the
15 county when we're done. And this economic analysis,
16 it's extremely expensive and complicated, but it would
17 be something that we would deliver at the PUD level to
18 prove that up to the planning commissioners and the
19 county commissioners at that point.

20 The wildlife habitat and corridors, I think we kind
21 of touched on that. A couple other things here. The
22 petroglyphs. The Cordevista project currently
23 encompasses all 80 acres of what is a county-owned area
24 of the petroglyphs. The petroglyphs, if you have not
25 seen them, it is something that is to be seen. It is

1 really a national treasure in my mind to go up there.
2 There's a canyon that has probably the highest
3 concentration of petroglyphs maybe in the nation. I'm
4 not going to say the world, but it is incredible. The
5 land was donated to the county several decades ago.
6 The county has been the steward of it. There's a
7 volunteer group, the Nevada Rock Art Foundation, that
8 is currently right now up there trying to identify and
9 log all these petroglyphs in there.

10 We are trying to assist-- We have caretakers on
11 the property. We try and protect this to the extent
12 that we can at this point, but-- and we do-- And there
13 is public access to it. The problem with the public
14 access right now without a plan or something developed
15 around it is you have people that are coming here to
16 enjoy and you're having people go there to destroy
17 also, which is sad. But it is something that the
18 petroglyphs are very close to us.

19 We're actually working-- we started talking with
20 the county and working with the Rock Art Foundation.
21 We have discovered some other areas adjacent to this
22 that we would like to donate that land and include it
23 into the 80 acres, so grow the 80-acre area in that
24 area and then work with the county and the Nevada Rock
25 Art Foundation to try and put a preserve over this and

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1 to put a management plan over it so that it could be
 2 managed and protected for generations to come, because
 3 it is something that is-- it is truly special and it
 4 must be protected and right now it's trying to be
 5 protected but it needs a lot of help and it needs a lot
 6 of assistance, and we're looking to try to help with
 7 the county and the Nevada Rock Art Foundation with
 8 that.

9 The last one I've touched on already is the zone
 10 change from something that is special industrial,
 11 hazardous wastes, explosives. That's-- we don't see
 12 that best for Storey County. We actually see
 13 commercial and residential as better.

14 The last one is one that we've done-- This is kind
 15 of leading edge for development. We've labeled it the
 16 Storey County Community Foundation. We've done this at
 17 Somersett. And what we do with that is we set up a
 18 transfer fee within the community that every time a
 19 house is sold, and it includes the very first time, so
 20 when the first home buyer moves in, there's a
 21 transaction, but it creates a fee.

22 And at Somersett what we did with that is we
 23 limited it to go back into Somersett, so Somersett at
 24 later days when we, the developer, aren't here, that
 25 there would be a fund of money coming in that they

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1 could use to build new amenities if they wanted to. If
 2 there were other items that they wanted to add to it,
 3 another park or something else, there is a fund of
 4 money building up that the citizens within Somersett
 5 can use.

6 What we've seen here over the past three years is
 7 there's an extensive amount of items within the county
 8 that the county currently doesn't either have the funds
 9 or the capability to do, and so what we've done with
 10 this is actually targeted Cordevista to set up again a
 11 transfer fee fund within the community, that that fund
 12 would go into a community foundation of which we'd let
 13 the citizens of the county identify where they wanted
 14 those funds to be directed.

15 We've heard about the Piper Opera House, Fourth
 16 Ward School, we've heard about flooding down here,
 17 we've heard about water infrastructure needs. You
 18 could utilize it for an extensive amount of things for
 19 the benefit of the county. It's something that's done
 20 with other communities, leading-edge communities.
 21 We've been very happy and it's a great program and a
 22 great tool in order to accomplish things for when the
 23 developer is not there or for needs that are outside
 24 necessarily the rims of Cordevista.

25 And this is something that's very special. I think

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1 that people should really understand this and look at
 2 it, because it has the potential-- If we were to
 3 develop like we talked about at one and a half units
 4 per acre, it would generate-- A home sells about every
 5 seven years in America. This foundation would generate
 6 about \$500,000 a year that would go-- dollars into the
 7 foundation which could be used by the county in
 8 whatever the citizens chose it to do. So it's a
 9 non-developer driven-- it's a developer-- How do I say
 10 it? It's a non-influenced developer program that would
 11 be deeded over to the citizens and the citizens would
 12 use it. This would not be the developer directing
 13 these funds, the citizens of Storey County would go
 14 onto the board and direct where that would go from
 15 there.

16 MR. HAYMORE: Blake, traffic road system.

17 MR. SMITH: The traffic road system. We are
 18 looking at various alternatives. There is one that has
 19 come to us very, very, very, very loud and clear which
 20 is please don't build a road down to the Virginia City
 21 Highlands and change their lifestyle. And also we've
 22 heard that from parts of Virginia City. So what we are
 23 asking to be conditioned in here, our approval, is that
 24 no roads would be developed to the south here.

25 We're also working and examining other alternatives

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1 in here. There are three logical alternatives in here,
 2 one being down to the industrial park that we're
 3 looking at. We're also working with Waste Management
 4 on the northerly boundary going north and developing a
 5 road to Interstate 80. From that standpoint, it would
 6 probably end up in the Mustang area is where we've
 7 engineered and looked at that. And the third
 8 alternative is the possibility if-- if at a later date
 9 is a development of a road westerly to Reno. And that
 10 is one that has not been engineered out necessarily but
 11 is an alternative in here.

12 So there are basically three alternatives that
 13 we're looking at, Dean, one of them that we're asking
 14 to be conditioned. From the neighborhoods-- We've
 15 been at the Highlands, it's been extensively asked
 16 about.

17 Now, we've been down in Lockwood here recently and
 18 one of the things that we originally said is not to
 19 utilize the existing roads but now we've heard from
 20 varying people down here is could we utilize the road
 21 so that the children could stop being bussed from
 22 Lockwood all the way around to Virginia City, could
 23 they come up and utilize the schools in Cordevista,
 24 could the area down here utilize a road to come up so
 25 that they could possibly enjoy the shopping or the

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1 parks or the amenities in there. So that's one that
 2 we're examining right now. It's not one that we had
 3 really envisioned because of the traffic constraints
 4 down in Lockwood, that we had basically looked at it
 5 and said, no, we won't build one. To the contrary,
 6 we're hearing from that community at this point, would
 7 you look at it so that our children could stop being
 8 bussed for two hours.
 9 It's quite-- We've had some people come to us with
 10 their children talking about children up at 6:00
 11 o'clock, they haven't eaten breakfast because they get
 12 sick on the bus, they have to drive two hours to get to
 13 Virginia City and then it's two hours coming back. And
 14 there is a-- 45 percent of the people in Lockwood have
 15 children. Those children are all being bussed up-- I
 16 shouldn't say all, but the majority of them are being
 17 bussed up to Virginia City.
 18 I, having three little children, have to respect
 19 and understand what they're saying. If there was a
 20 possibility for them to come to one of the schools in
 21 Cordevista and make that a five- or ten-minute drive
 22 versus up to a couple hours, we want to respect that,
 23 and so we're starting to take a look at that
 24 alternative also.
 25 That-- I tried to keep that as short as I could.

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1 CHAIRMAN WALLING: Excellent. The graphics speak a
 2 lot for themselves.
 3 MR. SMITH: Yes, and please enjoy them, they're up
 4 here, and the reason they're supersized is for people
 5 to see them and read them.
 6 CHAIRMAN WALLING: Before I turn this over to the
 7 planning commission for concerns and questions, in
 8 respect-- in the respect of private property, all of us
 9 in this room, our private property is precious.
 10 Nobody's going to say anything against that.
 11 Cordevista shared with me an incident that happened
 12 several days ago. There was an uninvited intrusion on
 13 their private property. It's been their private
 14 property for three years. The operative word is
 15 "uninvited," as it would be with your private property.
 16 Under the guise of looking at needing more details of
 17 this proposal. And the Sheriff's Department will not
 18 tolerate that anymore, as they would not tolerate
 19 trespassing on your private property. That's just
 20 informational.
 21 At this time I would like to share with the
 22 planning commissioners. Planning commissioners,
 23 questions of the applicant.
 24 MR. HAYMORE: Doug, can I ask one thing? You had a
 25 consultant to answer some of Larry's questions that all

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1 the planning commissioners got?
 2 MR. SMITH: Yes.
 3 CHAIRMAN WALLING: Okay. Yes, that's proper.
 4 MR. SMITH: There was a written seven questions
 5 delivered by Larry that-- or Commissioner Prater that
 6 we have responded to, but I would like to have each of
 7 the consultants come up for a minute or a minute and a
 8 half and just express an answer to that.
 9 And, Commissioner-- or, Mr. Chairman, I want to
 10 thank you for that comment. It's something that we
 11 would love to extend invitations and have anyone come
 12 take a look at the project. We have people living on
 13 the property to make sure that it's taken care of. But
 14 people showing up and trying to barge into the
 15 property, we would just request, contact our office, we
 16 would be happy to give a tour at that point, if we
 17 could. Thank you.
 18 But then again, Commissioner Prater, I'm trying to
 19 think best on the way-- You've addressed seven
 20 questions. I might have each of our consultants come
 21 up and just give you-- You have a written explanation
 22 of each one of them. I don't know if the easiest way--
 23 if they could just summarize your question and then
 24 answer it back to you, would that--
 25 COMMISSIONER PRATER: That would be fine.

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1 MR. SMITH: Very good. I believe the first
 2 question was on drainage. And, Joe, if I could ask you
 3 to come up. RCI--
 4 CHAIRMAN WALLING: Excuse me. Could we have Larry
 5 just summarize his question?
 6 MR. SMITH: Please. That would be great.
 7 COMMISSIONER PRATER: My first question was
 8 relative to the statement in the original proposal,
 9 this is a quote, "That the detention of storm water on
 10 the project site will stop all flooding in Lockwood."
 11 And at our meeting up in the Highlands, Mr. Blake
 12 indicated that all the detention that he had planned at
 13 this time would be on his property and there would be
 14 no detention along Long Valley Creek. And a quick
 15 review of the maps and everything showed, my estimate,
 16 about 25 percent of the drainage down through Lockwood
 17 was in the Cordevista area. I see that it's actually
 18 less than that, it's about 18 percent in the report
 19 here. And my concern was how with only that much of
 20 the retention, how could they guarantee that the
 21 flooding would be stopped, how they could make that
 22 guarantee, and I asked for clarification.
 23 MR. CACIOPPO: Hi, Members of the Board, my name is
 24 Joe Cacioppo with Resource Concepts. I'm a civil
 25 engineer. Mr. Smith asked me to take a look at that

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1 and a couple other questions.
 2 Regarding the drainage, you're exactly right, it's
 3 a tall order to try to hold all that back, but the
 4 reality is the Cordevista project does constitute about
 5 18 percent of the overall watershed that contributes to
 6 Lockwood from up above in the canyon. Just to give you
 7 a-- I guess my answer to your question initially and
 8 then I'll explain it, is: Is it possible to hold all
 9 that back? At this point in time we're still analyzing
 10 things, but it looks like there is a possibility that
 11 we can hold that water back. It's going to take some
 12 creative solutions to do it. And I don't want to
 13 pretend I have all the answers right now, but I wanted
 14 to give you kind of a history real quick of what's
 15 going on.
 16 There's-- The overall watershed affecting it is
 17 just over about 48,000 acres. The project site is
 18 approximately 8,600 acres. Right now if you look at a
 19 hundred-year-storm event, there's an approximate flow
 20 coming down the hills of a little over 16,000 cubic
 21 feet per second. That doesn't mean it comes down at
 22 that rate steadily, that's the peak flow that's coming
 23 down through there.
 24 The project itself at full build-out looks like it
 25 would probably generate in the ballpark of 1300 CFS

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1 additional flow. That right there is easily attained
 2 on site. We could create detention or some other forms
 3 of storage, be it retention or whatever, to not
 4 increase the flow.
 5 To increase-- or, excuse me, to decrease the flow
 6 and avoid flooding in Lockwood, there's a couple things
 7 happening. And Mr. Smith alluded to that before. The
 8 Long Valley Creek itself right just upstream of the--
 9 say the volunteer fire department area where you're in
 10 the flats, that can handle approximately 8500 cubic
 11 feet per second without the water coming over the banks
 12 and flooding the community or flooding Canyon Road.
 13 What happens a little further downstream is there's
 14 those two big culverts down there and some necking of
 15 the Long Valley Creek just before it gets to the river
 16 which obviously decreases its capacity. And it has,
 17 I'm approximating, but about 3 to 4000 CFSs of capacity
 18 beyond that.
 19 So one of the recommendations we have is if we
 20 could at the very least allow Long Valley Creek to
 21 maintain its ability to transport water to the river,
 22 keep it at about the 8500 CFS level, it would involve
 23 maybe getting rid of those culverts, putting a bridge
 24 or some other kind of structure over it, allow that
 25 water to pass through. What that does is that allows

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1 us up higher to look at detaining as opposed to, say,
 2 14,000 CFS, get us down to detaining much less than
 3 that, say about 9,000 CFS.
 4 You know, that's going to involve as we get into
 5 the land plan portion of this and whatnot looking at
 6 this a little deeper, it's going to depend on how the
 7 configuration is and whatnot, but you look at all the
 8 tributaries coming down and what you can do on site,
 9 there's a lot of possibility there, a lot of realistic
 10 possibility to do some serious detention basins and
 11 make it esthetically pleasing.
 12 They've done some of that in the Somerset area
 13 where they have a series of basins scattered throughout
 14 that allow us to hold back the peak flow and release it
 15 at a slower rate. So what we've proposed-- and in this
 16 letter I think you've seen here-- Bear with me a
 17 second. I don't spend a lot of time talking in front
 18 of people, so I'm trying to be as smooth as I can.
 19 MR. SMITH: You're doing good.
 20 MR. CACIOPPO: You know, constructing a series of
 21 detention basins within the Cordevista development is
 22 what we're looking at first. How much water can we
 23 physically hold back up there? Our goal is to hold
 24 back whatever it takes to not cause Lockwood to flood.
 25 The reality of that is I need to get a little farther

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1 into the analyses and we need to work together with
 2 some of the other consultants to find out what's being
 3 proposed up there and how we can adjust things to allow
 4 that to happen.
 5 I had mentioned before about coming downstream and
 6 increasing the capacity of the channel to what it can
 7 already hold. We've restricted it closer to the river,
 8 and if we can eliminate that restriction, that opens up
 9 a lot more possibilities for us.
 10 And last, if-- kind of as a last resort, you know--
 11 while we feel-- while we feel we can mitigate the
 12 flooding in Lockwood, if we can't do enough up top to
 13 do it, the Cordevista development-- As I said, to hold
 14 back its proposed development, we would need to hold
 15 back about 1300 CFS. So they're really going above and
 16 beyond what typically would be required of a
 17 development and they're looking at trying to really
 18 solve the problems through here. But if we can't do it
 19 on site, and we hope we can, what we're looking at
 20 doing maybe is trying to get farther down in the valley
 21 up above Lockwood a little bit but get off the hill
 22 into the flats and see if there's something we can do
 23 there with some downstream detention or retention
 24 facilities that, you know, as a secondary source could
 25 reduce that peak flow and allow it to pass through

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1 Lockwood.
 2 So we're looking at those kind of things right now.
 3 I don't have all the answers, but at this point in time
 4 it looks feasible to do something that I've explained.
 5 MR. HAYMORE: One question for clarification. Just
 6 one question for clarification.
 7 MR. CACIOPPO: Sure.
 8 MR. HAYMORE: Is that 1300 or 13,000?
 9 MR. CACIOPPO: Sure. The increase from the
 10 Cordevista development would be 1300 CFS.
 11 MR. HAYMORE: You've got 18,000 coming down.
 12 MR. CACIOPPO: There's 18,000 coming down right now
 13 in an approximately 48, 49,000-acre watershed area.
 14 But the Cordevista project itself is about 18 percent
 15 of that in terms of area.
 16 CHAIRMAN WALLING: Is it my turn, Dean?
 17 MR. HAYMORE: I'm sorry.
 18 CHAIRMAN WALLING: Don't be sorry. That's good.
 19 MR. HAYMORE: I just wanted to clarify.
 20 CHAIRMAN WALLING: Sir, a question. Have you
 21 ever-- have you been in this location when it has
 22 flooded, a flood period?
 23 MR. CACIOPPO: I haven't seen Lockwood itself
 24 flood.
 25 CHAIRMAN WALLING: Well, I'll tell you what, you

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1 got to see it to appreciate it.
 2 MR. CACIOPPO: I know. I can-- If you call me,
 3 I'll show up.
 4 CHAIRMAN WALLING: It's well documented through
 5 video and video photography, still photography. And
 6 increasing the flow, how is that going to work? That
 7 increased flow attempts to enter the flooding Truckee
 8 River. How does that work?
 9 MR. CACIOPPO: Well, what happens right now is the
 10 water that's trying to come down from the watershed,
 11 we're saying right now it's about a little over 16,000
 12 CFS. When that peak flow starts coming down the hill,
 13 it's coming through the Long Valley Creek, obviously
 14 flooding Lockwood and doing those kinds of things, but
 15 it's experiencing additional problems in that even
 16 though the creek itself can handle, say, 8500 CFS, it's
 17 hitting those culverts and the restricted portion of
 18 the creek just before it gets to the river and starts
 19 backing up at that point. We haven't looked at--
 20 CHAIRMAN WALLING: The backup, sir, is the level of
 21 the Truckee River.
 22 MR. CACIOPPO: The Truckee River rises and that, of
 23 course, creates some issues, but part of the issue is
 24 before it even gets to the river.
 25 CHAIRMAN WALLING: Thank you. I appreciate it.

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1 County commissioners, questions of the hydrology
 2 man.
 3 COMMISSIONER MAHOLLAND: Yes, I do have one just a
 4 little concern about trying to do any detention types
 5 of activities downstream of the project developments.
 6 It's just always a scary proposition for me. I do
 7 think it's-- I'm glad to hear that you're interested in
 8 removing some of the restrictions. That would I think
 9 do a lot right there in and of itself, but I would have
 10 concerns about doing anything kind of midstream, so to
 11 speak.
 12 MR. CACIOPPO: The reason I brought that up is the
 13 project site itself is-- I'm not sure which map to
 14 look at, so I won't try to find it. But it's fairly
 15 high up in the watershed, not all the way up there.
 16 There's area of the watershed further up than
 17 Cordevista that passes through Cordevista, and all of
 18 that is obviously detainable, but there's a strip of
 19 land between Cordevista and Lockwood down below that
 20 physically trying to detain that higher up in the
 21 watershed, you know, without being real creative would
 22 be a difficult task. And that's why I brought that up
 23 as a possibility.
 24 COMMISSIONER OSBORNE: If I'm correct, that area
 25 that you're talking about between Cordevista and here

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1 is very steep canyons that go up hundreds of feet. So
 2 are you talking about building like a concrete damn or
 3 something that would be a serious project in itself
 4 that would involve many different entities, including
 5 federal government, is this what you're talking of
 6 possibly doing?
 7 MR. CACIOPPO: That's not what I'm talking about at
 8 this stage. I haven't in all honesty contemplated
 9 doing something like that. What I'm talking about is
 10 just as you get out of the steep part of the canyons,
 11 say where the-- and others could probably speak to this
 12 a little bit better, but in the area like where on the
 13 map where it shows the landfill, just below that, it
 14 kind of flattens out, comes around the bend and
 15 flattens out a little bit before you get to Lockwood.
 16 That's where conceptually I'm thinking, you know,
 17 something could be done without getting folks like the
 18 Corps involved and making it a real big project.
 19 MR. SMITH: And if I can just add. I really--
 20 listening to this, what I want to make sure is it's our
 21 belief through the professionals that we can retain on
 22 the 8,000 acres a substantial amount, not even going
 23 into Long Valley necessarily, and changing out these
 24 conduits, that that should solve it. What he's talking
 25 about is if we find out that doesn't solve it, the next

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1 level would be to go down into Long Valley and build
 2 something into there, but we believe from everything
 3 that we're seeing that taking these conduits out and
 4 retaining on our site is enough to stop this from
 5 occurring up here.
 6 **CHAIRMAN WALLING:** Who would be building this
 7 bridge?
 8 **MR. SMITH:** We would take that responsibility.
 9 **CHAIRMAN WALLING:** Thank you.
 10 **MR. HAYMORE:** Mr. Chairman.
 11 **CHAIRMAN WALLING:** Yes.
 12 **MR. HAYMORE:** They are very correct on what we call
 13 pinchpoints and the FEMA flood maps and everything
 14 else. In '95 we had a bad flood here, the firehouse
 15 had two feet of water. Right across from the firehouse
 16 we had four feet of water running across Canyon Way.
 17 And when we started pulling those culverts out and
 18 putting the railroad car bridges in and the same
 19 culverts that were down here blew out, that reduced the
 20 flows.
 21 We did the studies and we knew 1900 cubic feet per
 22 second could go into the Truckee. Here we can have
 23 4100 cubic feet if this restriction goes in. And we
 24 actually asked FEMA, the Corps of Engineers, to do a
 25 study. I hate to tell you this, folks, we looked at a

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1 bridge and it was cheaper to replace every house in
 2 Rainbow Bend than it was to build a damn, excuse me, a
 3 damn upstream.
 4 We looked at building a damn up there at C-Mix for
 5 all that aggregate and the-- you have to have a cost
 6 ratio to look at it. And after they did the cost
 7 ratio, it was easier to wipe out the community than it
 8 was to build the damn, unfortunately. And that's how
 9 the Corps looks at it. And Dennis and Shirley and
 10 Connie have been very involved in the floods. As I've
 11 been saying for five years, don't send your water down
 12 here because you're building concrete up there. And
 13 we've been fighting that and Dennis, Shirley and Connie
 14 have been doing a good job representing the county.
 15 **CHAIRMAN WALLING:** Further questions?
 16 **COMMISSIONER PRATER:** Okay. My second question--
 17 You can take a break, Joe.
 18 **MR. SMITH:** He'll be back.
 19 **COMMISSIONER PRATER:** This one was a concern of
 20 mine. The project scope states that the 8600-acre
 21 project will be a low intensity development that will
 22 range between one and two dwellings per gross acre.
 23 Based on an assumption of two and a half occupants per
 24 dwelling, the community could ultimately have a
 25 population of 43,000, or more than 10 times the

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1 county's current population. Further, based on your
 2 gross acreage for the development density, the
 3 acquisition of additional undevelopable acreage could
 4 result in more population and increased density in the
 5 developable areas. My opinion, for us to have an
 6 accurate view of the scope and density of the project,
 7 we need to know the proposed maximum number of
 8 dwellings on the developable acreage only.
 9 **MR. HAWS:** I do like to talk, so in order to be
 10 brief I have written a response that I would like to
 11 read. My name, Greg Haws. I represent the Planning
 12 Center. We're the planning consultants for the
 13 project.
 14 We are not at the stage in the project where we can
 15 give the number of dwelling units on the--
 16 **COMMISSIONER HAMMACK:** We can't hear you.
 17 **MR. SMITH:** Greg, you might step forward a little
 18 bit.
 19 **MR. HAWS:** One handed.
 20 We are not at the stage of the project where we can
 21 give the number of dwelling units on the developable
 22 acreage only. As we continue planning and follow
 23 Storey County's application process--
 24 **UNIDENTIFIED MALE SPEAKER:** Slower.
 25 **MR. HAWS:** Thank you. Sorry. I don't really like

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1 to read, so I would rather do this without reading.
 2 **CHAIRMAN WALLING:** Whatever is more comfortable,
 3 sir.
 4 **MR. HAWS:** I'm going to read it just so that I can
 5 (inaudible)--
 6 **CHAIRMAN WALLING:** Okay.
 7 **MR. HAWS:** The issue of density within specific
 8 areas of the project will be resolved, but at this
 9 level of the entitlement process the one to two units
 10 per gross acre is a number that we will not exceed.
 11 The master plan amendment and zone change that was
 12 recently approved for Painted Rock was not required to
 13 provide the information that you have requested from
 14 Cordevista. It is our hope that we would be held to
 15 the same standard.
 16 There are no plans to add acreage. In conjunction
 17 with future phases of the approval process, the
 18 development agreement and, slash, PUD will contain
 19 conditions of approval that will define the maximum
 20 number of units on a specific number of acres. So in
 21 essence the conditions of approval will outline the
 22 maximum number of units on a specific area of acreage.
 23 Did that answer your question?
 24 **MR. SMITH:** Step two is when you really get to
 25 that.

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1 MR. HAWS: Yes, it is step--
 2 MR. SMITH: I don't mean to interject but, Larry, I
 3 think your question really is answered in step two when
 4 we come back with a land plan and say we're going to
 5 put this many houses here and this many here. At this
 6 level, just the plan amendment and the zone change--
 7 The next level when we come back to you really gives
 8 you that detail of saying we see more house in this
 9 area or in that area.
 10 COMMISSIONER PRATER: Well, my concern is that once
 11 we do make this-- if we approve the change in the
 12 zoning and the master plan, we've opened the door and--
 13 MR. SMITH: You've opened it to step two.
 14 COMMISSIONER PRATER: True.
 15 MR. SMITH: But step two has a stop in it also,
 16 that you may not approve the PUD.
 17 COMMISSIONER PRATER: Okay. I see what you're
 18 saying is that we could set limits on the density with
 19 the PUD at that point.
 20 MR. SMITH: Absolutely. That's really when you do
 21 it is at the PUD level when we come in and show you
 22 those land plans and everything. You're saying yes, we
 23 agree with this over here or we don't like that, take
 24 that out or we won't approve it. That's the next
 25 level. And that's really--

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1 This is just a macro change, but there again, the
 2 PUD is where you as the planning commissioners and the
 3 County commissioners will look at it in a much finer
 4 detail and say we like it or we don't like it and we'll
 5 approve it or we won't approve it. So just approving
 6 the master plan amendment does not ensure that the
 7 development will ever occur. You will review it two
 8 more times before that's approved.
 9 COMMISSIONER PRATER: Yeah. The concern is,
 10 though, that if we're too broad at this point we can
 11 open the door to where down the road, say it doesn't
 12 work for you, you sell the property to somebody else,
 13 something like that, and then they have even bigger
 14 plans, that sort of thing that-- Well, go ahead.
 15 MR. SMITH: And I understand what you're saying.
 16 Those are the-- We continue to try and put conditions.
 17 We're offering conditions to you to say we will approve
 18 this master plan amendment subject to this. And I
 19 think your question is saying: Hey, what is the
 20 maximum dwelling units? We are saying the maximum
 21 dwelling units that we will have would be two units per
 22 acre in gross. That would be the maximum. And so that
 23 would be a condition of approval that we would ask you
 24 to put on.
 25 Now, when we come back, we could never go beyond

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1 that. And where we put them within the community you
 2 would see in the PUD at that point and say yes, we like
 3 that or we don't like that, but the condition of
 4 approval at this macro big level could be put on us as
 5 far as saying you cannot exceed this many units in
 6 here. And the detail would be delivered at the next
 7 step.
 8 COMMISSIONER PRATER: Okay. On the basis of that,
 9 you're saying a range of one to two is a possibility
 10 that you could accept as a condition at this point, the
 11 lower limit of one unit per acre?
 12 MR. SMITH: Put me on the spot.
 13 MR. HAYMORE: Larry, let me-- And I'm not going to
 14 preside, but there's a lot of things that have to
 15 happen to get to that, because we have to have a fiscal
 16 analysis and everything else the county has to look at.
 17 It's got to be so it's affordable where they can build
 18 it and it's not a burden on the county. So there's a
 19 lot of steps that go in to figure that.
 20 What I'm hearing from the applicant now is not one
 21 but no more than two on 8,600 acres. With that is a
 22 mixed use, there's a lot of things that go with that
 23 that at the PUD, having to come back-- And you guys
 24 have put a lot of hours in. Believe me, I've put
 25 hundreds of hours in with this, talking with the

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1 applicant and making sure they know the ground rules
 2 and making sure what their limits are and everything
 3 else. And a lot of that goes into where you have
 4 cluster developments and things like that, open space
 5 and how it's built.
 6 I think what I'm hearing the applicant-- I'm not
 7 going to put it in his words, that he says he won't
 8 build more than two per acre. That's 8,600 times two.
 9 So you know that at this point. But he is correct,
 10 once you get to the planned unit development you really
 11 get into more technical. When you get into the
 12 tentative map you really get into the technical,
 13 because they have to have the water rights and
 14 everything else to support that. The road system, the
 15 traffic counts, all those things have to be-- There's
 16 a whole list of those 26 items that I have to make sure
 17 they address to meet the requirements of the NRS, our
 18 county codes and just pure plain good planning.
 19 COMMISSIONER PRATER: Okay. I'm not going to put
 20 you on the spot tonight then.
 21 MR. SMITH: Well, no. And let me address it. One
 22 of the reasons why I'm hesitant-- I'm very comfortable
 23 saying two units per acre on the gross. The reason I'm
 24 hesitant is if you look at what we're trying to fulfill
 25 is some of the housing within the industrial park. I

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1 think we've talked about getting obtainable housing for
 2 those people that are working in there. What that
 3 means is typically that you build a smaller home on a
 4 smaller lot that we talked about in the last meeting.
 5 That may mean we want to put some of those units in
 6 there and it might come out to be 1.2 units per acre.
 7 If you come to our project in Somerset, we're
 8 about 1.3 units per acre. We're not one that tries to
 9 maximize and build a sea of homes. We try and build a
 10 nice community, and that leads into the park systems
 11 and the open space. That's why we're very comfortable
 12 saying 40 percent of the project would stay open. If
 13 we wanted to maximize it, believe me, we could put huge
 14 density on this type of flat land, tens to twenties
 15 multiples.
 16 And so our proposal in current standards is a very,
 17 very low density of one to two units per acre. That's
 18 extremely-- that's a very low-- it's almost
 19 underutilization of the land if you really looked at
 20 it. And so if you can understand why we're hesitant on
 21 saying-- I'm very comfortable saying two acres per
 22 unit, but to say less than that would be difficult for
 23 us tonight.
 24 COMMISSIONER HAMMACK: Mr. Chairman, that raises a
 25 question, if I may ask a question.

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1 CHAIRMAN WALLING: Sure.
 2 COMMISSIONER HAMMACK: Mr. Chairman, the question
 3 this raises is when we're talking about the PUD level,
 4 if we get to a PUD level, can we then legally put
 5 limits on making them phase in the project, say a
 6 thousand acres at a time and the specific number of
 7 houses at a time? I mean, I don't know what kind of
 8 restrictions we are allowed to put in at the PUD level.
 9 If we can get a legal answer on that or something.
 10 CHAIRMAN WALLING: Dean.
 11 MR. HAYMORE: Everybody can hear me, can't they?
 12 I've already told the applicant numerous times that
 13 it's too big for Storey County to take the whole apple,
 14 we need to take it one slice at a time and that I
 15 recommended that if this went forward that we would
 16 phase it. They would have to come back in that fiscal
 17 analysis and where that phase is and where it starts,
 18 because they have hundreds of millions of dollars of
 19 infrastructure before one rooftop goes up, that they
 20 have to come in there and tell us where they want to
 21 start. Yeah, I would love to see a thousand acres. If
 22 you do it in a four phase, you're talking 2500 acres at
 23 a pop, and then they go in and look at that and-- but
 24 for him to do it right and to-- No ifs, ands, buts,
 25 it's money, people. To get the investments and the

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1 backers to come in and put a half a billion dollars in
 2 this, they have to know that they can do the whole
 3 8600 acres.
 4 You can put a stipulation that says, okay, come in
 5 here for the first phase, show us what you want to do,
 6 make the deal on how many houses are going to go in
 7 there, make a time limit, five years, seven and a half
 8 years or whatever, and see, let them prove to Storey
 9 County that they are a good neighbor, that they are a
 10 good partner with Storey County and come in and do
 11 that.
 12 And I've told Blake that numerous times, come in,
 13 go back, I would tell him tonight, go back, figure out
 14 the first phase, come back and talk to us, instead of
 15 3400 people, the first phase would be so many of these
 16 houses and you could start there. You don't build the
 17 infrastructure when he has 11 sections or 16 sections,
 18 you don't build the infrastructure from the front to
 19 the back, you go from the front door and you work your
 20 way back.
 21 MR. SMITH: And I will just acknowledge that, that
 22 that is something-- and, Lydia, that would be
 23 something-- We couldn't commit tonight, because that
 24 would be a PUD level again, because we need to run the
 25 economics and see what the infrastructure is and how

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1 many homes. And at that point we could step back and
 2 say, yes, if we can have the area approved in total
 3 like you're saying, then we would go to a phasing and
 4 we would proposal that.
 5 COMMISSIONER HAMMACK: But what I'm trying to find
 6 out is if in this level where we're at now if we can
 7 put like Dean said a stipulation on that would require
 8 when you come back at a PUD level that we would phase
 9 it. Is there any legality issue in not being--
 10 MR. HAYMORE: What you're going to say is that-- if
 11 you approve a master plan amendment, that gives them
 12 the next step to come in for the PUD. At the PUD you
 13 come back with what you're going to phase in. You
 14 might have a PUD for 8600 acres that gives him-- allows
 15 him to build that first phase. Come in and design the
 16 first phase and then let's go talk the second phase.
 17 Because technology is going to change, economy is going
 18 to change, everything is--
 19 Folks, you've seen more things change in your
 20 lifetime. I have, too. We don't know what's going to
 21 happen in ten years. If you asked me seven years ago
 22 that T.R.I. was going to be built out in seven years,
 23 first phase, I'd say you're crazy. Now I'm dying,
 24 because I can't stay up with it. I can't believe it.
 25 And so first-- Actually in three years they sold out

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1 25 years of what we planned for. And that can happen
 2 here, too. And so proper and good planning and checks
 3 and balances have to be put in place.
 4 MR. SMITH: I think-- To take the mystery out of
 5 it, yes, we would take that stipulation that at the PUD
 6 level as long as we were able to work with you as far
 7 as the economics and the infrastructure and those
 8 things, we would work with staff to come back with a
 9 proposal that we would accept some kind of phasing
 10 within that proposal to answer that for you.
 11 MR. HAYMORE: And we have to do that just to be
 12 able to provide the services for Storey County. We're
 13 growing so fast just for the services for T.R.I. and
 14 then throw this-- Painted Rock is right behind my
 15 door. They're starting to talk, Painted Rock is
 16 coming. Folks, there's other projects coming right
 17 behind the door. We have to look at it as the big
 18 picture also.
 19 MR. HAWS: So to summarize that, an approval here
 20 for a master plan amendment gives us the opportunity to
 21 go do more research and more work. You have total
 22 control on that.
 23 COMMISSIONER PRATER: Okay. Thank you, Greg.
 24 I think this is back in your ballpark, Joe. I got
 25 with one of the engineers with the Truckee Meadows

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1 Water Authority and on the back of an envelope we did a
 2 few scratches about just what it would take to get
 3 water up to the site. And you saw my numbers. Again,
 4 they're just sketchy and everything, but it is
 5 expensive. I think you probably agree. And my
 6 question was that with the cost of delivering portable
 7 water to the project, will the developer be able to
 8 compete with other developments in the area?
 9 MR. CACIOPPO: For the record, Joe Cacioppo,
 10 Resource Concepts. This will be a lot quicker for me,
 11 because I don't have as much to say. But will it be
 12 able to compete with other developments? We believe it
 13 will be able to. It is an expensive situation to be
 14 in. Mr. Smith is looking at a variety of different
 15 options of how we can provide water, not just how we
 16 can provide it, but we're aware that there's going to
 17 be high infrastructure costs. I mean, there's no
 18 getting around that. We've got to bring water up the
 19 hill. It takes technology to do that. It's all
 20 doable. It comes at a price.
 21 But the benefit here, too, is that the operating
 22 costs of something like this-- we don't anticipate-- in
 23 terms of other developments in northern Nevada, we
 24 don't anticipate this being to that level in terms of
 25 operating expenses. So we feel that even though we

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1 have high infrastructure costs, there's going to be
 2 lower operating costs and the net result--And that's
 3 going to take some homework on our part and whatnot--is
 4 going to be reasonable connection fees and reasonable
 5 rates and whatnot to make this a viable alternative.
 6 There's a lot of coordination that's going to go
 7 into something like this. And I think Blake could talk
 8 about it better than I could, but just to give you a
 9 cursory heads-up, if you will, you know, this doesn't
 10 necessarily-- The developer needs to provide water to
 11 his development and make that work, but there's
 12 potential here for some kind of county solution, you
 13 know, county participation. And when I say
 14 "participation," I don't mean stick the county with the
 15 cost, I mean that there's a lot of dialog that has to
 16 go on.
 17 And in doing something like, this may open the door
 18 for future developments and how do we make all that fit
 19 together and keep it-- you know, keep it affordable for
 20 everybody. You know, obviously he wants to sell houses
 21 and we have to make sure it's affordable for people to
 22 move into a community like that. And we think that's
 23 doable.
 24 To give you hard numbers right now and say this is
 25 exactly how we're going to do it, I can't do that right

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1 now, but I just want to let you know that this is
 2 doable and we feel we can compete with other
 3 developments.
 4 MR. SMITH: You know, and if I can add-- Larry, if
 5 I can give-- because we don't have everything designed
 6 and all, but I can give you some real life examples.
 7 In Somersett we have brought the water over ten miles
 8 away into the project. We built four major pump
 9 systems, we've brought it up about 750 feet from the
 10 river level, multiple water tank systems. It is the
 11 most expensive component in the development is the
 12 water infrastructure. You're on track on cost here.
 13 But it is-- with the economics and the elements of-- or
 14 the economics of it, of spreading it across these
 15 homes, it does become viable. I can tell you from real
 16 life experience from what we're experiencing.
 17 COMMISSIONER PRATER: Okay. Thank you. My next
 18 question is also for Joe. This is: Where will the
 19 development's sewage treatment effluent be discharged?
 20 My concern there is that-- You know, like Virginia
 21 City's goes into Six Mile Canyon, all of Truckee
 22 Meadows', most of the (inaudible) and most of the water
 23 in Steamboat Creek comes from that treatment plant.
 24 And just looking at it, it appears that Long Valley
 25 Creek would be the logical recipient of that flow,

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1 unless there's something else out there that you're
2 aware of.

3 **MR. CACIOPPO:** Well, the sanitary sewer system is—
4 Again, it goes along with the water in that it's
5 something we have to look deeper into. But, you know,
6 we've looked at and discussed some options, you know,
7 can we take it somewhere, do we treat it on site, how
8 do we handle this. And the reality is it probably
9 winds up being some kind of localized system. You
10 know, to pipe it somewhere else and do, you know, X, Y
11 and Z with it, it's difficult to say right now, but the
12 reality I think is that it is some kind of localized
13 system.

14 **We foresee—** You know, you're going to collect all
15 of this and you have to treat it somehow before you
16 either get rid of it or reuse it or whatever you intend
17 to do. So there's going to be a component of reuse in
18 it, and it would obviously have to meet, you know,
19 local and state standards and whatnot, but the idea is
20 that if we can use— you know, the term would be, say,
21 treated effluent or recycled water, there's a lot of
22 terms out there, that we can reuse some of that, you
23 know, in the parks, you know, a variety of different
24 ways. It doesn't obviously become being drinking water
25 or anything like that. It's reused in an

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1 irrigation-type form at an acceptable level.

2 **So in doing that,** you know, we feel that how much
3 gets discharged somewhere else can get reduced. Again,
4 I don't have numbers on that right now and how that can
5 be, but we think at this point it's reasonable to say
6 that we can treat it. It's going to involve other
7 issues like, you know, a comprehensive soils
8 investigation to let us know, you know, which soils in
9 the land planned areas are compatible and how do we
10 treat it at that point. So I can't really give you any
11 more information right now in terms of that. Once we
12 do more studies as we go up the chain in approval
13 levels, we can address these things at the appropriate
14 levels.

15 **MR. HAYMORE:** Larry, one of the other things that
16 I've asked them to look at, and I've asked Painted Rock
17 to look at, is grey-water systems, new technology out
18 there. Ninety-five percent of your water, folks, your
19 shower, your sinks and everything else, five percent is
20 crap. And so the new technology— We're asking
21 T.R.I.— We got 80 percent recycled going on at T.R.I.
22 We're asking Painted Rock and we're asking them to look
23 at the new technology, to have separate lines for
24 grey-water systems and purple pipe, we call it purple
25 pipe systems. I'll guarantee you that's going to be a

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1 requirement from me, to look at that, that 80 percent
2 is reused right there. Yes, it's reused for
3 landscaping, everything, you can de-cess, de-water.
4 You're going to start seeing that technology.

5 **I got people out in the Highlands,** we're putting
6 tanks in their daylight basements so they can reuse it.
7 You can reuse that once, shower, you can refuse it to
8 the flush the toilet a second time, things like that.
9 There's a lot of technology, and we need to use
10 technology availability because of the water problems.
11 And I've already told them that I'm expecting that.
12 And Painted Rock knows that, too. I've already talked
13 to Painted Rock.

14 **MR. SMITH:** I was just going to jump in on that,
15 conservation. It's a natural resource. The state of
16 Nevada, the driest state in the union. Water in any
17 use or capacity will be maximized to its extent. But I
18 think in answering your question, there's really only a
19 couple of— well, there's multiple alternatives, but to
20 answer your question in the simplest form, we would
21 process it on site I think might answer your question.
22 **The only other alternative would be to pipe it back**
23 **to the Reno-Sparks sewage plant which is feasible by**
24 **gravity flow, but I think the costs would be overly**
25 **extensive. So it would be an on-site plant similar to**

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1 what T.R.I. is doing. They're treating it on site,
2 creating effluent, reusing it. We would do the same
3 within Cordevista.

4 **COMMISSIONER PRATER:** Okay, Joe, I think you're off
5 the hook then.

6 **MR. CACIOPPO:** Thank you.

7 **COMMISSIONER PRATER:** Number five, you have pledged
8 no future access roads to Cordevista through Lockwood
9 or through the Virginia City Highlands. My concern
10 there is primarily that once the Cordevista development
11 gets underway and the county's population starts to
12 shift over there, the political powers and everything
13 like that, down the road when those people decide that
14 they would like a quicker access to I-80, possibly
15 through Lockwood or a quicker access into Virginia
16 City, how can you at this point guarantee that those
17 roads will not be built?

18 **MR. HAWS:** Again— Do I have to state my name
19 again? Greg Haws, Planning Center. The best tool that
20 jurisdictions have to police that type of thing long
21 term is conditions of approval. Conditions of approval
22 are tied to the land and not the landowner. So even if
23 the developer goes away, those conditions of approval
24 stay with the land.

25 **In conjunction with this project, Cordevista will**

1 request that they be conditioned that no roads be built
2 south of the project connecting their project with
3 Virginia City Highlands or Virginia City, however, with
4 the caveat that if the residents of Virginia City or
5 Virginia City Highlands request that, that would be the
6 only way that would happen. Cordevista-- the residents
7 of-- the condition would state that the residents of
8 Cordevista could never request that. It would have to
9 come from Virginia City or Virginia City Highlands.

10 And that can be done--

11 COMMISSIONER PRATER: This is probably a question
12 for our legal counsel then. Is that kind of thing
13 enforceable?

14 MR. GUNDERSON: Absolutely.

15 COMMISSIONER PRATER: Okay.

16 MR. HAYMORE: Now you want to hear the true story?
17 You're not going to like it, folks. When you do proper
18 planning, we tie communities together for fire,
19 sheriff. It just doesn't make sense if we need to come
20 through and tie it together and everything else. I'll
21 guarantee you we're going to make them build
22 firehouses, sheriff houses. We're already working with
23 Vince down in T.R.I. We had to move the firehouse five
24 times because you can't get insurance ratings unless we
25 can have a firehouse within five miles of your

1 clarify what you're saying. When a fire happens or
2 something else, how you typically handle that is you
3 put a condition that there's no daily traffic or
4 anything like that, but you put a gate on it for
5 emergency access so that the fire department can break
6 through it or open the gate, people could be rushed
7 through the Highlands out, but it's not a road that you
8 would travel daily.

9 That's something we've talked about with Lockwood
10 here. And that's where-- it's actually come back to us
11 from a lot of citizens in Lockwood saying actually
12 let's look at it, because maybe we do want daily flow
13 traffic for the schools and all that.

14 But as far as the southern one, I think-- And
15 thank you for the clarity on it. We would condition
16 ourselves. Now, if the county wanted emergency access
17 and other things, obviously we're going to be open to
18 that. You have the ability to override anything that
19 we put on the property from the government standpoint,
20 so--

21 MR. HAYMORE: And he's correct. As every one of
22 you guys know, at the Highlands when we make you put
23 access and grades and everything-- Basically what a
24 secondary access road to the fire department is is a
25 16-foot-- 20-foot wide, but it's 16 actually, with

1 residence. And that means five road miles. There's
2 going to be five miles in between you, but when there's
3 a fire out there--

4 And, folks, I drove it. Go out on Rocky Road. The
5 ten acres and stuff are putting in roads way back there
6 to open up the land and things. And I'm not going to
7 sit here and not tell you that we're going to look at
8 it. And, yeah, you can put a stipulation, and legal is
9 right, and it needs to come from your community if you
10 don't want roads there and stuff, but if you have a
11 fire and can't get out, where are we going to push it?
12 We're going to push you out Lousetown, we're going to
13 push you out Long Valley.

14 Why has the road not been built now? The State of
15 Nevada and the United States could not build a road
16 because it's too expensive there. Where the road makes
17 more feasibility is to go Long Valley or the pole line,
18 to go that way. But, folks, I got to look at
19 everything. I got to look at reasonable. Blake tells
20 me he doesn't want to build a road and I says, you
21 know, county commissioners don't want it, that's fine,
22 but we're going to look at all the different options.

23 MR. SMITH: Well, and I think, Dean, from that
24 standpoint, there would never be any opposition from
25 our standpoint for life safety purposes. And I want to

1 number two road base on it that will withstand a
2 50,000-pound brush truck. And that's what we like to
3 have so we can get out there to fight the fires in the
4 Highlands on the back side of the petroglyphs. I'm not
5 speaking for the fire chief, and don't misquote me,
6 just we got to plan for your protection, your quality
7 of life and everybody's out there. And so I'm not
8 going to say that we're going to make him put it in.
9 There are already roads out there right through his
10 property.

11 You know how to get to the petroglyphs. They're
12 the best petroglyphs in the world if you ask me, and we
13 haven't been able to protect them. But we are talking
14 about fire access just like we have now that he's
15 agreed right back here three miles, big gates on it,
16 the fire department has the key and if they need to get
17 up there, they get up there.

18 COMMISSIONER PRATER: Any other questions relative
19 to roads?

20 Okay. My sixth concern was the argument that
21 Cordevista is required to provide a residential balance
22 to the rapid commercial and industrial growth of the
23 T.R.I. park and that good planning practices require
24 such a balance. One of the concerns, though, that I
25 kind of have is that-- we've said it several times

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1 here, that T.R.I. is developing well beyond or much
 2 quicker than anyone had anticipated and there doesn't
 3 seem to be major concern by the companies going in
 4 there that there is no adjacent housing or housing
 5 within Storey County for an employee base. They seem
 6 to acknowledge that the Truckee Meadows, Fernley,
 7 Silver Springs provide the employee bases. And most of
 8 these companies, they do their homework before they do
 9 a relocation or development of this nature.
 10 To date just recently we recently received a letter
 11 from Trammell Crow who I guess has done quite a bit of
 12 the development out there, but they're the only one
 13 that I'm aware of. And so the kind of concern is that
 14 is this really necessary as a benefit to T.R.I., and I
 15 wonder if you could clarify that.
 16 **MR. HAWS:** Greg Haws, Planning Center. To respond
 17 to your question, I personally have made several phone
 18 calls this past week and spoken with many of the
 19 business owners and managers of operations over at
 20 T.R.I., and they have expressed a concern that they are
 21 having a difficulty finding people who want to commute
 22 that far and that that is becoming a growing issue. I
 23 got verbal commitments from many of them that they
 24 would be willing to write letters of support of the
 25 project that state that they are concerned with the

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1 growing difficulty of finding housing in close
 2 proximity of the project.
 3 How many have we received to this point?
 4 They will be coming.
 5 **MR. SMITH:** We've talked to a couple of them. I
 6 think their concerns-- Well, you've just expressed it,
 7 that the commute times, other items to it, will impact
 8 their abilities to hire out there. We've also heard
 9 from the other adjacent communities who are saying how
 10 do we handle all this traffic and everything if
 11 everyone is commuting back and forth through Interstate
 12 80. And so there are some local issues and some
 13 regional issues that we've tried to address always in
 14 here. But I think the T.R.I. Park is-- I can't
 15 describe it. It is phenomenal and it's the greatest--
 16 one of the greatest things in Storey County. And it--
 17 in our opinion, and we're seeing from some of the
 18 tenants, it is a need for some type of balance,
 19 something closer that they can get the housing and the
 20 public services and the retail to help service that.
 21 **CHAIRMAN WALLING:** Gentlemen, at this juncture I do
 22 want to make a statement of policy here. Any letters,
 23 e-mails, transcriptions on this issue, pro or
 24 otherwise, will-- are made part of the record along
 25 with petitions and such and will be-- which they are

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1 public documents and can be viewed by anybody. I would
 2 like to say once again, yes, your letters, your
 3 petitions will be with us, I guarantee it, and
 4 respected and they will not go away, I guarantee you.
 5 Thank you.
 6 **MR. HAWS:** Can I just add one more thing? You
 7 posed a very good question about sound planning
 8 practices and who they are good for. I've had the
 9 privilege of working on many, many large projects
 10 around the country and on both sides of the table.
 11 I've represented prior developers and at the same time
 12 had the privilege of representing government agencies
 13 and counties and cities through their general plans,
 14 through master plans.
 15 And as I thought about this question--It's a very
 16 good question--I thought perhaps the best way to answer
 17 this question is maybe the converse. Inbalance is bad
 18 for home. As we've worked around the country, the two
 19 primary issues that we run into are energy and quality
 20 of life. With the energy prices that are skyrocketing
 21 right now, commute distances become very, very
 22 critical. The quality of life, there have been
 23 hundreds of surveys done in the last 20 years about
 24 quality of life and what constitutes quality of life.
 25 The primary factor in establishing your quality of life

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1 is how much time you spend in your car going to work.
 2 And so to answer your question of imbalance, most
 3 communities suffer from the converse of what you have.
 4 They don't have jobs. They provide the housing, but
 5 they don't have jobs in close proximity. And it's a
 6 really, really large issue. It's being talked about in
 7 every community across the country. This job/housing
 8 balance is a huge thing, and especially in the face of
 9 rising energy costs. That issue is not going away
 10 anytime soon.
 11 **MR. SMITH:** Well, and let me just add one other
 12 thing, and it goes back to what we were talking about.
 13 We focused in on the employment and housing and the
 14 balance of that, but I think the project also delivers
 15 some other things that I think the county and the
 16 planning commissioners need to look at. When we talk
 17 about the fact that we can come in and help adjacent
 18 counties-- adjacent communities with resolving flooding
 19 issues, we can come in, we can provide the potential of
 20 water to the communities that don't have water, we're
 21 talking about improved fire access, diversification of
 22 the tax base, working with wildlife habitat and
 23 protection of the wildlife in here, and this board
 24 really goes into, the protection of the petroglyphs
 25 that can't be protected right now, and again, I want to

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<p>1 go back to this community foundation, the ability to 2 try and raise a half a million dollars of not taxes but 3 donations to the community every year, those are the 4 things that I think that you as the commissioners have 5 to look at and say: Is this a net positive to the 6 community? And I think that you'll look at it and say 7 yes, it's actually a huge positive to the community. 8 COMMISSIONER PRATER: Okay. My final question was 9 relative to the planning practices and effectively the 10 zoning. I wasn't involved in the creation of the 11 master plan that developed-- wound up with the approval 12 of T.R.I., but I can kind of envision how it occurred 13 in that you look at the property out there, T.R.I. was 14 surrounded by gravel pits, power plants, gypsum mine, 15 relatively undevelopable mountain ranges, that sort of 16 thing, and one of the things that was right there was 17 the special industrial T.R.I./Aerojet-- or TRW/Aerojet 18 property out there. And so to me it makes sense that 19 T.R.I. was-- the industrial zoning for that was kind of 20 a logical aspect of that. 21 Now we're kind of being asked to reverse our 22 thinking in that and place urban/suburban-type 23 development that's bounded on three sides by an 24 industrial park and on the west side the existing 25 forestry which is very low density. And to me this</p>	<p>1 me go to the fourth one there. I think what Greg is 2 saying-- And he articulated it in the letter. What 3 he's saying is Virginia Highlands is very low density. 4 You have one house per 40 acres. We reside between one 5 house per 40 acres and the largest industrial park in 6 the world. And so spot zoning is where, as he 7 articulated in there, if you had a housing neighborhood 8 and you put a school or something in the middle of it, 9 that would be a spot zoning, but what you're seeing 10 here is you have-- 11 And I'm going to go back to the master plan that 12 says there are three places in the county to develop 13 going forward, we being one of it that has half of the 14 developable property in the county right now. But if 15 you look at the purple map again, you have the 16 industrial park with heavy industrial, manufacturing, 17 which is a very intense zoning, you have our property 18 which we're looking to put into a mid-- actually low 19 density, because low density-- When we get to one home 20 per 40 acres, I don't even know how to describe that. 21 That's beyond low density. 22 And so the transition area that he was talking 23 about is going from 40 acres to one to two units per 24 acre to the industrial park and one of the three 25 remaining lands that can be developed. It does not--</p>
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<p>1 kind of smacks of spot zoning which in my understanding 2 of planning and everything is largely discouraged, so I 3 would like you to comment on that. 4 MR. HAWS: Greg Haws from the Planning Center. I 5 would like to talk about spot zoning. Spot zoning 6 occurs when-- by definition it's when you're changing a 7 single piece of land within the context of a single 8 land zone and it's out of character with its adjacent 9 zoning. Is that how you understand it? 10 If you look at the diagram-- Let's see. Let's 11 go-- let's go third back on the right-hand side, the 12 one that says Tahoe Reno Industrial Park. You are 13 correct, we are surrounded on three sides by T.R.I. and 14 we do share our westerly boundary with forestry which 15 has some residential uses associated with it. You 16 could argue that we are (inaudible) between industrial 17 use on the east and the west, but you could also make 18 the argument that we are a transition area piece 19 between low density residential as you move toward a 20 very vibrant and successful industrial park. We 21 provide the necessary transition and balance and we are 22 complementary to that zoning which provides our 23 context. 24 (Laughter) 25 MR. SMITH: Let me say it in a different way. Let</p>	<p>1 It is not spot zoning, it's actually a transition 2 zoning is what he's saying. It's not-- by no means do 3 we see this as spot zoning. We actually see it as 4 logical zoning for the remaining lands of one of the 5 three remaining lands that the county has at this 6 point. 7 MR. HAYMORE: Commissioner, can I explain real 8 quick to everybody? Fortunately or unfortunately, I've 9 been here 20 years, and I'll give you a real quick 10 explanation. We wrote a-- we got a planning commission 11 together, wrote a master plan and did the zoning. In 12 the master plan it talks about special industrial. The 13 reason why that got zoned special industrial is because 14 before I got here-- my second day on the job I red 15 tagged High Shear. That was the explosion company out 16 there. 17 They got a special use permit back in 1986 and they 18 came to the county commissioners. I asked for a show 19 cause hearing to have their special use permit removed. 20 They came to a county commissioners' hearing, said they 21 wanted to be a good neighbor and that they would comply 22 with their special use permit and the next day we got 23 sued. That's how good a neighbor. It took us about 24 two, three years. 25 Larry, I don't know if you were a commissioner at</p>

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1 that time, but Virgil was involved in that. And so
2 after coming out and defining what their special use
3 permit allowed them to do, in the master plan we
4 identified that we need to have a special industrial
5 zone basically to follow their special use permit. And
6 that's how that got put there.

7 But at the same time, folks, all but ten acres, and
8 the 40 acres were forestry zoned, and we came to you
9 and you said you had to go through, pay your fee, a
10 hundred bucks, get a special use permit to get to build
11 your single-family house. You came to us and said:
12 Rezone it for a state zoning so we can do that. And so
13 we did that.

14 We actually created a special zoning for the
15 Highlands. We created a VCH, one acre, ten acre,
16 40 acres, we came up with how many horses and dogs.
17 Unfortunately, we had to talk about dogs. But believe
18 me, I got dogs at home and they love me and I love
19 them. As my wife said, I'm not being too good of a dad
20 to the dogs because I'm gone lately.

21 But we created that zoning for the Highlands
22 because that's what you wanted. And we did it for Mark
23 Twain, we did the same thing for Mark Twain. We
24 actually came in with this development at Rainbow Bend.
25 It was a special use permit for a manufactured home,

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1 99-year lease. We came back and made it a planned unit
2 development so the people could buy their lots
3 underneath their houses. And we did that for this
4 community.

5 We did that for T.R.I. They came to us, and I said
6 20 years ago when I took the county commissioners and
7 the planning commissioners out to see where the county
8 was, I said this is a natural. And they said: Here,
9 go get a planning commission put together, get a master
10 plan and zoning and go play with 4,000 acres. And I
11 was told for 15 years I was stupid and it would never
12 happen, everybody from Reno, everybody. And now you
13 see what's happened.

14 So that's how the special industrial got set out
15 there is we basically made a zoning to match the master
16 plan, his special use permit. And believe me, folks, I
17 put two guys in prison for five years out there and
18 1.3 million dollars worth of fines. And that's why
19 they sold it to Aerojet. Aerojet never did anything.
20 They bought it, turned around and sold it to TRW. TRW
21 opened it back up. But that's how the zoning happened
22 with the master plan and that's how we identified it.
23 Look it, in ten years after our master plan, we were
24 right on. Now this is changing the master plan quite a
25 bit. It's changing it. And the whole county complex

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1 is changing.

2 We got people bought land in Mark Twain, we got
3 developers in Fernley that are building right up to the
4 county line. We got developers-- I had to cancel a
5 meeting today with Washoe County, right up to the
6 county line below Virginia City of the original
7 40 acres of the Highlands in Virginia City called the
8 Golden Project. We have that going on that they want
9 to come and talk to us, not building in Storey County,
10 but they want--

11 Good planning is to talk and be able to
12 interconnect. So the only way they can get to their
13 project is out through Castle Peak and that way and we
14 don't want them going that way. And so we won't let
15 them go that way. So they have to come in and talk to
16 us, they got to go to Washoe County. And they got to
17 tie a system in to go that way. Sorry.

18 CHAIRMAN WALLING: Thank you.

19 COMMISSIONER PRATER: Okay. I have one last
20 question of Greg. Are you a consultant with--

21 MR. HAWS: I am.

22 COMMISSIONER PRATER: This probably then is for
23 Blake really in that I'm sure you're aware, Storey
24 County does not have the luxury of a planning
25 department similar to Reno, Sparks, Washoe County, like

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1 that. If this master plan, everything were approved,
2 would you be willing to pay for the county to hire an
3 independent planning firm to review for us your
4 development through the process?

5 MR. SMITH: That's an easy one. Yes. We do that
6 currently. In the City of Reno we hire outside
7 consultants for the city because of the burden that
8 comes with it. So, yes, that is something that we
9 would step up and-- Whether you pay additional staff
10 or you pay an outside company, that needs to be done,
11 and so it would be done through the fee structure or
12 whatever, the county would impose those costs on us.
13 Now, whether you wanted to hire people or if you want
14 to hire an outside consultant, that would be your
15 election, but we would be paying those fees to pay for
16 that, yes.

17 COMMISSIONER PRATER: Okay.

18 MR. SMITH: One other thing that we talked about,
19 Dean, T.R.I. when they went up there, they made a
20 substantial investment, I don't know what it is, but
21 it's tens of millions of dollars in buildings up there.
22 One of the things that we've talked to staff about was
23 the fact that upon the development level or whatever we
24 have some office buildings up there that could be
25 utilized by the county immediately for life safety,

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1 fire, consultants as far as the planning department.
 2 They are professionally built, multi-million-dollar
 3 office buildings on the site right now that we've
 4 mothballed, but they could be reenergized and brought
 5 back on line for the county.
 6 CHAIRMAN WALLING: Folks, I don't know about you
 7 all, but I've been sitting here for two hours. Now,
 8 that does not count the ones in the back that have been
 9 standing. I would like to take a ten-minute recess and
 10 then we'll resume questions and concerns. Thank you.
 11 (A recess was taken.)
 12 CHAIRMAN WALLING: Folks, I would like to-- This
 13 is the end of the recess, please. Thank you. If
 14 you're standing, please return to where you're been
 15 standing. Folks, please return to your seats. If
 16 you've been standing, please return to where you've
 17 been standing. Folks, please. Before we resume with
 18 questioning by the planning commission, Larry, you've
 19 got a question on the petitions that have been
 20 submitted to us.
 21 COMMISSIONER PRATER: Yes. At the end of the
 22 meeting in the Highlands we requested that staff have
 23 our legal counsel look at the petition and give us
 24 guidance as to where to go, the next step. So at this
 25 time I would like to ask Mr. Gunderson to give us some

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1 guidance on that aspect.
 2 MR. GUNDERSON: Thank you very much. Good evening,
 3 everybody. Mark Gunderson. The planning commission
 4 has a job to do and it's charged with doing that job
 5 through the Storey County ordinances. Petitions or
 6 allowing petitions or having petitions to direct the
 7 growth or development of the county is not permissible.
 8 You may take a petition or take the information from a
 9 petition, but it's not a vote on what to do or how to
 10 do it. That's the planning commission's job, pure and
 11 simple.
 12 CHAIRMAN WALLING: Thank you.
 13 UNIDENTIFIED MALE SPEAKER: So the petition has no
 14 weight?
 15 MR. GUNDERSON: That is correct.
 16 UNIDENTIFIED FEMALE SPEAKER: No legal weight.
 17 MR. GUNDERSON: No legal weight. It's just-- it
 18 may be advisory, the planning commission can listen to
 19 it, but it can't direct the planning process. The
 20 planning process is to be directed by the planning
 21 commission and the county commissioners.
 22 UNIDENTIFIED MALE SPEAKER: How about a petition to
 23 remove the Board of Commissioners from office, can we
 24 do that?
 25 MR. GUNDERSON: Whatever is provided for by law is

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1 certainly permissible. That's one of those options.
 2 UNIDENTIFIED MALE SPEAKER: And what does that
 3 require?
 4 MR. GUNDERSON: Well, I'm not going to get into
 5 that. That's really out of the scope.
 6 THE COURT: That's not the question. Thank you.
 7 Commissioner.
 8 COMMISSIONER HAMMACK: Yes. While we have legal
 9 here-- I don't think I phrased my question properly
 10 before. The way I would like to phrase this is: Is
 11 there a way that we could place a stipulation on at
 12 this particular stage saying that we will be putting
 13 stipulations on for a phased plan only at the PUD
 14 level?
 15 MR. GUNDERSON: You have the discretion to
 16 condition any approval that you have using any
 17 reasonable conditions at this level. You can do that.
 18 The question, though, is what you want to do, because
 19 remember, this level is really a larger policy
 20 question. And the larger policy question that you have
 21 to address under the master plan is: Do you wish to
 22 have this kind of development in this county and in
 23 this community and, if so, how? That's the major
 24 question you have to address.
 25 COMMISSIONER HAMMACK: Thank you.

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1 CHAIRMAN WALLING: Planning commissioners, further
 2 questions of the applicant. Hopefully we can try not
 3 to duplicate concerns and questions, please.
 4 COMMISSIONER OSBORNE: I do have a question for
 5 Mr. Smith. It says in here in your response to
 6 Commissioner Prater's issue regarding water-- you have
 7 written, "Our recommendations for Cordevista project is
 8 that in conjunction with Storey County you take the
 9 lead in working to develop the countywide plan to meet
 10 both current and future water needs in Storey County."
 11 You wrote that after discussing the issue of having you
 12 call islands of communities in our county as it is, but
 13 islands having their own water system, Virginia City
 14 their own, et cetera, et cetera. It sounds like in
 15 your discussion here that you wish-- or is it possible
 16 you're asking Storey County take the horns here in
 17 providing the water infrastructure and also planning
 18 your planning to get water to your development?
 19 MR. SMITH: By no means. I think what we're saying
 20 in there is if you look at how there are multiple-- By
 21 no means are we saying that. Let me just answer this.
 22 We are here to say that we will build our own water
 23 infrastructure system. What that statement talks about
 24 is the bigger picture that Storey County-- if we are
 25 developing such a large massive system, does it not

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1 make benefit or ideas that maybe we link into Virginia
 2 City Highlands or other things that you make a master
 3 system?
 4 We've talked to staff for a year or two about the
 5 fact that because of all this-- and this isn't for our
 6 own benefit, but it's really for the benefit of the
 7 community, of saying if you have all these different
 8 systems, is there a way that you can maximize them by
 9 having-- by having dialogs or other things that maximize
 10 the usage within the multiple sets of systems but not to
 11 burden. We are not trying to burden or pass on the cost
 12 to the county of our existing system-- our proposed
 13 system.
 14 COMMISSIONER OSBORNE: Okay.
 15 MR. SMITH: Did I answer that for you?
 16 COMMISSIONER OSBORNE: Yes. I have another
 17 question. This one I'm actually going to ask
 18 Mr. Prater maybe with your experience with engineering.
 19 It says in here that your typical house uses 800 square
 20 feet or square acres of water a year and you at
 21 Cordevista have 250 to 300 per house. I imagine you're
 22 talking low-flow water systems as well as possibly
 23 banning any landscaping and that sort of thing. Is
 24 that a reasonable number to say a residence can be
 25 lowered down to 250 for a project like this per home

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1 for water usage?
 2 COMMISSIONER PRATER: I lived two years in Saudi
 3 Arabia in an American camp and they had two water
 4 systems. One was called the sweet water and it was a
 5 little tap at the sink that was used for all your
 6 cooking and drinking. And the second was the well
 7 water system which was used for washing and any kind of
 8 landscaping, anything like that. It was very
 9 efficient. It didn't take too long to get used to it.
 10 You learn real quick you didn't drink anything out of
 11 the tap other than the sweet water tap. But, yeah,
 12 there are ways to conserve water. I don't know if you
 13 want to go to that extreme up there, but it is
 14 possible.
 15 MR. SMITH: It is. And we have-- Joe can come up
 16 and speak if need be. In current day-- Again, I'll go
 17 back to the state of Nevada, the driest state in the
 18 union. The natural resources of water you need to
 19 conserve, especially with today's technology that can
 20 take it down as far as you can. You do want to-- In
 21 the PUD, in the CC&Rs that we would put on the
 22 community, you go all the way down to what type of
 23 plant species and how you can plant and all those
 24 things to try and conserve those water uses. And then
 25 also you have your low-flow consumption items and you

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1 also have your grey water, your purple pipe like we're
 2 talking about. And so you do ring out as much as you
 3 can out of that one-acre-foot of water or whatever
 4 denomination it is that you're using out there.
 5 COMMISSIONER OSBORNE: All right. Thank you.
 6 MR. HAYMORE: Mr. Chairman?
 7 CHAIRMAN WALLING: Yes.
 8 MR. HAYMORE: I have one question that I think
 9 needs to be addressed and I know the consultant's here.
 10 We got a letter at the last meeting on that there's no
 11 contamination in the soils. You were going to do some
 12 more thorough investigations. Can you address the
 13 soils out there and any contaminations or problems?
 14 MR. SMITH: Yeah. Do you mind coming up? This is
 15 Eric with Kleinfelder. Thank you for coming.
 16 MR. HUBBARD: Hello, commissioners. My name is
 17 Eric Hubbard. I work with Kleinfelder. I'm an
 18 engineering geologist there, and I can summarize what
 19 we know about the site. We've worked on this site
 20 since before Blake acquired it. And as Blake
 21 mentioned, the last operator of the site was TRW, and
 22 they fabricated the little propellant capsules that set
 23 off your air bag in your car. They have-- And he
 24 mentioned that there's also several structures on the
 25 site. Two of those structures were used under very

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1 tightly controlled conditions to fabricate these
 2 pellets that-- these propellant units, about this big
 3 around. And those buildings were all under very
 4 tightly controlled conditions.
 5 Two areas of the site were used as open burn
 6 detonation test areas. They're about a hundred feet
 7 across, they're double lined with-- to prevent any
 8 infiltration of stuff going into the ground.
 9 All of the investigation we've done, we have looked
 10 at both properties that were acquired, the only
 11 environmental issues that we're aware of through all
 12 the reports that we've done and reports that others
 13 have done are the areas where those things were blown
 14 up and tested on these hundred-foot pads.
 15 Those two pads again are double lined. We are in
 16 the process of cleaning those up right now. We expect
 17 that process will be done by the end of this year if
 18 things go well and whatever remains in there will be
 19 disposed of. Other than that, the property is
 20 essentially bare, unused land.
 21 MR. HAYMORE: So do you have a technical report,
 22 more than one sheet, that you can provide to us?
 23 MR. HUBBARD: We do. We have numerous reports that
 24 we've done for Blake and reports done by others and at
 25 Blake's direction we'd make that available to anybody

1 that wants to look at them.
 2 UNIDENTIFIED MALE SPEAKER: Does that include me?
 3 MR. HUBBARD: Beg your pardon?
 4 UNIDENTIFIED MALE SPEAKER: Does that include me?
 5 MR. HUBBARD: Sure. You know, basically my
 6 obligation is to Blake. If he tells me that he would
 7 like you to have them, I would be happy to do that.
 8 I'll let Blake address that.
 9 CHAIRMAN WALLING: We would like to have them.
 10 MR. SMITH: We'll put them on public record. And
 11 what we're addressing here are what are called phase
 12 one and phase two levels. Phase one is oversight
 13 review of the property. Phase two we've actually gone
 14 in with tractors and dug into the ground to see if
 15 there's any contamination.
 16 Other questions. There was a specific question of
 17 uranium which we've gone out and done an extensive--
 18 another set of diggings to look and see if there was
 19 any uranium. And I think that was addressed and
 20 answered in the last one, that there is not. But we're
 21 more than happy. It's a very thick extensive set, but
 22 we're more than happy to make them part of the public
 23 record.
 24 MR. HAYMORE: For the public, anything that comes
 25 into my office is open to the public record. You can

1 traffic flow and then an external one and how many cars
 2 will actually go out of the community. To answer your
 3 question, we have not, because we haven't gone to the
 4 second step of the PUD. We don't know what to plug
 5 into it yet because we haven't done the (inaudible).
 6 COMMISSIONER TYLER: It's almost a Vince question
 7 at this point anyway. Okay. Thank you.
 8 MR. HAYMORE: To answer that question, T.R.I. had
 9 to do a traffic study so we know how big of roads they
 10 have to build and stuff, and that would be something
 11 that we would have to have here, too, because we have
 12 to have the flows and everything else. They have to
 13 work with NDOT on NDOT's flows and counts. And NDOT
 14 has come to the county and asked me and Pat to be
 15 involved in the regional study of this corridor out to
 16 Fernley, out to Churchill, Fallon and everything else.
 17 They've asked us to be part of that to look at it as a
 18 region, too.
 19 COMMISSIONER TYLER: Thank you.
 20 MR. HAYMORE: But Vince is back there. Vince, we
 21 did a whole ADT study and everything on your road
 22 system and that's how we came up with the master plan
 23 of road system and secondary collectibles and
 24 everything else.
 25 UNIDENTIFIED MALE SPEAKER: Yeah, Tahoe Reno has

1 come in and request it. I've had a few ladies come in
 2 and when I bring out about ten inches of documents they
 3 come back a different day. But anything that comes in
 4 under this is open to the public. That is the state of
 5 Nevada law. Thank you. And I would request those
 6 documentation.
 7 CHAIRMAN WALLING: Further Planning Commission.
 8 COMMISSIONER TYLER: Mr. Chairman.
 9 CHAIRMAN WALLING: Yes.
 10 COMMISSIONER HAMMACK: And copies for the Planning
 11 Commission?
 12 COMMISSIONER TYLER: Anyway, Blake, Mr. Smith, have
 13 we addressed anything on the transportation issue as
 14 far as I-80 and the impact? I know the Industrial Park
 15 is going to have a huge-- and I know it's really hard
 16 to model, but have you gone to that extent to see what
 17 kind of load that I-80 is going to incur from this?
 18 MR. SMITH: Are you speaking about our community?
 19 COMMISSIONER TYLER: Well, yeah. It's probably a
 20 bigger question for T.R.I., too. I mean, have any
 21 transportation studies been done?
 22 MR. SMITH: It goes back to the PUD level. We
 23 would need to know how many homes we're going to
 24 develop and then where are their jobs and where are the
 25 schools. You have what's called an internalization

1 done significant planning for traffic before the
 2 project was even approved, so yes.
 3 COMMISSIONER OSBORNE: Chair, I have another
 4 question that goes off of that last issue.
 5 CHAIRMAN WALLING: Yes.
 6 COMMISSIONER OSBORNE: If I'm correct, do you
 7 remember saying last meeting and also in your
 8 documentation that your project Cordevista will
 9 accommodate about seven percent of all the workers at
 10 T.R.I. when T.R.I. is built out and when Cordevista is
 11 built out? One of the concerns I have is you're
 12 talking upwards of 30,000 people driving on I-80 to
 13 Reno and Fernley as well as 30,000 people driving on
 14 USA Parkway on top of the already-- the traffic that
 15 will already be on USA Parkway from T.R.I. itself.
 16 It's about the population of Carson City almost that
 17 will be funneled right down this one corridor.
 18 MR. SMITH: I don't-- Yes. The answer is yes.
 19 That would occur with or without Cordevista because of
 20 the employees going to the park. Those employees are
 21 going to be driving there anyhow. So a part of what
 22 we've looked at is trying to figure out how to mitigate
 23 and keep some of that traffic within the local area of
 24 Storey County, i.e., roads that would connect possibly
 25 to T.R.I., to Interstate 80, these other alternatives

1 that spread that out. But as the park grows, and if
2 the park grows to its maximum capacity, it could be
3 that high. If the park does not grow all that way,
4 it-- Obviously the economics are driven. When the
5 park-- if it goes all the way and develops all
6 30,000 acres, you have the potential of having a
7 hundred thousand plus employees in it. If it stops and
8 only develops 10,000, obviously there would be that
9 proportional amount of employees in it. But either
10 way, the employees are going to drive up and down
11 Interstate 80 or USA Parkway to get to those jobs
12 within the park.

13 COMMISSIONER OSBORNE: That's my concern, because
14 you'll be adding 30,000 people on top of that.

15 MR. SMITH: Well, it would be the same people.

16 COMMISSIONER OSBORNE: What's that?

17 MR. SMITH: It would be the same people.

18 COMMISSIONER OSBORNE: Seven percent.

19 MR. SMITH: No, the seven percent was-- what that
20 number was was if the park built out completely, all
21 30,000 acres developable, that there theoretically
22 could be 180,000 plus or minus employees in it. Our
23 residency would only take about seven or eight percent
24 of the population of the employees out there.

25 It wasn't traffic driven, it was just saying that--

1 What we're saying is as the park grows that we would--
2 instead of people buying a home in Reno or Sparks or
3 Fernley, they would potentially buy it in Cordevista,
4 but that same person still would work in the park, so
5 he's driving either from Reno or Sparks or he's driving
6 from Cordevista back and forth to the project.

7 COMMISSIONER OSBORNE: The reason I bring this up,
8 sir-- I'm asking really if T.R.I.-- if the USA Parkway
9 cannot accommodate Cordevista because you're only
10 taking seven percent away from the traffic coming from
11 T.R.I.-- You just even mentioned yourself, two roads
12 and possible other alternatives for getting the people
13 in and out of Cordevista. What really are you talking
14 about right now at this moment looking at for
15 alternative routes? You've talked about an east/west
16 route to Reno and then you just mentioned now possible
17 other routes.

18 MR. SMITH: Well, I think it's the same one, a
19 possible route into T.R.I., a possible route north to
20 Mustang, a possible route to the west to Reno, nothing
21 to the south. I want to be very clear on that. But
22 those routings there would be three minimum alternative
23 routings that we could look at for the traffic flow on
24 that.

25 COMMISSIONER OSBORNE: Thank you, sir.

1 CHAIRMAN WALLING: With the Planning Commission's
2 approval I would like to open this up to the public.
3 Ladies and gentlemen, is it okay with you? Thank you.
4 Being open to the public, the first speaker would be
5 Beverly Harry representing the Pyramid Lake Paiute
6 Tribe. Beverly, ma'am, please.

7 MS. HARRY: Hello.

8 CHAIRMAN WALLING: You can use the mike here.

9 MS. HARRY: Hello. My name is Beverly Harry. I
10 work with the Pyramid Lake Paiute Tribe as an
11 environmental specialist and I would really like to
12 thank the commissioners for giving me the time to
13 speak.

14 I just wanted to inform the commissioners that the
15 tribe has been working on its Water Quality Control
16 Plan which contains the water quality standards for the
17 Pyramid Lake Paiute Tribe. So, as you know, this
18 stretch of-- this stretch of the Truckee River is
19 impaired, and through the progressive efforts of the
20 tribe, they want to maintain the water quality within
21 the river.

22 The foresight that the tribe has had working to
23 enhance water quality has positively impacted the
24 quality of life on the Pyramid Lake Paiute Tribe's
25 reservation. So our concerns are mainly for the care

1 of the cultural resources that are on reservation land,
2 the quality-- the aquatic life and for the riparian
3 ecosystem as well as maintaining the pristine
4 environment of Pyramid Lake.

5 So the tribe respectfully requests that the
6 commissioners look at the solid wastewater and flood
7 management planning very, very carefully so that the
8 impacts are not a detriment to the Truckee River. So
9 I've brought along a copy of the Water Quality Control
10 Plan for the commissioners to make copies of or to go
11 on the tribe's website and to look at the public notice
12 that is out.

13 COMMISSIONER TYLER: Can you give us the website
14 address?

15 MS. HARRY: Yes. The website address is
16 www.plpt.nsn.us. So this--

17 CHAIRMAN WALLING: Once again.

18 COMMISSIONER HAMMACK: Once again. Say the site
19 again.

20 MS. HARRY: I'm sorry. It's www.plpt.nsn.us. And
21 so the whole red lined copy is available on the tribe's
22 website. So I'll go ahead and leave a copy with you.

23 CHAIRMAN WALLING: Thank you. Most important.

24 MS. HARRY: But we also would like to possibly
25 advise the commissioners in actively planning

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1 accordingly to your resources available, not only for
 2 the land, and essentially not putting the cart before
 3 the horse but refraining from planning and then looking
 4 for resources later. I think that would really, really
 5 enhance the community foundation that he talked about,
 6 that you need to make sure that you have those
 7 resources available before you start this elaborate
 8 plan. So I hope that you'll take all of the tribe's
 9 concerns into consideration when you're looking at your
 10 own master plan. Thank you very much for your time.
 11 CHAIRMAN WALLING: It will, as this commission
 12 always has.
 13 From Rainbow Bend, testimonial declaration from Ed
 14 Gilbert. Please.
 15 MR. GILBERT: Yeah. Fine. You want me to use the
 16 mike?
 17 CHAIRMAN WALLING: Yeah.
 18 MR. GILBERT: Fine. Thank you very much,
 19 Mr. Commissioner. I would like to-- as in my opinion I
 20 am in favor of this project. I think the benefits to
 21 the Rainbow Bend community-- it would be very
 22 beneficial both in the flood control and the potential
 23 schools that are going to go into the area. I have a
 24 question on the schools. Are these schools going to be
 25 kindergarten through high school all the way through--

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1 MR. SMITH: (Nods head.)
 2 MR. GILBERT: Some of our folks down here in
 3 Rainbow Bend have expressed their opinions that they
 4 would like a school closer to us than Virginia City, so
 5 this is another reason why I would be in favor of it.
 6 Another question I would have-- Mr. Smith is it?
 7 MR. SMITH: Yes.
 8 MR. GILBERT: --is you mentioned one to two houses
 9 per acre. Now, this does not sound like affordable
 10 housing. Most of your T.R.I. people are warehousing.
 11 What's being planned for affordable housing? Are you
 12 looking at apartment complexes, low to mid income? You
 13 know, I don't know if this is too early to get into
 14 this stage, whether this should be in the PUD stage or
 15 whether we can talk about it now, or give us an idea.
 16 The other question I had is on the transportation.
 17 I agree that it would be nice if we had a way for our
 18 kids to go to school up there versus Virginia City, but
 19 I don't think Canyon Way is the answer, I don't think
 20 Exit 22 is the answer. It hardly handles the traffic
 21 with 400 houses down here.
 22 MR. SMITH: Right.
 23 MR. GILBERT: I would think a more better
 24 alternative, and you touched on it, would be down in
 25 the Mustang-type area, somewhere down in that area down

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1 there.
 2 That's my only comments, but I'm in favor of the
 3 project.
 4 MR. SMITH: Well, thank you.
 5 CHAIRMAN WALLING: Thank you. Mr. Smith has agreed
 6 to hopefully keep track of these concerns and questions
 7 and answer your comments at the end of this period.
 8 And if he misses you, remind him.
 9 MR. SMITH: Yes.
 10 CHAIRMAN WALLING: Next speaker, Mr. Miller, Dennis
 11 Miller.
 12 MR. MILLER: Dennis Miller, Lockwood. I'm also in
 13 favor of this project. Some of the reasons I shall
 14 give you is, number one, I would like to know how many
 15 gas stations are in Storey County. One. Where is it
 16 at? Virginia City. How many grocery stores, full
 17 grocery stores, are in Storey County? Zero. That's
 18 correct. So I'm forced to spend every dollar, every
 19 taxable dollar, that I have basically in Washoe County,
 20 not in Storey County, because Storey County does not
 21 provide any services outside of Virginia City. That's
 22 number one.
 23 And the schools naturally. I live right across the
 24 street from a school pick-up, a bus pick-up, and, you
 25 know, I see these kids going at 6:00 o'clock in the

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1 morning and coming home at 6:00 o'clock at night. And
 2 it may be acceptable for some of the kids, you know,
 3 closer to the Highlands and closer to Virginia City,
 4 but, you know, these kids down here spend a full day.
 5 And also, I'm on the Truckee River Flood Project
 6 Coordinating Committee and we are very concerned with
 7 the flooding situation, as Blake knows. I've been
 8 talking to him quite a bit about the flooding
 9 situation. So I'm very concerned about the flood and
 10 anything that can help. I believe Storey County needs
 11 to grow. Storey County has not grown and it does need
 12 to grow some. And basically I'm in favor of this
 13 project.
 14 CHAIRMAN WALLING: Thank you.
 15 Next, Louise Pena. Did I pronounce that name
 16 right?
 17 MS. PENA: Yes, you did.
 18 CHAIRMAN WALLING: Thank you. Lockwood resident.
 19 MS. PENA: First of all, I would like to thank you.
 20 I am Louise Pena. I would like to thank you for coming
 21 down here tonight for us. I did have quite a few
 22 questions but most of them they've already answered. I
 23 do have the concern of the one to two houses per acre
 24 mostly because if it's affordable housing-- Like Ed
 25 Gilbert said, that's not going to be affordable

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1 housing. My other concern is you have a half acre of
 2 property, that's an awful lot of land for working
 3 homeowners to take care of and that would be something
 4 that would need to be done.
 5 I am basically for this project. I think it would
 6 benefit all of us. For us that live in Rainbow Bend,
 7 it would actually probably increase our value of our
 8 homes because if they can get us schools where we don't
 9 have to put our kids on buses to go all that way, it
 10 would be a great plus.
 11 I was one of the ones that when they changed the
 12 schools and our kids no longer went to Washoe County
 13 schools, I fought very hard against that. My children
 14 did go to Virginia City. Not because I didn't think
 15 Virginia City wasn't going to be a better school. I
 16 truly believe a smaller school is best. I didn't want
 17 my kids on that bus for that long.
 18 So I think with that idea-- We're not in
 19 competition with them as far as homeowners down here.
 20 We're sitting right on top of each other. If you don't
 21 want any land to take care of, you pretty much got it
 22 in Rainbow Bend. So it would be a plus to see this
 23 development grow. Thank you.
 24 And I also like the flood control. Anything to
 25 stop that water coming down Long Valley Creek would be

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1 great. Thank you.
 2 CHAIRMAN WALLING: Thank you, ma'am.
 3 Next person, Connie Butts.
 4 MS. BUTTS: For the record, I'm Connie Butts. I
 5 live in Rainbow Bend. Most of the reasons that I'm for
 6 this project have already been spoken by some of the
 7 other people, so I guess what I would like to say is
 8 that I believe that growth is imminent. I mean, it is
 9 going to happen, we don't have a choice. What we do
 10 have a choice now is to take a look at what I consider
 11 a quality project by someone who has the resources to
 12 work with the county, work with the residents and do it
 13 properly.
 14 And so what I'm asking you to do is-- if you can't
 15 say yes now, take your time, work with Mr. Smith, talk
 16 to him. I really want to commend you for the dialog
 17 that I've heard tonight. I'm very impressed as your
 18 constituent. I think you're asking questions, I think
 19 you're looking at things. I think Dean has asked a lot
 20 of questions and talked to the developer about a lot of
 21 things that need to happen.
 22 So I guess what I'm saying is two things. One,
 23 Storey County is going to have to grow eventually. We
 24 have an opportunity to do it in a good way. There will
 25 be many benefits for us. Two, do we want to just sit

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1 back and say no, we like things as they are now and
 2 then down the road let people look back at us and say
 3 what the heck were they thinking?
 4 I think we have an obligation to leave our
 5 positions in a better state than what they are now. We
 6 should always look to the future. That's what I do
 7 with the GID. I look to the future, down the road.
 8 When I'm not here, what are they going to want, what
 9 are they going to be doing? And I really think that we
 10 need to take a long hard look at that.
 11 And I would like to see more of this dialog going
 12 on with this developer, because, as I said, I feel like
 13 this person has shown that he has the resources and the
 14 ability to do something that will really benefit the
 15 county. Thank you.
 16 CHAIRMAN WALLING: Thank you.
 17 Okay. The first name Shareena Mir. Did I
 18 pronounce your name right? Ma'am?
 19 MS. MIR: Yes.
 20 CHAIRMAN WALLING: Did I pronounce your name right?
 21 MS. MIR: I'm sorry. I was listening to them.
 22 CHAIRMAN WALLING: Don't listen to them. We can
 23 listen to you, please. Lockwood resident from the
 24 market.
 25 MS. MIR: Yes. I am the little market on the

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1 corner, and my name is Shareena Mir, like you said. I
 2 have a couple of concerns that my customers wanted us
 3 to address in this meeting that they were not able to
 4 attend, so I'm going to read this letter. I'm going to
 5 read this letter that's written by a student that
 6 travels to VC. I'm sorry, I can't disclose his name,
 7 because I don't have the parents' consent. Here we go.
 8 "The bus ride is a problem and it takes 45 minutes
 9 one way."
 10 COMMISSIONER TYLER: Louder.
 11 MS. MIR: I'm sorry. "The bus ride is a problem
 12 and it takes 45 minutes one way along up the hill and
 13 down the hill each way. The ride is-- And it makes
 14 our stomach-- it upsets our stomach and it's very hard
 15 to eat breakfast in the morning.
 16 "When you get to the school the food is very pricy
 17 and the portions are very small. There is no variety
 18 for lunch menus, no extra activities, no transportation
 19 for summer programs. Washoe schools offers a wide
 20 variety of lunches, items and have open campus. At VC
 21 you have to pay for a pass off campus and then hurry up
 22 town to get something decent to eat for lunch.
 23 "VC seems not so interested in the quality of
 24 teaching but just rushing the kids through grades. I
 25 would be for a local school and that is-- a local

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1 school that is more attentive to the students and the
2 students' needs."
3 Now, this is a child that's written this letter, a
4 student at VC High.
5 This is the letter-- one of the letters that we had
6 going out and one of the customers wrote-- he's a
7 Rainbow Bend resident and he has written that, "This is
8 good for Nevada and great for Storey County."
9 And then I have another customer that's written in
10 big letters "yes," that they are willing for this
11 growth to happen.
12 The reason-- the only reason that-- one of the
13 reasons that I'm standing up here is because I have two
14 kids in diapers and they grow very quickly. When they
15 are being bussed off to school, I really don't want
16 that to happen. I do not have the time, 45 minutes
17 each way, to take off, close my store down and run to
18 VC to get my kids. This is something that we all will
19 benefit in the future. And many of our-- many of the
20 other parents don't have the time or don't have anybody
21 who can go and grab their kids if they get sick.
22 The other thing is that the Storey County Sheriff,
23 the only one we have here is one sheriff on duty at
24 night. I had recently had my son and we had recently
25 moved into the neighborhood and somebody tried to break

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1 into my house 20 minutes before my husband got home.
2 They didn't realize that there was somebody at home,
3 because normally we're at the store. My son was five
4 weeks old.
5 And when I came up the hallway I saw this man
6 outside by my living room window trying to get in
7 ripping the screen trying to get into my house. I
8 grabbed my five-week-old son and I ran into the closet,
9 grabbed a hanger as a weapon to defend ourselves. It
10 took Storey County Sheriff 30 minutes to get there,
11 Sparks PD came in 20 minutes later. Anything could
12 have happened in that time period.
13 And this is one of the reasons, you know, that I'm
14 really enforcing this. I mean, it's not a personal
15 reason. I know I will benefit out of this, because I
16 have a business and I'm the only convenience store in
17 Lockwood, but on top of it, this is just something
18 personal in our lives that we have to look forward now
19 for us to enhance. And sooner or later, like everybody
20 understands here, this will happen. And, you know,
21 that's one of the things that I really wanted to point
22 out. Thank you.
23 CHAIRMAN WALLING: Thank you, ma'am. Very
24 important points you brought out. And I think you
25 could share-- Yes, it will be part of the record. I'm

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1 personally going to-- The student's comments about the
2 menu at the school, that will be passed on to the
3 school board, I guarantee you.
4 (Laughter)
5 CHAIRMAN WALLING: Okay. The last signed
6 testimonial declaration is a Krista Faye Severns.
7 MS. SEVERNS: Yes.
8 CHAIRMAN WALLING: Again, Lockwood.
9 MS. SEVERNS: Hi, everybody. I just want to say
10 thank you for letting me have my time. My name is
11 Krista Faye Severns. I just wanted to speak to you
12 guys, because I did go to the middle school and I did
13 go to the high school. I went-- when I was younger I
14 did go to the elementary school, and I can say that the
15 food up there, it does suck, you do get small portions
16 and it is expensive.
17 When I was going to school I used to get bus sick
18 and I hated it. I loved to eat breakfast to wake up.
19 Well, now I'm a mother myself, I have a two-year-old
20 son, and I don't want my son to be traveling all the
21 way up to Virginia City when he goes to middle school,
22 because it's hard. I mean, I don't think any of you
23 guys would want to get up at 6:00 o'clock in the
24 morning trying to get on the bus on time. And the
25 buses don't even wait long enough sometimes.

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1 And I think it's-- it will be a great idea if
2 Cordevista does-- you know, it does go through, because
3 when I was going up there I didn't get to have a chance
4 to get my GED because I was 17, I got pregnant and they
5 said that I was a hazard and they didn't want the other
6 students to see me go into labor. So I didn't get to
7 take finals and it sucked pretty much.
8 So my question is: Is there going to be an urgent
9 care out there, because there's going to be other teens
10 just like me that, you know, they get pregnant and
11 scared.
12 CHAIRMAN WALLING: That's a valid question.
13 (Laughter)
14 MS. SEVERNS: So would there be an urgent care?
15 MR. HAYMORE: Let me tell you right now Renown is
16 looking at buying property out at T.R.I. to put in an
17 urgent care at T.R.I. right now. They're in
18 negotiations of buying some property right now at
19 T.R.I.
20 MS. SEVERNS: That's all I wanted to ask was to see
21 if there was going to be an urgent care. And is it
22 going to be just a middle school or is there going to
23 be a high school, is it just going to be one middle
24 school and a high school, is it going to be put
25 together as one?

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1 CHAIRMAN WALLING: Mr. Smith is going to answer
2 that.
3 MR. SMITH: Do you want me to--
4 CHAIRMAN WALLING: Go ahead, you can review the
5 folks from Rainbow Bend's concerns and comments at this
6 point, certainly.
7 MR. SMITH: Okay. Great. I guess you want me to
8 address all of the comments right now?
9 CHAIRMAN WALLING: Yeah, we'll take care of the
10 Lockwood portion of it.
11 MR. SMITH: Very good. If I miss one, please help
12 remind me. I want to thank all of you for your
13 testimony on that. I can't tell you enough about
14 children in my life. I have three little children.
15 I'm involved-- I'm on the UNR Foundation. We're very
16 active with the schools within Washoe County. It's
17 something that's a personal level, let alone a
18 professional level.
19 So these testimonies are heartbreaking to hear
20 those, and anything that we can do for the children is
21 something that we want to do. Outside of just being a
22 developer, we want to try and help the children. They
23 are our future. It is something that we need to focus
24 on and make sure they get all the education and as good
25 an education and extracurricular activities that they

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1 can have.
2 But that being said, the school systems, you had
3 questions on the school systems. In the community, in
4 the master plan community, we would go-- And this is
5 on the land plan level. We would go in, and again it
6 goes back to the densities and how many homes we would
7 have, but you would go in and figure out how many homes
8 that you would have and then you would measure that off
9 of 25 percent of the homes typically have children,
10 those children have different age levels and you would
11 develop elementary and junior high and high schools off
12 of that.
13 I cannot tell you how many there would be, but
14 there would be one of each of those at least, in fact,
15 multiple probably of the elementary schools within
16 there.
17 As far as the urgent care, I couldn't tell you
18 today if there's going to be an urgent care. I can
19 tell you with that many residences that the hospitals
20 and medical professions would want to be there.
21 It's exciting hearing the hospitals are already
22 looking at T.R.I. Within a residential community
23 they-- I can almost guarantee you that there would be
24 one within there also.
25 I'm going to go down-- We talked about schools and

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1 addressing that. The roads. Let me go back to-- I
2 believe it was Ed questioned on the roads. We are
3 looking at the roads, and there's different
4 alternatives. We're in negotiations with and dialogs
5 with Waste Management right now on trying to figure out
6 how to get a road. We've actually engineered some in
7 looking at it with them on how to get it up through
8 Mustang without going through the waste dump and their
9 expansion areas and other things. So this is something
10 that we're working towards on that.
11 The Lockwood area down here we're trying to figure
12 out, because we do hear where people are saying, can we
13 get our children up there or can we go up and shop and
14 those things. We don't have an answer for that and I'm
15 not sure that it works or if it doesn't work or maybe
16 it's an alternative that comes down and around
17 Lockwood. We just don't have the answer to that, but
18 it is something that's been asked of us, and we'll go
19 take a look at it. I couldn't tell you if it came
20 here, but I can tell you we are a ways down the road on
21 the Mustang one already and dialogs and all that.
22 Obtainable housing, that was another question of
23 yours. Our current project, Somerset-- And again, I
24 would love to invite any and all of you to come up
25 there. The project is targeted to be a middle- to

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1 high-end project. Housing, there is not really--
2 Well, I can't tell you what affordable is anymore. A
3 house in this day and age, it's escalated so fast in
4 northern Nevada I don't know what it is. But what we
5 would do at the PUD level and coming back on the
6 densities and other things is go in and examine and see
7 what the market is looking for. And granted, with the
8 industrial park, there is a lot of hourly wages that
9 would need to have housing to accommodate those levels
10 in it.
11 So in this project, Cordevista, we would do all
12 gamuts of the housing levels within it, starting at the
13 obtainable level and then going up to the luxury level.
14 We can see all of those markets in there.
15 To answer you, are there apartments, are there
16 rental housing products like that, are there for rent
17 things, there probably will be within it, because not
18 everyone-- I lived in an apartment for eight years
19 until I could afford a home. So there are stages of
20 life where you go through.
21 Apartments sometimes have a negative connotation to
22 them. We actually have projects and other things that
23 are very-- Rental housing in today's market can be
24 very positive and very appealing in its design out
25 there. The-- But I just want to emphasize, we don't

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<p>1 have the answer for it, but we would raise all those 2 gamut levels or segments I'll call them as far the 3 housing. 4 Someone spoke about one to two units per acre. 5 What we're saying with that is that we would develop 6 between eight and 15,000 homes within the project area. 7 That doesn't mean that it would be what is really 8 classified as old style where you come in to half acres 9 and they're all squares and you put a road through 10 them. 11 What you do in today's development standards is 12 that you cluster them, you put the homes in a tighter 13 development area. Lockwood is a tight development 14 area. But you put the homes in those tighter 15 development areas, and they can span from very small 16 lots to midsize lots to larger lots. We would have 17 lots that would be very small with homes that allow for 18 affordability on it and we can envision that we would 19 go up to five-acre estates within the project. 20 So you have all those gamuts. But what you do is 21 you cluster them together and then what that allows you 22 to do is leave a lot of open space so that you're not 23 building on every square inch of the property, you're 24 building in pockets I'll call them or cluster areas and 25 then leaving open areas for the wildlife or for the</p>	<p>1 shorter-- Six-minute response times is how they measure 2 how close you build those facilities and all. So those 3 are things that we would develop in there and would be 4 available not only to the surrounding communities but 5 obviously to Cordevista itself. 6 I don't know if I missed a question or not. Did I 7 miss one? I should look to the crowd. 8 MS. HARRY: I think you missed my question on water 9 quality. 10 MR. SMITH: Yes, it's imperative to all northern 11 Nevada and the tribe, the water quality, it is 12 something that we would work with the tribes. We've 13 already been in touch with the tribes as far as talking 14 about the cultural resources, making sure that we're 15 working with them. We've done-- I'm sorry. 16 UNIDENTIFIED FEMALE SPEAKER: I never heard 17 anything. 18 MR. SMITH: Well, I want to introduce Dr. Kautz, if 19 I can. Come on up, Doctor. Because it's one that we 20 didn't touch on is the cultural resources. We had 21 begun working with the volunteer groups on the 22 petroglyphs. Dr. Kautz's firm has actually walked and 23 surveyed 6800 of the-- 24 UNIDENTIFIED FEMALE SPEAKER: Where were we? Why 25 weren't we included? Why didn't you--</p>
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<p>1 parks and trails and other areas in there. 2 So when we say one to two units per acre, we're not 3 talking about cutting it in and putting two houses on 4 every acre, you would actually cluster them together, 5 but you might have in some areas four or five units per 6 acre, you might have in another area one unit per acre, 7 but that blended density is what we're saying is what 8 will come in at one to two units per acre on the 9 overall. 10 Quality of life, I don't know how to address that. 11 We are quality-orientated developers. I always have a 12 saying, don't look at the quantity, look at the 13 quality. And if you do that, if you measure the 14 quality, if conditions are put onto us to make sure 15 that we do quality, that will measure-- that will 16 control the quantity. But we are a quality developer. 17 In addressing that we envision this as being a true 18 addition to Storey County and northern Nevada with the 19 development of them. 20 We talked about bussing. Public service, life 21 safety, we would develop within there all of the public 22 services and facilities, those buildings for the fire 23 departments and the police departments. Those are 24 going down to response times like Dean was talking 25 about. In our current developments we go to even</p>	<p>1 MR. SMITH: I'm going to let the professional-- 2 UNIDENTIFIED FEMALE SPEAKER: Why didn't we-- why 3 weren't we invited? I'm from Pyramid Lake. I'm the 4 Cultural Resources Clerk for Pyramid Lake Paiute Tribe. 5 MR. KAUTZ: This was private land that we were 6 requested to survey. There was no federal involvement 7 or anything like that. So we just went ahead and 8 surveyed the 6800 acres. We have invited Pyramid Lake, 9 the Reno-Sparks Indian Colony. 10 UNIDENTIFIED FEMALE SPEAKER: That would have been 11 me. 12 MR. KAUTZ: Well, about a week and a half ago we 13 sent you a letter. 14 UNIDENTIFIED FEMALE SPEAKER: Then it's probably 15 still funneling through, you know, the mail. 16 MR. KAUTZ: It's on its way to you. And we're 17 inviting your participation in the process. 18 UNIDENTIFIED FEMALE SPEAKER: You know, we get 19 invited a lot of times out with Nevada Rock Art. 20 Alanah Woody is a really good friend of ours. 21 MR. KAUTZ: Right. Alanah is involved in this. 22 UNIDENTIFIED FEMALE SPEAKER: And she passes things 23 on to us, even if it is on private land. 24 MR. KAUTZ: I understand. 25 UNIDENTIFIED FEMALE SPEAKER: She includes us. But</p>

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1 we didn't hear--
 2 MR. KAUTZ: But we don't have-- the results have
 3 not been finalized, we don't have a report or anything
 4 like that yet. When we do, you will be--
 5 UNIDENTIFIED FEMALE SPEAKER: You're going to tell
 6 us what we already know? And if we don't agree with
 7 that, then what?
 8 CHAIRMAN WALLING: I think that was touched on in
 9 the last meeting also.
 10 UNIDENTIFIED FEMALE SPEAKER: Well, I think if you
 11 want to be-- you know, if you want do it efficiently, I
 12 think you should have included us and waited for us to
 13 go out and had input.
 14 (Clapping)
 15 UNIDENTIFIED FEMALE SPEAKER: We didn't get any
 16 input.
 17 MR. KAUTZ: We will share, you know, from the
 18 get-go, we will share with you all the information, we
 19 will take you to the sites and everything, but--
 20 MR. SMITH: And include you-- There's another
 21 1800 acres that has not been surveyed, so let us bring
 22 you in right now.
 23 MR. KAUTZ: We're just starting the process in
 24 essence right now.
 25 MR. SMITH: Let me say as a landowner, by no means

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1 was there an intention not to include you, it was us
 2 just getting ahead to understand the land. We
 3 understood there were petroglyphs and that there were
 4 natural resources around it, cultural resources, and
 5 that's why I hired this gentleman to come out and say
 6 where are you seeing these cultural resources at this
 7 point. And he has logged those at this point, but by
 8 no means have there been-- We're waiting to go out and
 9 survey the additional lands and then create that. So
 10 we would more than welcome-- A letter went to you some
 11 seven or ten days ago inviting you to come join in with
 12 us.
 13 MR. KAUTZ: I don't know why it didn't get to you,
 14 but--
 15 UNIDENTIFIED FEMALE SPEAKER: There's a simple way,
 16 the telephone, call people.
 17 UNIDENTIFIED FEMALE SPEAKER: You said you sent one
 18 to Reno-Sparks?
 19 MR. KAUTZ: I did, and I spoke to Michon this
 20 morning.
 21 UNIDENTIFIED FEMALE SPEAKER: She generally passes
 22 information on to me. We're first cousins and we work
 23 in the same field.
 24 MR. KAUTZ: Well, she should be, yeah.
 25 UNIDENTIFIED FEMALE SPEAKER: But she doesn't have

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1 to, I mean, that's not her job.
 2 MR. KAUTZ: No, I understand.
 3 UNIDENTIFIED FEMALE SPEAKER: You contacted her,
 4 why didn't you contact us?
 5 MR. KAUTZ: We did. And I'm sorry if you haven't
 6 gotten it, and I'll be glad to talk to you after the
 7 meeting and arrange for anything you need.
 8 UNIDENTIFIED FEMALE SPEAKER: Yeah, because our
 9 spiritual people love to go out--
 10 MR. KAUTZ: Well, we would love to have you.
 11 UNIDENTIFIED FEMALE SPEAKER: --and tell you what's
 12 there, not vice versa.
 13 MR. KAUTZ: Sure. No, I understand.
 14 MR. SMITH: We want to extend it to you also.
 15 MR. HAYMORE: Mr. Chairman.
 16 CHAIRMAN WALLING: Yes.
 17 MR. HAYMORE: The tribes, I've asked for over 20
 18 years to have the tribes come in and help us control
 19 the petroglyphs and stuff. Norm Harry, 20 years ago I
 20 sat down with Norm Harry when he was first chairman of
 21 the Paiutes and stuff. And I've asked UNR and
 22 everybody. And, of course, the bottom line is nobody
 23 has any money and things like that to come in. You got
 24 some money?
 25 UNIDENTIFIED FEMALE SPEAKER: No, but now we have

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1 me, you know, and I have-- I actually-- No, I am the
 2 staff for that department. But at least I have
 3 volunteers of people who will go out.
 4 MR. HAYMORE: We appreciate that.
 5 UNIDENTIFIED FEMALE SPEAKER: Feed them lunch,
 6 we'll be there.
 7 (Laughter)
 8 MR. SMITH: I'll buy.
 9 CHAIRMAN WALLING: It does-- Cordevista I can see
 10 is looking forward to working with you in the future.
 11 Thank you, ma'am.
 12 MR. SMITH: I don't know if there's additional
 13 questions from the audience I should answer at this
 14 point.
 15 CHAIRMAN WALLING: No. I would like to move on to
 16 questions from-- concerns and comments from the people
 17 out of this most immediate area.
 18 Virginia City Highlands, Bill Sjovangen.
 19 MR. SJOVANGEN: Thank you, Mr. Chairman. For the
 20 record, Bill Sjovangen. Let me say initially I am
 21 totally opposed to the Cordevista project. I make no
 22 reservations about that. I would recommend to the
 23 board if you-- if and when you vote on this master plan
 24 amendment/zone change thing that you deny the applicant
 25 and/or-- and also I would like to see this development

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1 go on the ballot along with any future developments
 2 that may come forward. And I think the voters and the
 3 taxpayers of this county need to be involved in this
 4 process and I would like to see it on a ballot. And
 5 that's my comment. Thank you.
 6 (Clapping)
 7 CHAIRMAN WALLING: Thank you.
 8 COMMISSIONER TYLER: Can I get a legal opinion on
 9 that, please?
 10 MR. GUNDERSON: You can't put it to a vote.
 11 UNIDENTIFIED FEMALE SPEAKER: Can't hear you.
 12 UNIDENTIFIED MALE SPEAKER: We can't hear you.
 13 MR. GUNDERSON: You cannot put it to a vote to
 14 approve or disapprove a master plan amendment. That's
 15 a decision that has to be made by this planning
 16 commission and the county commissioners.
 17 UNIDENTIFIED MALE SPEAKER: Can we get an opinion
 18 on the opinion?
 19 (Laughter)
 20 MR. GUNDERSON: Be my guest.
 21 CHAIRMAN WALLING: Okay. Thank you.
 22 MS. de RENZY: Mr. Chairman.
 23 CHAIRMAN WALLING: Yes, ma'am.
 24 MS. de RENZY: I signed up to speak, and I
 25 represent the Lockwood Community Corporation.

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1 CHAIRMAN WALLING: Okay. All right. One second,
 2 ma'am. Denise?
 3 MS. de RENZY: Yes, sir.
 4 CHAIRMAN WALLING: Okay. I saw LCC representing.
 5 I was not aware that it was a local entity. Accept
 6 that?
 7 UNIDENTIFIED MALE SPEAKER: That's a (inaudible)
 8 one, Doug.
 9 UNIDENTIFIED MALE SPEAKER: Don't get me in
 10 trouble.
 11 CHAIRMAN WALLING: I'm being honest with you,
 12 ma'am.
 13 MS. de RENZY: Lockwood Community Corporation.
 14 CHAIRMAN WALLING: Thank you. Please.
 15 MS. de RENZY: My name is Denise de Renzy, Vice
 16 President of the Lockwood Community Corporation,
 17 previously owned by Joe Conforte. I've lived here
 18 since 1979. I've been here through six floods, two
 19 fires. I voted against Rainbow Bend, I chose to have a
 20 dog track or a warehouse. I've been on Blake Smith's
 21 tour. He answered all my questions. Thank you,
 22 Planning Commission, for asking more questions that I
 23 never even thought of.
 24 And I want to say that the people in Lockwood, and
 25 this is the low income area in my area, we need flood

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1 control. And if you've ever sat there and watched a
 2 fire come down Canyon Way, you'll know what fear is.
 3 And I just want to say, yeah, that I'm for it and
 4 everyone in my community is for it that I've spoken to.
 5 Thank you.
 6 CHAIRMAN WALLING: Thank you, ma'am.
 7 (Clapping)
 8 CHAIRMAN WALLING: Did I miss anybody else from the
 9 immediate Lockwood/Rainbow Bend area? Thank you.
 10 The next testimony is Mr. Dave Abel from the
 11 Highlands. Mr. Abel.
 12 MR. ABEL: Hello. My name is Dave Abel, A-b-e-l,
 13 from the Virginia City Highlands. And I just have a
 14 couple of questions of Mr. Smith when he gets time to
 15 answer if he wouldn't mind answering. And the first
 16 one is about the amount of-- As Dean mentioned, T.R.I.
 17 is going full blast right now. And how many employees
 18 will be hired by T.R.I.?
 19 MR. HAYMORE: Currently what's under construction
 20 and opening up next year, we're anticipating five to
 21 8,000 new employees.
 22 MR. ABEL: Okay. And Mr. Smith's project will
 23 cover how many of these employees? That's the question
 24 for him when he gets to the answer. And when T.R.I. is
 25 in full bore will this Cordevista project be able to

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1 fulfill the needs for T.R.I.? Where are they going to
 2 get the other employees?
 3 The other question I have is as far as schools go,
 4 and that relates to the Painted Rock, is there going to
 5 be a school in Painted Rock when it gets going?
 6 MR. HAYMORE: We anticipate that a school will be
 7 needed down there, but again, we haven't got to those
 8 points of looking at the housing and the build-out in
 9 that next stage, but we talked to those developers and
 10 it's fully anticipated that a school will need to be
 11 built down there, too.
 12 MR. ABEL: So students from Lockwood could possibly
 13 go to Painted Rock also, correct?
 14 MR. HAYMORE: Wherever the school district wants to
 15 send them, yes.
 16 MR. ABEL: Okay. I think really that's all. I'll
 17 save it for other people.
 18 CHAIRMAN WALLING: Thank you, Mr. Able.
 19 Ray McPartlin. I appreciate you folks printing
 20 your names real clearly. Thank you.
 21 MR. McPARTLIN: You pronounced it perfectly. Thank
 22 you.
 23 Ray McPartlin, Virginia City Highlands. I wish we
 24 had a lot more time. I've got about 86 things I'd like
 25 to cover, but I won't. Let me say that I am fourscore

1 dead set against this project. And what has been
 2 presented I find interesting. A couple of points.
 3 Number one, if I understood Joe, the consultant on
 4 the flooding, correctly with all the razzle dazzle, you
 5 can't stop the flooding. If I read the facts, not the
 6 rumors, it says over 50 percent of the water that
 7 travels towards Lockwood can be controlled within the
 8 corners of the Cordevista Vista development. I thought
 9 you had 16 percent. How are you going to control
 10 50 percent with 16 percent of the flow going through
 11 there? The answer is you can't.
 12 So all of you Lockwood folks that think that inside
 13 the Cordevista project alone they can control the
 14 flooding, you're being sold a bill of goods. They
 15 might be able to reduce it by 16 percent. That means a
 16 ten-foot flood will only be eight foot six inches.
 17 You talked about having to have all of this housing
 18 to support T.R.I. You also, I believe, used the number
 19 of 4.6 percent annual growth historically. Painted
 20 Rock has 400,000 homes. Using the same formula
 21 potential when it develops, that's 10,000 people. At a
 22 4.6 percent historical growth, that's enough homes for
 23 the next 25 years without Cordevista. That also
 24 ignores the 1392 homes that can be developed in the
 25 Highlands. That's another 5,000, 5,000 people that can

1 be afforded homes. There's plenty of homes at the
 2 historical rate.
 3 Now, as far as having to have it for the new folks
 4 that are going to be coming in, Sparks is four miles
 5 down the road. That isn't a long distance in terms of
 6 commute. That's ridiculous. Anybody that's lived
 7 anyplace else but here would love to have a five- or
 8 ten-mile commute on an interstate to get to work,
 9 believe me.
 10 (Clapping)
 11 MR. McPARTLIN: I'm sorry, I lost my place here a
 12 little bit. Oh, schools. You folks-- I appreciate
 13 the folks that live down here having to have their kids
 14 trucked all the way around to Virginia City. Painted
 15 Rock might take care of that in the future with or
 16 without Cordevista.
 17 As far as the schools, if Cordevista is developed,
 18 there's going to be thousands of kids going to school
 19 in Cordevista. You've got a couple hundred kids going
 20 to school up in Virginia City. If you really believe
 21 they're going to keep the schools in Virginia City open
 22 then, you're nuts, because they're going to have a high
 23 school down here with a thousand kids in it. You think
 24 they're going to keep the one up in Virginia City open
 25 with 200 kids in it? They're going to close those and

1 all the kids from the Highlands and Virginia City are
 2 going to be bussed all the way down here to Cordevista,
 3 folks. So it's going to be just the reverse thing
 4 except there's going to be more kids involved.
 5 I guess that's basically all I have to say. I
 6 could go on and on, but, you know, this-- we're being
 7 fed some statistics that are baloney, you know. And I
 8 wish we had time to go through each and every one of
 9 them so that you could see the truth in these things.
 10 Thank you. I appreciate the time.
 11 (Clapping)
 12 COMMISSIONER PRATER: Next is Kay Dean.
 13 MS. DEAN: Hi. My name is Kay Dean and I live in
 14 the Highlands. Blake, I'm probably your nearest
 15 neighbor. My house is less than three miles from your
 16 proposed development, so I do have concerns, especially
 17 about the lights and you talk about shopping and urgent
 18 care centers and who knows what. So I do think this is
 19 going to affect me dramatically.
 20 However, I do believe in planned growth. I think
 21 that that is important. What scares me is I do not
 22 think this is responsible. I think that in your little
 23 chart over here you only address Cordevista growth, you
 24 don't address the Highlands, Painted Rock, as the other
 25 gentleman indicated, and you're only using one and a

1 half houses per acre and not two. So when you add all
 2 those factors in-- And you're putting it over a
 3 50-year plan instead of a 25- or 30-year build-out. So
 4 I have some problems with that.
 5 The other thing is I don't know if the Planning
 6 Commission is aware, a couple weeks ago the Desert
 7 Research Institute did a water resources workshop down
 8 in Reno and an independent panel-- Let me read just a
 9 couple paragraphs. An independent panel of scientists
 10 should determine the water supply available for growth
 11 in northern Nevada, a basic building block in regional
 12 planning, an official with the Desert Research
 13 Institute said Saturday. To get that valuable piece of
 14 information one regional water authority is now
 15 proposed and state legislation should be created.
 16 Under the current system developers turn over water
 17 rights when they're ready to build their projects
 18 making water among the last things considered in the
 19 planning process, but every year the Truckee Meadows
 20 water basin is lowered by one and a half to two feet to
 21 supply water when the Truckee River slows in the fall
 22 and in some areas this is dropping by five to six feet
 23 a year. And this is fossilized water, it was created
 24 during the last ice age, and this is not going to be
 25 replenished soon.

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1 The American Institute of Architects has done a
 2 study that they have a lot of information, and this is
 3 one of the 12 areas they selected in the last two
 4 years, on sustainable living. They addressed green
 5 building practices, water usages. And there's a lot of
 6 resources out there that I think our commissioners here
 7 should take advantage of and educate themselves about
 8 this, because there's a lot of water experts out there,
 9 and they don't seem to think that there's unlimited
 10 water here in northern Nevada. They say water rights
 11 out there, most of them have been sold and the supply
 12 does not equal what they have already sold.
 13 So there is a train wreck coming down the road,
 14 people. I have a grey water system that I put in on my
 15 ten-acre lot. I am very much an environmentalist, I
 16 believe in protecting our environment, but I think we
 17 need to do it responsibly. Thank you.
 18 CHAIRMAN WALLING: Thank you, ma'am.
 19 (Clapping)
 20 CHAIRMAN WALLING: Mr. Smith, could you reply to
 21 these questions?
 22 UNIDENTIFIED MALE SPEAKER: Wait. I filled out a
 23 form, too.
 24 CHAIRMAN WALLING: Okay. Now-- You brought up a
 25 good point. I can turn this off and say this. Folks,

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1 all your comments and concerns are valid. The
 2 testimonial declarations will be kept. I'm
 3 anticipating this is not the next-- not the only
 4 meeting that there will be. I respectfully ask that we
 5 let the Planning Commission make their decision, yay,
 6 nay, continuance, this evening, which would-- if it was
 7 a continuance it would enable more meetings in the
 8 immediate future. And I'm saying that with respect
 9 towards your individuality and your responsibility as a
 10 citizen of this county.
 11 If you're going to let me do that, it is going to
 12 keep this within a time limit that's realistic. And I
 13 know emotions are running high, and we all appreciate
 14 that. I'm seeing another three hours. And if another
 15 meeting as I anticipate will be scheduled, you will all
 16 have your opportunities again. Is that okay with you
 17 guys?
 18 UNIDENTIFIED MALE SPEAKER: No.
 19 UNIDENTIFIED FEMALE SPEAKER: Can we schedule
 20 another meeting?
 21 VICE-CHAIRMAN BUCCHIANERI: No, I want to hear some
 22 more of these. This gentleman here wants to recall the
 23 county commissioners, I want to hear what he has to
 24 say.
 25 (Laughter)

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1 CHAIRMAN WALLING: We already have. Folks--
 2 VICE-CHAIRMAN BUCCHIANERI: I don't know where he's
 3 coming from. I would like to hear his input and a few
 4 more.
 5 CHAIRMAN WALLING: With your permission, because we
 6 are your people and you are our people, I'd like to--
 7 Mr. Smith to--
 8 VICE-CHAIRMAN BUCCHIANERI: We could limit it. How
 9 many do we have, Doug, more speakers?
 10 CHAIRMAN WALLING: Counting is not that important.
 11 UNIDENTIFIED MALE SPEAKER: How many?
 12 UNIDENTIFIED FEMALE SPEAKER: How many? We'd like
 13 to know. We've been sitting here a long time.
 14 UNIDENTIFIED FEMALE SPEAKER: Can you schedule
 15 another meeting and give us hope that eventually we
 16 will have our voices heard?
 17 CHAIRMAN WALLING: This development deserves a lot
 18 of meetings if it's to be done correctly.
 19 UNIDENTIFIED FEMALE SPEAKER: But nobody is
 20 committing to making an additional meeting.
 21 CHAIRMAN WALLING: Are you guys counting here?
 22 UNIDENTIFIED MALE SPEAKER: Can you legally not
 23 hear those? How about an opinion from counsel?
 24 UNIDENTIFIED MALE SPEAKER: How many of those
 25 sheets that you counted out there actually have names

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1 on them and how many are blank?
 2 CHAIRMAN WALLING: Sir, I'm not appreciative of
 3 that disrespect towards myself and this commission.
 4 Drop it.
 5 Mr. Smith, would you please proceed with your
 6 comments on the concerns.
 7 MR. SMITH: Thank you. And real quickly, but let
 8 me-- And again, I'll ask if I've missed anything.
 9 Dave had spoken about a couple things about employees
 10 and, Dean, you had said that the potential of 5 to
 11 8,000 employees in the next 18 months, I believe,
 12 within the park coming. So none of us know exactly
 13 what will happen after the 18 months, but that-- I
 14 think that's the clarity that you can see. The
 15 potential is to be much more beyond that.
 16 What our proposal is here, the master plan
 17 amendment and the zone plan change is-- I'll go back
 18 to the master plan itself that states there are three
 19 areas that are in this county that are targeted and
 20 should be developed. Ours is one of the three and it
 21 entails about half of the developable area out here.
 22 The scope of the-- how many jobs are coming and how
 23 many Cordevista will handle, that's a variable that's
 24 driven on northern Nevada, the business park,
 25 everything else. All I can tell you is that as

1 northern Nevada grows or the business park grows that
2 there will be additional needs and our project will be
3 one of those to handle that need at that point. I
4 don't know if I'm answering the question right or not.

5 As far as the schools-- Well, let's talk about
6 Painted Rock. Painted Rock is identical to what we're
7 asking for. It's approximately 2,000 acres as I
8 understand it, approximately 3,500 homes. That equates
9 to about 10,000 residences.

10 MS. ALDRICH: I'm leaving. This meeting is a
11 travesty of justice. You know, we came here to speak
12 and I'm very upset and I'm going to be writing you
13 letters.

14 COMMISSIONER OSBORNE: Mr. Chairman, can I speak
15 please?

16 CHAIRMAN WALLING: Yes.

17 COMMISSIONER OSBORNE: As a planning commissioner
18 I'm going to agree with the audience. One of the
19 reasons we had this meeting here in Lockwood is because
20 the meeting we had last time we felt was not giving
21 these people, some of which who have disabilities and
22 could not make it to the Lockwood meeting, that
23 providing this meeting to these people was giving them
24 the opportunity to speak.

25 If this meeting is continued to a community on the

1 MR. SMITH: However the Planning Commission would
2 like.

3 CHAIRMAN WALLING: Okay.

4 MR. SMITH: Let me clarify that.

5 VICE-CHAIRMAN BUCCHIANERI: I don't anticipate
6 we're going to be voting on this tonight anyway and I
7 just want to hear what people down here have to say.

8 MR. SMITH: And let me clarify two things. You're
9 asking for me to put in writing the answers to the
10 future questions that are about to be posed, is that
11 correct?

12 MR. HAYMORE: If it's-- if it-- Folks, I don't
13 want to hash over-- And I'm not the planning-- I'm
14 just the staff to these guys and I'm the staff to you.
15 If it was brought up, if there's new points, yes, we
16 want to hear them and we will ask Mr. Smith to address
17 them. He has-- If they're written and everything
18 else, I get them to Mr. Smith and ask him to respond to
19 them. A lot of this stuff is the same thing, and
20 there's new stuff. And every time we have a meeting
21 there's new things brought up and that's good input.
22 Yeah, if there's questions that the audience is asking,
23 they have the right to know. And the planning
24 commissioners I suspect would want to know those, too.
25 So I would ask that we hear the audience. And, folks,

1 other side of the county, Mark Twain, we would be
2 having the exact same problem that we had in VCH, the
3 same problem. And I fully believe that we should
4 continue this meeting, however long it takes. And if
5 we maybe can put limitations on what people say and how
6 long they have to say it.

7 UNIDENTIFIED FEMALE SPEAKER: Including Mr. Smith.

8 CHAIRMAN WALLING: Okay.

9 UNIDENTIFIED FEMALE SPEAKER: We've been listening
10 to him babble for two and a half hours.

11 COMMISSIONER OSBORNE: That's all I have to say.

12 CHAIRMAN WALLING: Okay. You got it.

13 UNIDENTIFIED FEMALE SPEAKER: Thank you.

14 (Clapping)

15 MR. HAYMORE: Mr. Chairman.

16 CHAIRMAN WALLING: That's just what I was looking
17 for.

18 Dean.

19 MR. HAYMORE: Mr. Chairman, maybe we can ask
20 Mr. Smith to write his comments and submit them to us
21 in rebuttal.

22 UNIDENTIFIED FEMALE SPEAKER: Please.

23 UNIDENTIFIED FEMALE SPEAKER: Thank you.

24 UNIDENTIFIED FEMALE SPEAKER: That would help.

25 MR. HAYMORE: Would that be okay?

1 Chairman Walling has a bad back and he's already--

2 CHAIRMAN WALLING: No, no, that's not a problem.

3 MR. HAYMORE: I'm just saying--

4 CHAIRMAN WALLING: My point, folks, was not to
5 dilute your input. Please believe that.

6 MR. HAYMORE: So if you can do that and--

7 UNIDENTIFIED FEMALE SPEAKER: With that said, will
8 you agree to and commit to and state that we will have
9 another meeting? Many of us feel like this is it and
10 if we don't get heard then we're not going to be heard.

11 So if someone up there-- And I've asked several of you
12 and several people have said that's a good idea, we
13 should do that, but no one has committed to hearing us,
14 whether it be tonight or at another time. I don't want
15 to be here until midnight and I know you guys don't
16 either. So will somebody make a commitment and say
17 yes, we are going to meet again?

18 CHAIRMAN WALLING: Part of our agenda is the
19 determination of the next Planning Commission, where
20 and when. And that will be decided at that time.

21 MR. HAYMORE: Let me clarify.

22 UNIDENTIFIED MALE SPEAKER: That's not the
23 question. Can we have a meeting where people can have
24 their say without listening to a two-and-a-half-hour
25 presentation for a third time?

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1 UNIDENTIFIED FEMALE SPEAKER: Right.
 2 UNIDENTIFIED MALE SPEAKER: That's what we're
 3 asking for.
 4 UNIDENTIFIED MALE SPEAKER: This is a sales
 5 presentation, and you do a very good job of it, I will
 6 give you that, but this meeting was designed to hear
 7 from everybody.
 8 UNIDENTIFIED FEMALE SPEAKER: Public input.
 9 UNIDENTIFIED MALE SPEAKER: Not just--
 10 UNIDENTIFIED FEMALE SPEAKER: You need to hear our
 11 side of the story.
 12 UNIDENTIFIED FEMALE SPEAKER: We've heard the sales
 13 pitch, now we would like to pitch to the commissioners.
 14 MR. SMITH: Let me offer this. And if we could do
 15 it this way. If people-- those that are here, I have
 16 to agree, if you'd like to put your comment in, I will
 17 respond in writing back and hopefully that can bring it
 18 to a state where the Planning Commission can bring
 19 their dialog back to the table, so if that is helpful.
 20 CHAIRMAN WALLING: Thank you.
 21 MR. SMITH: And I'll pass on responding to the
 22 questions this evening.
 23 CHAIRMAN WALLING: Next speaker, Daan Eggenberger,
 24 Virginia City.
 25 MR. HAYMORE: He left, Doug.

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1 CHAIRMAN WALLING: Okay. JoAnn Aldrich.
 2 MS. ALDRICH: How timely. Thank you for letting me
 3 speak. I really do appreciate it. I'll try and make
 4 this brief so more people can talk.
 5 Seems to me that we're getting everything backwards
 6 here. We've talked all about the how we can do
 7 Cordevista and about roads and all these issues, and
 8 what we really should be talking about tonight is
 9 there's a master plan amendment and a zone change on
 10 the table and that deserves talking about why, why do
 11 we need Cordevista, do we want Cordevista, what is it
 12 going to bring besides some perks from the developer.
 13 He's going to do a lot of good for this county, but we
 14 are going to have growth in this county, we need
 15 infrastructure, we have problems. Those things are
 16 going to get taken care of. But I think we really need
 17 to talk about why.
 18 Okay. There's been an argument made that it's
 19 incumbent on Storey County to provide housing for
 20 T.R.I. I don't think so. Storey County has a history
 21 of taking on services that no other county wanted. For
 22 example, four out of the five coal-fired power plants
 23 located in Storey County provide one hundred percent of
 24 their energy to Washoe County. Storey County accepts
 25 one hundred percent of Washoe County's sewage. Storey

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1 County handles all the garbage from Washoe County and
 2 from Lyon County. In addition, Washoe County continues
 3 to collect sales tax from Storey County zip codes
 4 despite years of ongoing legal efforts to recover those
 5 monies which total now about 7 million dollars or more.
 6 Storey County owes Washoe County nothing.
 7 Okay. Here's a fact. Current zoning of the
 8 proposed Cordevista location does not allow residential
 9 subdivisions. This project should be rejected mainly
 10 because it does not conform to the existing master
 11 plan. The existing master plan was written in 1994 and
 12 it should have been revised within ten years according
 13 to law. It's never been revised or updated. That
 14 needs to happen before we okay a mega development here
 15 in the middle of nowhere that is very questionable
 16 whether people are going to accept it or if we even
 17 need it.
 18 We have revenue from T.R.I. Why do we need
 19 Cordevista? There are plenty of places around this
 20 area for them to live. We might need a few more roads,
 21 but I don't think we need Cordevista.
 22 Another fact, Storey County does not employ a
 23 licensed professional planner with expertise to make a
 24 thorough assessment of the situation. For the Planning
 25 Commission to consider changes to the master plan

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1 without a professional evaluation by a licensed county
 2 planner is premature.
 3 Looking at that public hearing entitlement process,
 4 I would turn it on its head. First of all, does the
 5 developer have water, where from, is it a steady supply
 6 and is it adequate? That should be the first question.
 7 If he doesn't have it, we don't have to go through
 8 this, we don't have to sit at all these meetings, we
 9 don't have to discuss it. That should be first. This
 10 is probably turning state regulations on its head, but
 11 I'm just saying.
 12 The second one would be the negotiation of the
 13 planned unit development which is a contract he's going
 14 to sign. So we aren't getting all these things that
 15 he's going to do for us and all these things he's going
 16 to-- he says that are not written that he's not put the
 17 money up for. And I just think, you know, then we
 18 could get around to a master plan amendment and then a
 19 zone change. I think I'll just stop there. But thank
 20 you very much.
 21 (Clapping)
 22 CHAIRMAN WALLING: Thank you.
 23 MS. ALDRICH: I'm giving them a list of
 24 recommendations I wrote that I would like to see this
 25 Planning Commission forward to the Storey County

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1 Commissioners. I'll read them if they want or they can
2 just consider them. Thank you.
3 CHAIRMAN WALLING: Read them.
4 MS. ALDRICH: Do you want me to read them?
5 CHAIRMAN WALLING: Sure.
6 MS. ALDRICH: Okay. Number one-- There are four
7 of them. The Cordevista development proposed by
8 developer Blake Smith should not be granted a master
9 plan amendment or zone change at this time since the
10 project does not conform to current master planning.
11 Number 2, Storey County should take steps to hire a
12 professional planning director with experience and
13 expertise in handling large-scale development projects.
14 Number 3, the new planning director's first
15 assignment should be to conduct public hearings for the
16 purpose of updating the Storey County master plan. The
17 master plan was written in 1994 and should be updated
18 every ten years. We're behind.
19 Number 4, Storey County Planning Commission should
20 not consider any other permanent changes to the master
21 plan until a licensed professional planning director is
22 on staff, Storey County master plan has been updated as
23 required by law and a developer reveals the source of
24 the water first and proves there's a reliable and
25 steady supply to serve the project.

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1 Thank you.
2 (Clapping)
3 CHAIRMAN WALLING: Thank you, ma'am.
4 Jim Watson.
5 MR. WATSON: Thank you. Jim Watson, Highlands. I
6 got an awful long list, so I'll try to make it shorter.
7 Number one, as she said, why do we need Cordevista? We
8 got a tremendous income coming in from the industrial
9 center. We should be building a school for Lockwood
10 right now, not three years from now.
11 COMMISSIONER TYLER: Speak into the mike.
12 MR. WATSON: Okay. We should be building a school
13 right now with the tax revenues that we're getting from
14 T.R.I. instead of waiting three years for a developer
15 to do it. We need-- they need the school down here.
16 (Clapping)
17 MR. WATSON: I can't-- A lot of people in
18 Lockwood, rightfully so, they've got this problem with
19 the flooding and they got the problems with the school.
20 This should have been resolved. We have the means to
21 resolve it without Cordevista; and we should do it.
22 UNIDENTIFIED MALE SPEAKER: Yes.
23 MR. WATSON: Another thing is before the Planning
24 Commission rules on anything, the zip code needs to be
25 resolved. We have to get a zip code for Storey County.

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1 Millions in tax revenue has been lost already and we'll
2 just lose more. So before any decision is made, that
3 should be taken care of.
4 There is no provision, I've not heard anything, any
5 provision, in Mr. Smith's program about energy
6 efficiency in the homes that are going to be built or
7 in the commercial enterprises. There is nothing
8 mentioned about energy efficiency. It should be.
9 Open space, 40 percent. What constitutes open
10 space? Are we counting sidewalks, are we counting
11 lawns, are we counting parks? Exactly what constitutes
12 40 percent of open space? I don't know. And I don't
13 know if there's any set criteria for that, but I'd like
14 to know.
15 Taxes. As a realtor, which I am, right now there's
16 a transfer tax of \$3.90 per thousand in Storey County.
17 The additional tax-- once those houses are sold and are
18 for resale, the additional tax is a real stumbling
19 block for a lot of buyers, they can't afford the homes,
20 they can't afford 2 or \$3,000 transfer tax. That \$250
21 that they would be paying, either the buyer or the
22 seller, it would be a negotiable item probably--
23 Anyways, that would add to that burden. And on top of
24 that, there is already within the state legislature I
25 think a move-- or within the county to increase that

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1 transfer tax considerably at this time, which again,
2 when you go to sell your house, if you have to pay a 3
3 or 4,000-dollar transfer tax, whether it's called a 250
4 donation or whatever, that's a lot of money. And I've
5 seen several deals fall apart because of it.
6 The other thing that I didn't see anything about,
7 and that is an actual physical survey of the properties
8 to determine what species are there, are there
9 endangered species there, are there endangered plant
10 fauna there. And I believe the Paiute people would
11 work well with that, and I think they should. But to
12 my knowledge there has been no physical inspections.
13 I've seen some documentation where it was mentioned.
14 And one thing really bothered me. It was mentioned
15 that certain birds or whatever do their nesting there,
16 but don't disturb them during the nesting period, just
17 wait until they're gone and then do your dirt work.
18 So I guess that's enough for now. Thank you very
19 much.
20 CHAIRMAN WALLING: Thank you.
21 (Clapping)
22 CHAIRMAN WALLING: Neil Siegel.
23 MR. SIEGEL: Thank you. Eight to 15,000 new homes
24 calculates to half a child per household or 4 to 7,500
25 new Storey County students. At least three schools

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1 will need to be built, 30 teachers hired, ten plus
 2 support staff. And while we're waiting for the
 3 Cordevista population to grow to support the schools,
 4 police and fire, what will be the financial impact on
 5 Storey County taxpayers?
 6 Second thing for Mr. Smith. Water is a significant
 7 issue for northern Nevada. This region has witnessed
 8 315 percent growth over the last 15 years. Reno-Sparks
 9 as well as Cordevista will have vested interest in
 10 securing long-term regional water rights. With this in
 11 mind, tell us specifically the rights you have secured
 12 to provide for approximately 24,000 plus Cordevista
 13 residents.
 14 Second part, will you be using Somerset water
 15 rights for Cordevista? Third thing, are you basing
 16 your plans on proposed water authority legislation?
 17 And last part of the question is: How many golf
 18 courses are proposed in Cordevista?
 19 Last thing, you premeditated and executed the
 20 purchase of land knowing zoning was not residential
 21 planned community. Explain to us why you believe it is
 22 your right to purchase land and exact a change of
 23 zoning that changes the look of a county.
 24 (Clapping)
 25 CHAIRMAN WALLING: Thank you.

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1 Jed Margolin.
 2 MR. MARGOLIN: I'm Jed Margolin. I live in the
 3 Virginia City Highlands and I'm against Cordevista.
 4 Big surprise. The first thing is about the water.
 5 Now, in Blake's previous presentations and all his
 6 brochures and stuff, he's pledged that he would not
 7 take water from the ground. And so that made me wonder
 8 if he was saying he wouldn't take groundwater from
 9 within his project or he wouldn't take groundwater from
 10 anywhere in Storey County. And a couple of hours ago I
 11 found out the answer right here.
 12 He says he would not use groundwater from within
 13 the project, which makes me wonder if he's going to
 14 take groundwater from other places in Storey County,
 15 such as all those parcels that are owned by Storey
 16 County Properties Partnership which in recent years has
 17 made several applications for licensing so they could
 18 export their water from their properties, including the
 19 (inaudible) Sierra plant right over there. And
 20 fortunately, it was denied.
 21 So the question is-- well, the implication is he's
 22 going to be importing his water from other places in
 23 Storey County. So he's not taking it from the ground,
 24 but he'll be importing it from people who are taking it
 25 from the ground up here.

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1 The second thing is about flooding. Now, it seems
 2 like when this place was flooded last year, part of it
 3 was from Long Valley Creek and some of it was from the
 4 Truckee River.
 5 (Multiple speakers said no.)
 6 COMMISSIONER TYLER: No, all Long Valley Creek.
 7 MR. MARGOLIN: Okay. Good. Because the Truckee
 8 River is controlled by a regional authority, so good.
 9 The thing about soil contamination, it sounds like
 10 what you've done is asked the previous owner, TRW
 11 Automotive, what they've done and for reports and that
 12 you haven't even asked one of the previous owners which
 13 was High Shear which their employees were convicted of
 14 illegal dumping of hazardous substances. So has your
 15 consultant asked High Shear for a report of their
 16 illegal dumping activities? What did they dump and
 17 where did they dump it?
 18 And it sounds like there hasn't actually been any
 19 real physical testing of the existing soil. Is that
 20 waiting for phase three? Has any of that been done?
 21 And the question that's already been asked is now
 22 do these open spaces include golf courses? And the
 23 thing about the dark skies-- Now, in those pictures
 24 over there, which of those pictures show your shopping
 25 centers at night? Do any of them? All the shopping

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1 centers I've ever seen are very brightly lit 24/7.
 2 And finally, I do want to thank Blake for not
 3 threatening to dismember the county which is what he's
 4 done at his previous presentations and in his
 5 brochures. Thank you.
 6 CHAIRMAN WALLING: Thank you.
 7 (Clapping)
 8 CHAIRMAN WALLING: Sue Jones, Virginia City.
 9 MS. JONES: My first and foremost question-- my
 10 first and foremost question is to the planning
 11 commissioners. The majority of the people that I've
 12 spoken to in Virginia City are concerned that the city
 13 of Cordevista is going to take our voting leverage from
 14 us. Therefore, should we not have a very big concern,
 15 a very big voice? And I just found out about these
 16 meetings on the sly. And I think that we kind of need
 17 to make a commitment to the Virginia City residents as
 18 well as here. And I respect that we came here so that
 19 Rainbow Bend didn't have to come to Virginia City and
 20 the Highlands doesn't need to come to Rainbow Bend and
 21 vice versa. That's my biggest concern is that
 22 someone-- and I've asked several and maybe nobody-- no
 23 individual had the opportunity or the authority to
 24 commit, but I think before we leave tonight you do need
 25 to commit to those of us that did come down. And that

1 was my major concern.
 2 And, Mr. Smith, I have just I guess an opinion for
 3 you. In your opinion areas are not appropriately
 4 zoned. Were you not aware of those zoning conditions
 5 when you acquired the property? And now you want
 6 Storey County to amend those zoning areas to suit your
 7 needs.
 8 This is-- And I mean no disrespect to you or to
 9 the commissioners. This is just an old paraphrase I've
 10 used for a long time. Don't buy a house on a dirt road
 11 and bitch because it's dusty. You came here. And I
 12 understand progress is going to happen.
 13 And the people of Rainbow Bend, if you guys need
 14 schools and if you need urgent care and you need other
 15 things, don't, as somebody else just said a little bit
 16 ago, hope that a developer is going to come in and
 17 provide those. Don't sell your soul for a school. It
 18 needs to come from other areas. I'm not for or against
 19 you, Blake Smith, but I'm not comfortable with what
 20 you're proposing.
 21 (Clapping)
 22 CHAIRMAN WALLING: Thank you, ma'am.
 23 Mike Perkins.
 24 MR. PERKINS: Good evening, commissioners. My name
 25 is Mike Perkins. I'm a Vice President with Trammell

1 and encourage your support. Thank you.
 2 CHAIRMAN WALLING: Thank you.
 3 (Clapping)
 4 CHAIRMAN WALLING: Valerie Flatley.
 5 MS. FLATLEY: Thank you. I'm Valerie LeBel Flatley
 6 from the Highlands. And on page 6 of the master plan,
 7 Public Services Objective 1.1, it says, "Provide
 8 efficient transportation routes between all communities
 9 in the county." So I personally am very concerned
 10 about access between Cordevista and the Highlands. I
 11 know Mr. Smith has stated that that would be a
 12 condition of approval for his project, that no roads
 13 will be connecting Cordevista and the Highlands.
 14 Dean Haymore has stated, wait a minute, we'll have
 15 to have emergency access, which we all understand. But
 16 I don't think-- I think we're going to be a little
 17 naive here if we don't think this is eventually going
 18 to happen, whether it's in writing or not. And not
 19 that Mr. Smith's intentions aren't true and this is
 20 what he believes to be the case.
 21 We've provided a forum here for him to change the
 22 master plan and the zoning. And if you guys approve
 23 it, if the county commissioners approve it, it's a done
 24 deal. So there's certainly going to be a way to change
 25 wherever is written that there will be no connecting

1 Crow Company. Thank you for allowing me the
 2 opportunity to speak. I'm actually speaking on behalf
 3 also of my boss, Par Tolles.
 4 Trammell Crow Company, you may or may not know, one
 5 of the largest developers in the nation, had made a
 6 considerable investment in T.R.I. We're currently
 7 around about-- or actually a million square feet of
 8 speculative industrial space in T.R.I. And we have
 9 noted a significant challenge in recruiting companies
 10 to this area because of the lack of housing proximate
 11 to T.R.I. So this housing, it's been minimized in
 12 these discussions this evening, but it's very important
 13 and critical for the success of T.R.I. and Storey
 14 County and the success of tax revenues and increasing
 15 those bases. So on that level I would like to really
 16 lend my support to Blake and his team of the importance
 17 of this project.
 18 And on a more personal note, being very familiar
 19 with Somerset and the success that Blake and his team
 20 have achieved there, he stated that he built a quality
 21 product and I'm certainly in the development area and
 22 can attest to that fact. And you should be very lucky
 23 to have a developer such as Blake and his team to be
 24 involved, because you will end up with a very quality
 25 project. So I'm very much in support of his project

1 roads into the Highlands. So I think it's a very real
 2 concern. I think it absolutely is going to happen if
 3 this project is completed.
 4 And as far as Lockwood and the flooding and all the
 5 concerns that they have, I don't know why the county
 6 hasn't taken care of them years ago and why Lockwood
 7 and Rainbow Bend haven't expressed an interest in
 8 having schools and roads or flooding control corrected
 9 through the county. It's not a developer's
 10 responsibility to do these things. And if Mr. Smith
 11 weren't here now, they would still be facing the same
 12 problems, so why hasn't the county addressed those
 13 issues years ago? That I don't quite understand. I
 14 think that's it.
 15 CHAIRMAN WALLING: Thank you, ma'am.
 16 (Clapping)
 17 CHAIRMAN WALLING: Henry Kilmer, Virginia City. It
 18 says, "I'm presenting expert testimony," with a
 19 question mark. A little background on yourself, two
 20 seconds.
 21 MR. KILMER: Henry Kilmer. I'm going to try this
 22 again. My voice is leaving me. Henry Kilmer, I'm from
 23 Virginia City. I have no special interest today. I'm
 24 retired. However, I'm former school superintendent
 25 here in Storey County as well as president-- I'm the

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1 board chairman of Piper's Opera House.
 2 Given that, the way the plan is now, I'm definitely
 3 against it. However, there are ways to correct that
 4 plan and slow it way, way down. If you slow that way,
 5 way down, maybe it is a possibility, because growth is
 6 going to come, folks, it's going to be here. But we
 7 got to have it controlled. To put a big development in
 8 this quick is just not right. The schools can't take
 9 it, that's for darn sure, unless you build schools
 10 awful quick.
 11 Let me talk about schools for just a minute. Small
 12 schools are good, big schools are not. If you look at
 13 that project when it's developed all the way through,
 14 it will have a high school of at least 2,000, 2,400
 15 kids. That's just a percentage, it's a common
 16 percentage. Assuming that the population in that
 17 particular area is low income or at least affordable
 18 housing income, there are going to be more kids,
 19 because they're younger families, they usually have
 20 more kids.
 21 So elementary schools, they'll probably need at
 22 least four elementary schools and each of those four
 23 elementary schools are going to have, oh, probably five
 24 to six, 7,000. I'm sorry, 5 to 600 each. Because you
 25 don't want a big elementary school. Smaller schools

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1 are better, believe me.
 2 Middle schools, they'll need probably two middle
 3 schools and they'll have at least 6 or 700 in each of
 4 those. That's when it's totally built out. That's a
 5 lot of kids, folks. And we're talking about one bus
 6 load of kids that comes down every day from Virginia
 7 City and goes back, goes back up and brings them back,
 8 one bus load, that's all. So, I mean, that's pretty
 9 minimal at this point.
 10 I don't know why if the monies are there you
 11 couldn't build them a small high school right here in
 12 Rainbow Bend or take those kids on up to Painted Rock
 13 if they build a school up there.
 14 I've got more, but I don't know if I want to go
 15 into that now.
 16 CHAIRMAN WALLING: Take your time.
 17 MR. KILMER: There's one thing I'm very sure of.
 18 The people up here do not want to pay for schools in
 19 Cordevista, anywhere in Storey County. Those schools
 20 have to be built with Cordevista money, not with
 21 anybody else's money. I don't think anybody in here
 22 wants to-- in Virginia City or in the Highlands wants
 23 to build a school in Cordevista for them at your
 24 expense.
 25 Let me tell you how-- I think most of you probably

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1 know how the taxes work for building the schools.
 2 Building a school is definitely a local responsibility
 3 and it comes in different forms. It can come in a
 4 plain old property tax or bond levy, it can come in
 5 some kind of user fees, there's a number of ways to do
 6 it, but the local person has to pay for it.
 7 Now, once the school is built, that's simple then,
 8 there's no real issue then as far as money, because the
 9 money is then paid for through the state and an
 10 allocation per pupil. So once the school is built,
 11 teachers and stuff are taken care of, that's the state
 12 responsibility and some offsets county-wise. There's
 13 only one county in the state right now that gives more
 14 money to the county than the county gets back from it,
 15 and that's Eureka, because of the gold mines.
 16 However, in this county right now I think we're
 17 about 50 percent of the money that we need to run the
 18 schools comes directly from our property taxes which
 19 are the same throughout and the other 50 percent
 20 probably comes from sales tax sales. There's a couple
 21 offsets in there. It's not quite that simple, but
 22 that's generally it.
 23 So I guess my point is this, if the schools-- I'm
 24 sorry. If the project is slow moving where we have
 25 time to do things, okay, but if it's not, then I'm

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1 definitely against it.
 2 And there's two other things I wanted to ask you
 3 about. One is: Where are the schools going to be
 4 built? Now, it takes at least 40 to 50 acres to build
 5 a high school, football field and stuff, at least that
 6 much. You need 40 to 50 acres for a high school, 2,400
 7 kids. Middle school is probably 15 to 20 acres and
 8 elementary school at least ten. And the second
 9 question is: How are we going to pay for this? Thank
 10 you.
 11 CHAIRMAN WALLING: Thank you, Mr. Kilmer.
 12 (Clapping)
 13 CHAIRMAN WALLING: Who else has not been given an
 14 opportunity to speak that would like to speak at this
 15 time? Raise your hand.
 16 MS. MILLER: I just had a comment if it's really--
 17 CHAIRMAN WALLING: I'm sorry. You signed a
 18 declaration, too.
 19 MS. MILLER: No, I didn't sign one.
 20 CHAIRMAN WALLING: I'm sorry.
 21 MS. MILLER: He did, and I'm half of him. Shirley
 22 Miller is my name. The question I-- It's more of a
 23 comment. When the Painted Rock issue came up, the
 24 developer came out here and showed us pictures and
 25 stuff like that. Nobody was here, no one from the

1 Highlands, no one from the-- All right, Gil, you were.
 2 I'm sorry. No one from Virginia City. No one cared.
 3 Why? Why did they not care then, why--
 4 UNIDENTIFIED FEMALE SPEAKER: We didn't know about
 5 it.
 6 UNIDENTIFIED MALE SPEAKER: No one knew about it.
 7 UNIDENTIFIED MALE SPEAKER: As we stated earlier,
 8 no one knew.
 9 MS. MILLER: The Planning Commission sends out all
 10 their notices. They're published--
 11 UNIDENTIFIED MALE SPEAKER: Where?
 12 MS. MILLER: In the paper. It's right here on the
 13 bottom.
 14 UNIDENTIFIED MALE SPEAKER: On the bottom of what?
 15 MS. MILLER: They're right here. The Planning
 16 Commission posts these.
 17 UNIDENTIFIED FEMALE SPEAKER: Where?
 18 MS. MILLER: They post them at the Virginia City
 19 Post Office, the Storey County Courthouse, Virginia
 20 City Firehouse, Storey County Building and Planning
 21 Department, Virginia City RV Park, Rainbow Bend
 22 Clubhouse, the Lockwood and Highlands Fire Stations.
 23 UNIDENTIFIED MALE SPEAKER: None of which I go to.
 24 MS. MILLER: Okay. That was there, that's there.
 25 There's also the Comstock Chronical, the website

1 it. I don't think you're being fair.
 2 UNIDENTIFIED MALE SPEAKER: This is not-- this is
 3 not our meeting.
 4 (Multiple speakers)
 5 UNIDENTIFIED MALE SPEAKER: Listen to me.
 6 (Inaudible) trying to make everybody happy. This is
 7 about a developer who got land cheap and is trying to
 8 make a lot of money on it. That's what this whole
 9 thing is about.
 10 (Multiple speakers)
 11 MR. HAYMORE: Hey, folks, folks, folks, this is a
 12 public meeting. And I know emotions are high, but
 13 let's keep it in control as we respect everybody's
 14 opinion and things like that. With this, Blake, I
 15 think we've did a lot of comments and everything else
 16 that we've asked you to respond in writing. We'll get
 17 that, Pat, I don't know if we-- we'll try to get it on
 18 the web page. Is that okay, Pat?
 19 MR. WHITTEN: Yeah, whatever--
 20 MR. HAYMORE: We'll get it on it. And so I think
 21 we've had a lot of discussion and bring it back to this
 22 board for this-- I know the planning commissioners
 23 have asked me a lot of questions and a lot of concerns
 24 and have a lot of suggestions, too, so--
 25 COMMISSIONER HAMMACK: Mr. Chairman, I think we

1 newspaper. I look at these things.
 2 UNIDENTIFIED MALE SPEAKER: There's also a thing
 3 called the United States mail that they should be--
 4 MS. MILLER: Do you want to foot the bill for extra
 5 mailing?
 6 UNIDENTIFIED FEMALE SPEAKER: The Cordevista stuff
 7 was mailed.
 8 UNIDENTIFIED MALE SPEAKER: By God, they did it
 9 (inaudible).
 10 MS. MILLER: I (inaudible) Blake Smith.
 11 (Multiple speakers)
 12 MS. MILLER: But nobody cares--
 13 UNIDENTIFIED FEMALE SPEAKER: What's your point?
 14 What's your point?
 15 MS. MILLER: What I'm saying is if you're so
 16 adamant about everything that I'm hearing, water,
 17 wildlife, people coming in, why are you just-- why are
 18 you picking-- or going after one development? How
 19 about Painted Rock?
 20 (Multiple speakers)
 21 MS. MILLER: Right, it's not near you. That's the
 22 point. It's near us. It's on the I-80 corridor. And
 23 at one of your meetings someone said, and this was in
 24 the Highlands, we don't care what happens along the
 25 I-80 corridor. And this was-- We were there, we heard

1 need to hear from the school district and the Sheriff's
 2 Department and the Fire Department, what their concerns
 3 and their issues might be, before we can make any kind
 4 of decision here.
 5 COMMISSIONER PRATER: Mr. Chairman, I agree with
 6 Lydia, and I also feel that we should hear from Public
 7 Works, and I would like also a report, as much as you
 8 can do, I know it's going to be difficult because a lot
 9 is up in the air, but from Pat Whitten as to the fiscal
 10 impact.
 11 COMMISSIONER HAMMACK: I agree, yeah.
 12 COMMISSIONER PRATER: But I believe every county
 13 department should give us some kind of information. We
 14 don't have the luxury of county staff like the larger
 15 counties do who do compile that sort of information, so
 16 we're going to have to look to the people who are hands
 17 on in this case to give us their views as to the
 18 impacts on the county and their perspective as far as
 19 fire, police, Public Works--
 20 COMMISSIONER HAMMACK: Exactly.
 21 COMMISSIONER PRATER: --and the fiscal aspects. So
 22 with that, I move to continue this hearing until the
 23 next meeting and request that staff ask each of the
 24 departments to provide that sort of information to us.
 25 COMMISSIONER HAMMACK: Larry, can they do that in

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1 two weeks or should we ask for a longer time frame?
 2 CHAIRMAN WALLING: Let's make this in conjunction
 3 with the termination of the next Planning Commission
 4 meeting, where and when.
 5 MR. HAYMORE: Mr. Chairman, let me let you know
 6 that I have right now for you a Sierra Pacific
 7 application that we have arranged to have down in Mark
 8 Twain on the 17th which is another very hot topic, and
 9 so we set that. Pat's here. The folks in Virginia
 10 City want a meeting. I believe they should have a
 11 meeting. I believe we do not anybody want to go
 12 through all the stuff we've gone through for the last
 13 two meetings. Let's get down to the meat and potatoes
 14 of it.
 15 I would like to postpone this next meeting for
 16 about a month and have it up in Virginia City, if
 17 that's okay with you guys. If Mark Twain feels it's
 18 important, and I do believe it's important, then we can
 19 put it on the agenda, because I haven't put the agendas
 20 together. I have to have legal notices out per the
 21 notifications by Monday to the surrounding property
 22 owners. But just to give you information, that's what
 23 we got coming up.
 24 COMMISSIONER TYLER: Can we make that a discussion
 25 item in Mark Twain--

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1 MR. HAYMORE: Just a discussion--
 2 COMMISSIONER TYLER: --instead of an action item?
 3 COMMISSIONER HAMMACK: Yeah, that would be
 4 excellent.
 5 COMMISSIONER MAHOLLAND: What are the implications
 6 of doing a discussion item versus an action item?
 7 COMMISSIONER TYLER: We don't have to vote on it.
 8 COMMISSIONER MAHOLLAND: But we can still hear the
 9 same level of public input?
 10 COMMISSIONER TYLER: Right.
 11 CHAIRMAN WALLING: With the continuation we have a
 12 motion. Do we have a second?
 13 COMMISSIONER TYLER: I'll second.
 14 CHAIRMAN WALLING: Any further discussion? All in
 15 favor?
 16 (Collective aye)
 17 CHAIRMAN WALLING: All opposed?
 18 COMMISSIONER OSBORNE: Nay.
 19 CHAIRMAN WALLING: The--
 20 COMMISSIONER OSBORNE: I opposed.
 21 CHAIRMAN WALLING: Oh, we have one-- and so noted.
 22 COMMISSIONER OSBORNE: Would you like me to explain
 23 or--
 24 CHAIRMAN WALLING: If you choose to.
 25 COMMISSIONER OSBORNE: We have had two town hall

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1 meetings, one in this community, one in Virginia City
 2 Highlands. We've done a tremendous amount of research
 3 on this project, I have and I know our fellow
 4 commissioners have. I respect very much the opinion or
 5 the vote that the commission is making at the moment,
 6 but I feel at this time it is time to make a vote on
 7 this issue whether we go one way or another, because
 8 we've made the research, we've had the town halls,
 9 we've had the presentations and I believe that we have
 10 adequate facts at this time to make a decision on this
 11 issue.
 12 UNIDENTIFIED MALE SPEAKER: But you just admitted
 13 you've not talked to the police department or the fire
 14 department or other agencies.
 15 UNIDENTIFIED MALE SPEAKER: How could you even do
 16 that without even talking to your own department heads
 17 about it?
 18 COMMISSIONER OSBORNE: I agree.
 19 UNIDENTIFIED MALE SPEAKER: That's incredible.
 20 That's mind boggling. This is a huge thing.
 21 CHAIRMAN WALLING: It is. Okay. We've got a vote
 22 for continuance. We have one-- we have one nay.
 23 COMMISSIONER TYLER: I would like to make a motion
 24 for the next meeting.
 25 CHAIRMAN WALLING: Okay. Show of hands, all in

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1 favor for continuation. And we have one nay.
 2 All right. Let's move on to date and time and
 3 location.
 4 COMMISSIONER TYLER: Mark Twain, correct, Dean?
 5 MR. HAYMORE: Yes.
 6 COMMISSIONER TYLER: And that's at the fire
 7 station?
 8 MR. HAYMORE: Yes. Do you want to put this item on
 9 there, too?
 10 COMMISSIONER TYLER: Yes.
 11 MR. HAYMORE: Discussion only?
 12 COMMISSIONER TYLER: As a discussion only item.
 13 UNIDENTIFIED MALE SPEAKER: What date is that?
 14 MR. HAYMORE: The 17th, I believe.
 15 COMMISSIONER HAMMACK: 17th.
 16 CHAIRMAN WALLING: Okay.
 17 MR. HAYMORE: 6:00 p.m.
 18 MR. WHITTEN: For the record, Pat Whitten, County
 19 Manager. I think to answer Lydia's question is a month
 20 enough, it all depends on the extent of what you want.
 21 We're talking at some stages of the game having to
 22 bring in paid professionals and people that do this for
 23 a living, both economic modeling, planning, those types
 24 of things. I think if the Commission's appetite and
 25 tolerance is for us to give you some very preliminary

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<p>1 indications, these are the target areas we would be 2 concerned with, for instance, in Public Works how are 3 we going to maintain roads, who does the water and 4 sewer systems-- I've seen charts and indications that 5 GID is going to be involved. Here the county doesn't 6 maintain a single road in the Rainbow Bend subdivision, 7 it's all done by their GID. So I think we're going to 8 have to eat this elephant one bite at a time and give 9 you probably some very preliminary information 10 hopefully by the Mark Twain meeting, if that's what 11 you're looking for.</p> <p>12 COMMISSIONER HAMMACK: It's mostly when we hear 13 something we come up with more questions, so--</p> <p>14 MR. WHITTEN: Right. And it will be a work in 15 progress I think, if that's understood. I mean, 16 there's no way for us within two weeks of crunching 17 under any scenario to be all encompassing, because most 18 of us haven't done this before. Dean has at least 19 worked intimately with the tribe development, but when 20 it comes to a residential and type like this, we'll be 21 providing information and getting information and 22 contracting for information for quite sometime I would 23 suppose depending on what the decisions are that you 24 make and the Commission makes, if that's all right with 25 you.</p>	<p>1 COMMISSIONER PRATER: I'm not asking for a lot of 2 number crunching at this point. What I need to know-- 3 This development is going to have an impact on every 4 one of these departments. I feel these department 5 heads should be in the loop at this point.</p> <p>6 UNIDENTIFIED FEMALE SPEAKER: But you're already 7 assuming we're going to have a development.</p> <p>8 COMMISSIONER PRATER: No, I'm not.</p> <p>9 UNIDENTIFIED FEMALE SPEAKER: You need to vote on 10 whether you want to develop those lands first with 11 anybody.</p> <p>12 COMMISSIONER PRATER: If we make this-- if we 13 change the zoning of this land at this point, it's 14 going-- somewhere down the road it will have an impact 15 on these departments. I would like to hear from these 16 departments as to their-- what they foresee as the 17 impacts. That's all we're asking for.</p> <p>18 VICE-CHAIRMAN BUCCHIANERI: If we change the zoning 19 now to planned unit development, we're going to be 20 forced to accept some kind of a planned unit 21 development out there. We might be able to limit 22 certain things like the number of houses and go into a 23 lot of things, but we're going to be then committed to 24 accept something along the lines of a planned unit 25 development.</p>
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<p>1 VICE-CHAIRMAN BUCCHIANERI: I don't think two weeks 2 is enough for even a preliminary presentation. I would 3 like to have 30 days anyway.</p> <p>4 COMMISSIONER HAMMACK: I think that's why we were 5 saying items for discussion only, for the public to 6 give more input, but I don't think that Bret was trying 7 to say that we want input from the county in two weeks. 8 I'm just asking is a month or a month and a half or two 9 months or what kind of time frame can we ask to have 10 that meeting where we can get the input.</p> <p>11 MR. WHITTEN: We'll shoot for a month. And again, 12 it will be a work in progress. I think six months from 13 now you could probably be given the same answer with 14 just more information on either side as to the pluses 15 and minuses, if that's all right.</p> <p>16 CHAIRMAN WALLING: Thank you.</p> <p>17 Ma'am.</p> <p>18 UNIDENTIFIED FEMALE SPEAKER: I have a question. 19 Aren't you-- are you moving into phase or step two here 20 without having voted on the master plan amendment and 21 the zone change?</p> <p>22 CHAIRMAN WALLING: Good point.</p> <p>23 UNIDENTIFIED FEMALE SPEAKER: Wouldn't that have to 24 happen first before you go into crunching all these 25 numbers?</p>	<p>1 UNIDENTIFIED FEMALE SPEAKER: So these would be 2 statistics and numbers that you could use with anybody 3 who--</p> <p>4 VICE-CHAIRMAN BUCCHIANERI: Yeah, maybe it would be 5 a good zone change if somebody comes in there and says, 6 well, we got a planned unit development for 500 houses 7 and a big park, you know, or something like that even. 8 So I think we don't want to-- I think we shouldn't even 9 vote on that until we look at it a little more.</p> <p>10 MR. HAYMORE: And so you know, going down to Mark 11 Twain is to expose them to this so they know about it 12 and if they come out. If they have concerns, then we 13 want to hear their concerns and things like that, but 14 they're exposed. And then I suspect the next one will 15 be in Virginia City.</p> <p>16 UNIDENTIFIED FEMALE SPEAKER: Are you going to send 17 them notices like you all sent us?</p> <p>18 MR. HAYMORE: I am.</p> <p>19 UNIDENTIFIED FEMALE SPEAKER: Because they don't 20 know about it except for hearing about it from a few of 21 us.</p> <p>22 MR. HAYMORE: We're going to send out a postcard 23 notice with the special use--</p> <p>24 UNIDENTIFIED FEMALE SPEAKER: That would be great.</p> <p>25 MR. HAYMORE: --Sierra Pacific Power Company and</p>

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1 we'll put this on it for discussion.
 2 I'm sure that you don't want a big power line going
 3 right through your community, and that's what's
 4 happening with the substations.
 5 CHAIRMAN WALLING: Henry.
 6 MR. KILMER: Assuming that we have a meeting down
 7 in Mark Twain and perhaps later one in Virginia City, I
 8 want to offer Piper's Opera House for the meeting in
 9 Virginia City.
 10 COMMISSIONER TYLER: Oh, very good. Well, thank
 11 you.
 12 MR. HAYMORE: And understand, people, we have about
 13 enough room in the Mark Twain-- or Six Mile Canyon
 14 firehouse to do about these row of seats right here, so
 15 we--
 16 UNIDENTIFIED MALE SPEAKER: There's no place down
 17 there to stand outside?
 18 MR. HAYMORE: There's not even room--
 19 COMMISSIONER HAMMACK: There's no place there for
 20 them to stand outside.
 21 CHAIRMAN WALLING: Ed.
 22 MR. GILBERT: Mr. Chairman, Mr. Smith mentioned
 23 earlier that he would be willing to hire an outside
 24 planning engineer to help you guys make decisions. Are
 25 we a little premature in asking him to do that along

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1 with the Fire Department, the Public Works Department,
 2 the Sheriff's Department to give you guys the
 3 information so that you can make an intelligent
 4 decision?
 5 CHAIRMAN WALLING: Planning Commission, would you
 6 like it done that way?
 7 COMMISSIONER MAHOLLAND: I think it's a little
 8 premature still to go that route. And I would point
 9 out that the information we're looking for from the
 10 departments at this point in time-- I mean, it's kind
 11 of based on what we know to date on what the
 12 development is, which is really loose right now. And
 13 we're not looking for hardcore numbers and statistics
 14 from the different departments, it's, hey, Fire Chief,
 15 come in, take a look, this is generally what's being
 16 proposed, what sort of issues do you see right now.
 17 CHAIRMAN WALLING: That wasn't Ed's question. Do
 18 you want professionals to come in on this?
 19 COMMISSIONER MAHOLLAND: I think it's a little
 20 premature still.
 21 CHAIRMAN WALLING: Okay.
 22 COMMISSIONER HAMMACK: I agree.
 23 MR. GILBERT: Again, I would like to thank you all
 24 for the work you do do.
 25 COMMISSIONER HAMMACK: I think when we get to the

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1 planned unit development stage-- I think that would be
 2 an important consideration when we get to that-- if we
 3 get to that stage.
 4 MR. GILBERT: Okay. Thank you.
 5 MR. HAYMORE: And I would say I'd help-- I am just
 6 swamped, folks, and, I'm sorry, I'm burnt out. I'm
 7 just trying to stay up with everything that's going on.
 8 And you don't know the pressure I got coming just to
 9 stay up with what's happening every day. And I'm
 10 trying to give the best service I can to all the
 11 taxpayers of Storey County.
 12 (Clapping)
 13 COMMISSIONER PRATER: Dean, I have a question for
 14 you. Have you requested assistance from the county
 15 commissioners?
 16 MR. HAYMORE: Boy, have I. I've asked the county
 17 commissioners for a professional planner and our budget
 18 requested it and we did not put it in the budget.
 19 We're really looking at professional outside
 20 consultants to come in. And we're at the point where
 21 we just-- I just can't do it all.
 22 COMMISSIONER PRATER: I agree with you, that
 23 everything that seems to be in the works could easily
 24 get a little-- I wonder if we could agendize for the
 25 Mark Twain meeting an item regarding professional

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1 assistance for the Storey County Planning Department.
 2 COMMISSIONER HAMMACK: Can that--
 3 CHAIRMAN WALLING: Unless they feel it's premature.
 4 COMMISSIONER PRATER: I think we can discuss it at
 5 Mark Twain.
 6 COMMISSIONER TYLER: Can we make that an action
 7 item?
 8 MR. HAYMORE: I don't think it's premature.
 9 COMMISSIONER HAMMACK: It's a good action item,
 10 Larry.
 11 COMMISSIONER PRATER: I agree. I would like to
 12 move that that be placed on the agenda for Mark Twain
 13 in two weeks.
 14 CHAIRMAN WALLING: Do we have a second?
 15 COMMISSIONER HAMMACK: I'll second that.
 16 CHAIRMAN WALLING: All in favor.
 17 (Collective aye.)
 18 CHAIRMAN WALLING: All opposed?
 19 All right. Decision, place, form has been
 20 determined for the next meeting.
 21 Dean, we got any claims for this meeting?
 22 MR. HAYMORE: No claims.
 23 CHAIRMAN WALLING: Any correspondence other than
 24 what we've previously received?
 25 MR. HAYMORE: About a hundred.

1 CHAIRMAN WALLING: That's an answer. Thank you.
 2 Public comment, anybody that would like to say
 3 anything?
 4 MS. ALDRICH: I would just like to apologize for
 5 flipping out and thank Austin for standing up for us.
 6 Really. Not that I'm such a good public speaker, but I
 7 really needed to say some things and thank you for
 8 listening.
 9 CHAIRMAN WALLING: Appreciate it.
 10 Dean, anything that applies to staff?
 11 MR. HAYMORE: Just trying to get that information.
 12 You guys have packets for Sierra Pacific. I'm trying
 13 to keep up to date, but as of today I think I got over
 14 a hundred correspondence just on the Cordevista. I'm
 15 trying to keep you as much up to date as I can. I will
 16 get you the written responses. I'll work with Pat and
 17 get those posted on the Internet so people can get
 18 available on that. That's it. It's been a long night.
 19 Appreciate all you guys's input.
 20 CHAIRMAN WALLING: There being no further
 21 business--
 22 (The hearing was concluded.)
 23 --o0o--
 24
 25

1 STATE OF NEVADA)
) ss.
 2 COUNTY OF WASHOE)
 3 I, LORI URMSTON, a Certified Court Reporter and
 4 Notary Public for the County of Washoe, State of
 5 Nevada, do hereby certify that on Thursday, the 3rd day
 6 of May, 2007, at the Rainbow Bend Clubhouse, 500 Avenue
 7 Bleu de Claire, Lockwood, Nevada, I reported the Storey
 8 County Planning Commission meeting;
 9 That the foregoing transcript, consisting of
 10 pages 1 through 169, is a true and correct transcript of
 11 the stenographic notes of testimony taken by me in the
 12 above-captioned matter to the best of my knowledge, skill
 13 and ability.
 14 I further certify that I am not an attorney or
 15 counsel for any of the parties, nor a relative or
 16 employee of any attorney or counsel connected with the
 17 action, nor financially interested in the action.
 18 DATED: At Reno, Nevada, this 8th day of
 19 May, 2007.
 20
 21
 22
 23
 24 _____
 LORI URMSTON, CSR #51
 25