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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 whorehouse. 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

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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

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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

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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

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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

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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

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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?

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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,

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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

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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

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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

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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

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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 monics 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 staff 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

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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

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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

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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

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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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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.
 12 COMMISSIONER HAMMACK: It's mostly when we hear
 13 something we come up with more questions, so--
 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.

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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.
 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.
 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.
 16 CHAIRMAN WALLING: Thank you.
 17 Ma'am.
 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?
 22 CHAIRMAN WALLING: Good point.
 23 UNIDENTIFIED FEMALE SPEAKER: Wouldn't that have to
 24 happen first before you go into crunching all these
 25 numbers?

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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.
 6 UNIDENTIFIED FEMALE SPEAKER: But you're already
 7 assuming we're going to have a development.
 8 COMMISSIONER PRATER: No, I'm not.
 9 UNIDENTIFIED FEMALE SPEAKER: You need to vote on
 10 whether you want to develop those lands first with
 11 anybody.
 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.
 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.

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1 UNIDENTIFIED FEMALE SPEAKER: So these would be
 2 statistics and numbers that you could use with anybody
 3 who--
 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.
 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.
 16 UNIDENTIFIED FEMALE SPEAKER: Are you going to send
 17 them notices like you all sent us?
 18 MR. HAYMORE: I am.
 19 UNIDENTIFIED FEMALE SPEAKER: Because they don't
 20 know about it except for hearing about it from a few of
 21 us.
 22 MR. HAYMORE: We're going to send out a postcard
 23 notice with the special use--
 24 UNIDENTIFIED FEMALE SPEAKER: That would be great.
 25 MR. HAYMORE: --Sierra Pacific Power Company and

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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.

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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.

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LORI URMSTON, CSR #51