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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

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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

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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

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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

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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

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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--

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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.

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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

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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 lifes 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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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

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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

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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--

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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

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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.