

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

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

Blake Smith representing "Cordevista" project explained the project with display boards with new ones added for the present meeting. He showed the water tables dropping in the Virginia Highlands over the past years and a normal building rate of 4.6 over numerous years. Under the present growth rate, he would be in the parameters of that growth rate. Blake Smith's consultants responded to Larry Prater's written questions and all the Planning Commission questions on the project. Chairman Walling opened the meeting for testimony that had been filed. Numerous residents from the Lockwood area testified that they were in favor of the project as per Blake Smith's presentation that they would be able to reduce the flooding problem in that area. Residents of the Lockwood and Rainbow Bend were also in favor with the prospect of a new school and that their children would not have to be bussed to Virginia City to school. There were numerous declarations from people who live in the Virginia Highlands and Virginia City who were strongly opposed to the project.

County Staff provided the Planning Commission with numerous correspondence both for and against the project. Blake Smith's staff also provided the Planning Commission with correspondence that was for the project which will become part of the file.

Lydia Hammack brought up that she would like to hear a response from the County Directors on the impact of the project on the various departments before any decision is made. After four hours of testimony and discussion, Larry Prater made a motion to continue until response was gathered from the County Department Heads, (i.e. Fire, Sheriff, Public Works, School, County Managers, Assessor, etc.) and Bret Tyler seconded. After further discussion Austin Osborne said they had enough information to take a vote. Chairman Walling called for a vote on the continuance, six voted aye and one opposed (Austin Osborne).

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

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

No Action taken as Master Plan Amendment was continued.

**DETERMINATION OF NEXT PLANNING COMMISSION MEETINGS:**

Bret Tyler made a motion that the next meeting be held in the Community Center Room Six Mile Fire Department at Station 3 in the Mark Twain area on May 17<sup>th</sup>, 2007 at 6:00p. and that they add the "Cordevista" project as a Discussion Only item so that the Mark Twain area could be exposed to the project. Larry Prater seconded the motion. Further discussion with Department Staff for next Virginia City meeting to be determined at a later date. All voted aye and the motion carried.

**CLAIMS:** None

**PUBLIC COMMENT:** None

**ADJOURNMENT:** Chairman Walling adjourned the meeting at 10:35 pm.

Respectfully Submitted,

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Dean Haymore, Sitting Secretary

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Douglas Walling, Chairman