

Dean Haymore

From: Harry Bennetts [h.bennetts@comcast.net]
Sent: Thursday, April 12, 2007 1:48 PM
To: DHaymore@Storeycounty.org
Cc: Harry Bennetts
Subject: SPAM-LOW: Cordevista Project

April 12, 2007
Box 35
Silver City, Nevada 89428

Cordevista Project
Storey County

Storey County Planning Commission

Attention: Dean Haymore

I will not be able to attend the upcoming meetings on the Cordevista project, but would like to offer my views

I am a three-generation Comstock native, a product of Gold Hill Elementary School and the University of Nevada. I have Business and Property holdings in Western Storey County and have given this project considerable thought. I have looked at it from an historic, political, and economic point of view. Initially this appeared to me to be a very difficult decision for Storey County and its residents. The more I thought about it the more I began to realize that it was not as difficult a decision as I originally thought. The decision was actually made in July of 1999 when the Tahoe Reno Industrial Center (TRI) obtained the required zoning from the county to allow the World's Largest Industrial Site to be constructed in eastern Storey County. The TRI project is the driving force. It has been approved and now we must look at ways to make it work without destroying our way of live.

I have reviewed the supplemental information on Storey County's Website which shows that the TRI project is accelerating at a rapid pace and 8,000 new jobs are projected by December 2008 and build out is projected to have 180,000 to 210,000 employees.

How are the needs of these employees going to be met, i.e. where are the employees going to live and shop? Reno, Sparks, and Silver Springs immediately came to mind, but under further evaluation they are not the answer. The new road to Silver Springs has not been constructed and no timetable is currently known for its completion. Even if a road was there, other constraints such as lack of water that would prevent Silver Springs from meeting the needs of the projected 180,000 TRI employees. Silver Spring's land holdings are in 2 to 5 acre parcels and are of insufficient number to accommodating a large population.. Consequently Silver Springs is not a viable answer.;

Washoe County, i.e Reno Sparks is 20 or more miles away. Reno's high housing costs coupled with the high cost of fuel rules out Washoe County for many employees at TRI. The current transportation infrastructure between Reno and Fernley is also inadequate to handle the physical numbers of workers. A typical interstate freeway can accommodate approximately 2,200 vehicles per hour per lane.

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Commercial vehicles servicing TRI will likely utilize all of the remaining capacity of I-80. The Nevada DOT is currently looking at upgrading the interchange for TRI. Even with the upgraded interchange it is evident that I-80 mainlines can not handle an additional 180,000 to 210,000 employees going to and from work. No alternate routes currently exist and it is very doubtful that Washoe County would fund additional transportation facilities to accommodate workers who generate business taxes for Storey County.

Politically it is also not good for the rural counties of Nevada to have all of the growth in Washoe and Clark Counties. Reno and Los Vegas already have too much clout.

After considering the various factors, it appears that the practical way to handle this is to provide housing and services for a large portion of the workers near their job sites. We frequently read articles about "Smart Growth" and the need to co-locate employee worksites, housing, and services. The proposed project accomplishes that.

The residence of Storey County and Northern Nevada are very fortunate to have a private developer step forward and present a solution to accommodate TRI's workers without public assistance.

Can you imagine how other rural counties would fight for such an economic engine, 200,000 jobs, and a new integrated community?

While most of us don't like change we all favor a robust region. After evaluating the pros and cons, of this Cordevista project, it is evident that approval of the Proposed Master Plan amendment is consistent with the decision made in 1999 to permit TRI. Approval of Cordevista's Master Plan amendment is recommended.

The new Cordevista community at TRI will enhance Storey County's presence in Nevada, and will have minimal impacts on the Comstock Communities

Thank you for considering my views.

Sincerely yours,

Harry Bennetts

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