

**Storey  County  
Planning Commission**

Douglas Walling, *Chairman*  
Virgil Bucchianeri, *Vice-Chairman*

Lydia Hammack ~ Peter Maholland ~ Austin Osborne ~ Larry Prater ~ Bret Tyler

OFFICIAL MINUTES OF 17 MAY 2007

**Members Present:**

Douglas Walling, Lydia Hammack, Virgil Bucchianeri, Austin Osborne, Bret Tyler, Larry Prater, and Peter Maholland

**OTHERS PRESENT:** Planning Administrator Dean Haymore, Legal Consul Elaine Guenaga, and about 50 Residents and Public

**Call to Order:**

With a quorum present, Chairman Walling called the workshop to order at the Six Mile Canyon Fire Station #3 at 5:17pm.

**General Procedural Workshop on Storey County Master Plan**

Legal Consul Elaine Guenaga instructed the Planning Commissioners on what they need to base their decision on for a Master Plan Amendment. She gave each Commissioner a handout explaining the Amendment process, NRS components of a master plan and an example of Washoe County and City of Reno requirements for amendments to their comprehensive plans. The current Storey County Master Plan is over ten years old and although there are no requirements to update, that it might be prudent with all the changes in Storey County to current application on hold and update the Master Plan. There was some confusion on when conditions and limitations could be put on application. Both Elaine and Dean explained that the Master Plan Amendment and Zone Change phase were without conditions but that during the PUD and mapping phases were where the conditions would be applied. There was discussion about water and a Conservation Plan.

**Call to Order**

With a quorum present, Chairman Walling called the meeting to order at the Six Mile Canyon Fire Station #3 at 6:06pm.

**Pledge of Allegiance**

**Approval of Minutes for 3 May 2007**

Austin Osborne made a motion to approve the minutes after deleting the sentence starting "Outbursts..." from the minutes. Lydia Hammack seconded the motion, and with no further discussion, all voted aye and the motion carried.

**2007-030 Special Use Permit by SIERRA PACIFIC POWER CO – Emma Substation**

*SPPCo is requesting to construct a new 345 KV Transmission Line from SPPCo plant at Tracy, going approximately 17 miles through the middle of Storey County to the new proposed (Emma Substation) that they want to build about a half mile north of Territory Road above Mark Twain Estates, for the further increase electrical capacity needs of Dayton and Carson City growth.*

Mark Sullivan, Bill Bennett and Faye Anderson of Sierra Pacific Power Co. explained the project showing pictures of the area with and without the substation. Lydia Hammack asked why the proposed route was not along USA Parkway going into Silver Springs. Many residents expressed concerns over property value, open space views, taxes and benefits to Mark Twain area. Mark Sullivan responded that after many studies that this was found to be the best location for the lines coming from Tracy into the substation and going to Brunswick which services this area. John Gavin, representing the Borda Family, said that no agreement had been reached on the property although eminent domain proceedings had been started. He stated that it was a good project and they had another 628 acre parcel that they would be willing to sell

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for this project. Mark Sullivan had a more current map of the proposed power line route than what was original mailed to the residents and will be mailing these out to residents who signed up to receive them.

Lydia Hammack made a motion to continue and Peter Maholland seconded the motion, and with no further discussion, all voted aye and the motion carried.

Chairman Walling called for a 10 minute break.

**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 gave the third public presentation of the project with display boards to show the residents of the Mark Twain what they are proposing.. 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. The main concern seemed to be water and where it was coming from for the project. There were several residents from the Virginia Highlands that spoke out against the project saying that they would rather look over at industrial buildings rather than residential.

**DETERMINATION OF NEXT PLANNING COMMISSION MEETINGS:**

Doug Walling made a motion that the next meeting be held in Virginia City on June 7<sup>th</sup>, 2007 at 6:00p. after request of Department Staff on applications received and ready for that meeting. Lydia Hammack seconded the motion. All voted aye and the motion carried.

**CORRESPONDENCE:** None

**AIMS:** Invoices for payment were discussed with Quill being approved for payment by motion from Doug Walling and seconded by Austin Osborne and all voted aye and the motion carried. Captions Recorder was approved for payment by motion from Lydia Hammack and seconded by Bret Tyler with all voting aye and the motion carried. The final bill for the Stir Report was motioned for payment by Peter Maholland with a second from Larry Prater. All voted aye and the motion carried.

**PUBLIC COMMENT:** None

Bret Tyler commented on attending the Weed Warriors meeting and that if anyone needed any information to contact him.

**ADJOURNMENT:** Chairman Walling adjourned the meeting at 9:13pm.

Respectfully Submitted,

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Donna Giboney, Sitting Secretary

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Douglas Walling, Chairman