

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the June 13, 2007 Meeting

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A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, June 13, 2007 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson
Jed Block
Gary Cain
Stan Jones
Dan Neverett
Gigi Valenti

STAFF: Joe McCarthy, Business Development Manager
Tammy Westergard, Business Development Deputy Manager
Lee Plemel, Planning Division Principal Planner
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

A. CALL TO ORDER, DETERMINATION OF QUORUM (1-0009) - Chairperson Williamson called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Member Cowan was absent. Member Valenti arrived at 6:12 p.m.

B. ACTION ON APPROVAL OF MINUTES - March 14, 2007 (1-0016) - Member Neverett moved to approve the minutes. Member Jones seconded the motion. Motion carried 5-0.

C. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0021) - None.

D. DISCUSSION AND ACTION TO RECOMMEND APPROVAL BY THE PLANNING COMMISSION AND BOARD OF SUPERVISORS OF THE "CARSON CITY DOWNTOWN MIXED-USE ZONING DISTRICT DEVELOPMENT CODE" (1-0023) - Mr. McCarthy provided background information on this item, and introduced Mr. Plemel. Ms. Westergard provided an overview of the public outreach process. Mr. Plemel narrated a PowerPoint presentation of the downtown code. He advised that a streetscape plan has yet to be developed and added to the code. He responded to questions regarding the tiered approach to setbacks and regarding parking.

In response to a question, Ms. Westergard distributed the "EZ Read" Version of the code to the committee members, staff, and citizens present. She discussed feedback received and interest in the code which has been generated by the EZ Read version. Mr. McCarthy discussed feedback and input provided by design professionals. Discussion took place regarding the importance of by-right design. In response to a question, Mr. Plemel reviewed clarifications which will be included in the code definitions. Discussion followed. In response to a further question, Mr. Plemel advised that the downtown code will be submitted to the Planning Commission at their June 27th meeting. Upon a recommendation of approval, it will be forwarded to the Board of Supervisors for first and second reading in July and August, respectively.

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In response to a question, Mr. McCarthy discussed a “radical” parking strategy for downtown to educate employees, business owners and operators to park outside the customer area; to reduce penalties for customer fines to a “minimal amount” and, in fact, “use it as advertising.” The proposed parking strategy has been compiled from successful and effective strategies used in other communities. Mr. McCarthy noted the importance of changing the “whole culture of parking downtown,” and discussion followed.

Ms. Westergard reminded the committee members that development of the downtown code is in response to community input received as part of the comprehensive master planning process. “All of it is ... about that walkability and, within the walkable atmosphere, you have a chance to live, work, shop, and play.” She distributed to the committee members “Opportunity’s Afoot” buttons and requested them to use the buttons as a leave-behind to “retell the story.”

In response to a question, Mr. Plemel explained that the building permit process is separate from the downtown code. Mr. McCarthy acknowledged discussions have taken place with regard to streamlining the building permit process; however, the Uniform Building Code somewhat “hamstrings” the possibility. He noted that the code is written by the “general contractor community.” He discussed the importance of educating building department and development engineering staff “that the planning and the implementation go hand in hand.” Chairperson Williamson advised of recent changes in the building department. Feedback has indicated “the whole culture is changing over there” toward a more customer-friendly environment. Mr. McCarthy advised of having recently met with building department staff, together with Ms. Westergard and Mr. Plemel, and that they are “very excited about it too. They want the ability to be customer-friendly.”

Chairperson Williamson entertained a motion. [Member Valenti arrived at 6:12 p.m.] **Member Neverett moved to recommend approval of the downtown mixed-use zoning district development code. Member Cain seconded the motion. Motion carried 6-0.** Mr. Plemel responded to questions, and discussion took place, regarding the downtown zoning district boundaries.

E. DISCUSSION ON THE TRAFFIC ANALYSIS PERFORMED BY DKS ASSOCIATES, “THE CARSON STREET NARROWING PROJECT,” THAT WAS ACCEPTED BY CAMPO ON MAY 31, 2007 (1-0871) - Mr. McCarthy provided background information on this item. Mr. Plemel reviewed the summary points, as outlined in the traffic analysis which was included in the agenda materials. Member Valenti commented that the concept is “very pleasing ... to entertain so it’s not going to be very hard to market.” In response to a question, Mr. McCarthy reviewed transportation projects which have been included in the budget. He noted that the Carson Street narrowing project has not been budgeted. Chairperson Williamson responded to questions regarding project time frames for Stewart and Roop Streets. Mr. McCarthy responded to questions regarding the project time line for the freeway bypass.

F. UPDATE ON PROGRESS OF THE CARSON CITY ARTS AND CULTURAL COALITION AND THE “ROUNDHOUSE DISTRICT CONCEPTUAL PLAN” (1-1137) - Ms. Westergard provided background information and reviewed the agenda materials pertinent to this item. She encouraged the committee members to obtain copies of the most recent *Carson Magazine* publication. She provided background information on the Carson City Arts and Cultural Coalition, and discussion followed.

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G. ACTION ON ADJOURNMENT (1-1430) - Member Cain moved to adjourn the meeting at 6:46 p.m. Member Valenti seconded the motion. Motion carried 6-0.

The Minutes of the June 13, 2007 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 24th day of August, 2007.

ROBIN L. WILLIAMSON, Chair