A special workshop session of the Carson City Regional Planning Commission and Growth Management Commission was held on Tuesday, November 12, 1996, at the Community Center Bonanza Room, 851 East William Street, Carson City, Nevada, beginning at 6 p.m.

PRESENT: Chairperson Alan Rogers and Commissioners William Mally, Archie Pozzi, Deborah Uhart, and Richard Wipfli

STAFF PRESENT: City Manager John Berkich, Public Works Director Jay Aldean, Finance Director Mary Walker, Undersheriff Barney Dehl, Deputy Utilities Director Jay Ahrens, Health Officer Daren Winkelman, Senior Planner Sandra Danforth, and Recording Secretary Katherine McLaughlin (S.P.C. 11/11/96 Tape 1-0001)

A. ROLL CALL AND DETERMINATION OF A QUORUM - Chairperson Rogers convened the meeting at 6:05 p.m. Roll call was taken. Commissioners Uhart and Wipfli had not yet arrived. A quorum was not present. Commissioners Horton and Christianson were absent.

B. APPROVAL OF MINUTES - None.

C. PUBLIC COMMENT (1-0044) - Richard Murray gave Mrs. Danforth a copy of the September 1991 Petaluma, California, Growth Management System. Chairperson Rogers indicated that staff would provide the Commission with copies of the document and thanked him for it.

D. WORKSHOP - PRESENTATION BY COMMISSION CHAIRPERSON ROGERS AND CITY MANAGER BERKICH ON SUSTAINABILITY (1-0068) - Chairperson Rogers explained the program. (During his introduction, Commissioner Uhart arrived--6:10 p.m. A quorum was present.) Mr. Berkich explained his study of and the concept of a sustainable community. Information on the concept was distributed to the Commission, staff, and audience. He defined sustainable development and cited examples of successful communities and the forces which drive them. Carson City has many of these attributes. It may be possible to become pro-active with careful planning which results in the City becoming a sustainable community. This would help maintain the quality of life and the community characteristics which attract people and industries to the area. The advantages of a sustainable community were described. Mr. Berkich felt that Carson City had embarked on the road to a sustainable community with its preference survey and had re-enforced its goals with the Capital City Focus program, the recently adopted Master Plan, and the electorate's approval of the Open Space Tax Initiative. Community participation is necessary to provide the citizen buy-in and dedication required to make the program work. He urged the Commission to read an article from the Sustainable Development News emphasizing the benefits of sustainable development as a new strategy for economic well-being of a community. He explained his purchase of Sustainable America, A New Consensus and urged the Commission to obtain a copy from his office when they arrive. An article describing the indicators of sustainable communities was distributed.

(1-0545) Chairperson Rogers expanded on the description of a sustainable community and the benefits derived from such programs. (Commissioner Wipfli arrived during his comments--6:20 p.m. A quorum was present as indicated earlier.) Studies were cited which supported these benefits and described the viability of the sustainable community plans. These plans included the need to revise or implement new ordinances, various incentive programs, and the use of municipal corporations. He then played a cassette tape describing the following programs: an Austin, Texas, home loan efficiency program; a Boulder, Colorado, solar energy access ordinance; Chilton County's, Vermont, outdoor lighting standards; a Chattanooga and Hamilton County "efficient" transportation system; the Jordan Commons 200-unit low income community in Florida; metropolitan Philadelphia's green plan alliance; North Hampton County, Virginia, eco-industrial park; Phoenix, Arizona, resolution for the procurement and use of recycled and environmentally sensitive products; Portland, Oregon, "One Percent for Energy" program; and a San Jose, California, integrated waste management, source reduction, and recycling procurement policy. (1-1112) Chairperson Rogers indicated that the programs are broad based and innovative. A majority of the programs were negatively considered at their inception due to bureaucratic opposition, however, each of the programs created its own market within the community resulting in a great buy-in from the both the private and public sectors. Each program needed a "champion" to keep the momentum going. Committees seemed to destroy an initiative. Chairperson Rogers suggested a coordinator be assigned to each program developed for Carson City. This individual could utilize committees to accomplish the task. Financial creativity was encouraged. Cooperation among City Departments, State Agencies, and private entities will result in a buy-in of all the participants and a successful program. The resulting partnership would ultimately develop a goal benefitting the entire community. Chairperson Rogers then distributed a memo from Finance Director Mary Walker on intergovernmental tax distribution to local governments which are based upon population growth. He then explained the agenda for the next meeting and issues which will be considered in the future.

(1-1415) Public comments were solicited. Bruce Scott urged the Commission to use a broad approach in the study. Chairperson Rogers indicated that the topics selected for the tape had not included all of the issues studied by a community. Mr. Berkich supported Mr. Scott's recommendation by noting the characteristics included in the information he had distributed. Mr. Scott felt that the Open Space Initiative and the Senior Center Question 4 Initiative were roots for sustainability. There are other "seeds" in the community which should be built on, learned from, or improved. Chairperson Rogers agreed that there were other successful programs within the community which could be expanded. Mr. Scott then expressed his feeling that the Growth Management Ordinance had been utilized by the community for a long period of time. This cooperation is not found in other Counties. Mr. Berkich also pointed out the cooperation encountered in the workshop settings.

(1-1555) Steve Hartman cited the Redevelopment Program as an example of the public/private partnership and its successful results. He urged the Commission to use similar workshops to establish the goals/targets for a sustainable community. A diversity of ideas should be developed at these sessions which will provide the form and structure to direct the activities and stay within the timeframe and goal. Mr. Berkich indicated that the City had been practicing sustainability for many years although that was not the title. These programs had provided the commitment which should be expanded and built upon for the benefit of the future. Public Works Director Jay Aldean noted a transit program which is just beginning. He agreed that not all of the ideas can be tackled at once. Neither should all of the current programs be dismantled. Areas of opportunities should be identified and the priorities pursued.

(1-1712) Maxine Nietz explained the Commission's study of resources and what comprises the community's resources. She suggested the Commission establish definitions of a resource and those within the community. Mr. Hartman suggested that a definition of government's role also be developed. There may be some roles now being pursued by government which had never been envisioned for it. He question what is the true and legitimate role of government and how does it interface with the private sector. Mr. Berkich felt that this role is changing. Government should support change on both sides in order to accomplish the desired projects.

Commissioner Uhart expressed her feeling that sustainability is good business pragmatics and will ensure that the community continues to flourish and replenish its resources. This includes maintaining the quality of life and providing a legacy for future generations. Mr. Berkich cited Boulder, Colorado, as an example of a strong economy which had been created by the quality of life and environmental concepts.

Chairperson Rogers pointed out the housing element's focus on affordable housing. Affordable housing can be met by either constructing low cost housing or by raising the expectations and improving the job structure and economy of the community. The second method raises what an affordable house is within the community and everyone within the community benefits. He explained his attempts to structure the meetings around the ideas and issues raised during the workshops. He felt that the discussions had indicated a desire to establish goals early in the process. This will allow the process to analyze and define the resources and limitations. Projects can then be established. Government's role in the process should also be defined. Ordinances and modifications recommended as a result of the process should meet those expectations and goals to sustain the projects. They should not inhibit the process. Mr. Scott pointed out that sustainability within Carson City could be different from other communities. Therefore, the issues should be analyzed in a more open and creative fashion than found in a community with more land. Chairperson Rogers indicated that the community needed to consider redevelopment as an on-going concept rather than just external expansion. Innovation should include ingenuity and progressive ideas as well as discussion with the builders and developers in the development of new projects. Mr. Hartman felt that this is part of the "carrot" process to "achieve the higher bar" with incentives and innovations rather than through penalties and regulation. Chairperson Rogers felt that incentives should be used rather than compromises. Incentives are considered progressive and positive with winners at all ends of the spectrum when done correctly. Mr. Berkich felt that Redevelopment was a prime example of this effort.

(1-2129) Mr. Aldean suggested development the Highway 50 corridor which would require working with other Counties to the benefit all of the participants. Chairperson Rogers expounded on the benefits of intergovernmental cooperation which this type of project could create. He encouraged the development of corridors from the other Counties as well.

Chairperson Rogers and Mrs. Danforth announced the next meeting as being on Monday, November 25, in the Sierra Room. Chairperson Rogers polled the audience to determine attendance at this meeting. He then scheduled the Builders Association for a presentation at that meeting. The next meeting was then scheduled for Wednesday, December 11, in the Sierra Room at 6 p.m. Anyone who cannot make the meeting should contact staff about getting a copy of the tape. Discussion expressed the desire to have the presentation by the State on December 11 and questioned whether to hold a meeting on Wednesday, December 18.

Chairperson Rogers thanked the audience for attending the meeting and for its participation. There being no other matters for discussion the meeting adjourned by mutual consent at 7 p.m.

A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

The Minutes of the November 12, 1996, Carson City Regional Planning Commission and Growth Management Commission workshop

ARE SO APPROVED ON___February_26__, 1997.

_/s/_______________________________________

Verne Horton, Chairperson