

**CARSON CITY BOARD OF SUPERVISORS
CARSON CITY PLANNING COMMISSION
Minutes of the January 31, 2024 Joint Meeting
Page 1**

DRAFT

A special Joint Meeting of the Carson City Board of Supervisors and the Carson City Planning Commission was scheduled for 2:30 p.m. on Wednesday, January 31, 2024, in the Community Center Robert “Bob” Crowell Boardroom, 851 East William Street, Carson City, Nevada.

BOARD OF SUPERVISORS PRESENT:

Mayor Lori Bagwell
Supervisor Stacey Giomi, Ward 1
Supervisor Maurice White, Ward 2
Supervisor Curtis Horton, Ward 3
Supervisor Lisa Schuette, Ward 4

PLANNING COMMISSION PRESENT:

Chairperson Teri Preston
Vice Chair Sena Loyd
Commissioner Charles Borders, Jr.
Commissioner Greg Brooks
Commissioner Ellen DeChristopher
Commissioner Vern Krahn

STAFF:

Nancy Paulson, City Manager
Scott Hoen, Clerk-Recorder
Hope Sullivan, Community Development Director
Stephanie Hicks, Deputy City Manager
Todd Reese, Senior Deputy District Attorney
Tamar Warren, Senior Deputy Clerk

NOTE: A recording of these proceedings, the Board’s agenda materials, and any written comments or documentation provided to the Clerk, during the meeting, are part of the public record. These materials are available for review, in the Clerk’s Office, during regular business hours. All meeting minutes are available for review at: <https://www.carson.org/minutes>. A video recording of the meeting is available on the City’s website: https://carsoncity.granicus.com/player/clip/2361?view_id=2&redirect=true.

1 - 3. CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Bagwell called the meeting to order at 2:31 p.m. Roll was called and a quorum was present. Commissioner Killgore was absent. Planning Commission Chair Teri Preston led the Pledge of Allegiance.

4. PUBLIC COMMENT

Mayor Bagwell entertained opening public comments. Deni French requested that drivers pay attention on the road and hoped that some of the [public] “interview questions” get incorporated into the Master Plan. Heather Koehe expressed disappointment that the meeting was not scheduled for those who could attend after work. She

**CARSON CITY BOARD OF SUPERVISORS
CARSON CITY PLANNING COMMISSION
Minutes of the January 31, 2024 Joint Meeting
Page 2**

DRAFT

also noted the poor quality of life for those on a fixed income due to unaffordable housing and opposed the General Improvement District (GID) taxes. Paula Peters was surprised that a special category for retired senior citizens had not been included in the focus groups. She believed that developers on panels would be self-serving.

5. AGENDA ITEMS

5.a FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE MASTER PLAN UPDATE ASSESSMENT.

Mayor Bagwell introduced the item. Ms. Sullivan gave background and introduced Darcie White, Director at Clarion Associates, along with colleagues Maggie Squire, Christie Fieros, Amy Lapin, and Carson City Special Project Planner Armando Ornelas. She also highlighted the fact that Ms. White had worked on the 2006 Master Plan, citing many of the changes the City had undergone. Ms. Sullivan highlighted the fact that this was a community-driven plan, calling it the beginning of the process and not the end.

Ms. White and her team reviewed a PowerPoint presentation, incorporated into the record, and thanked all the participants who had provided input to date. She also noted that the community feedback process would be discussed later and responded to clarifying questions. Mayor Bagwell referenced the written public comments and requested that they be incorporated into the themes; however, she was not certain how best to incorporate transportation-related comments, based on a public comment received from Gregory Novak.

The Board and the Commission discussed each theme individually and made recommendations. Supervisor Giomi recommended looking into Washoe and Lyon County plans as well. Commissioner Loyd recommended discussing innovations within each theme. Commissioner Brooks wished to consider the analysis of the seven themes and tie it to revenue and service cost projections. Supervisor White believed annual Master Plan reviews must be conducted. Vice Chair Loyd wished to see more simplified land use categories to make it easier for the community. Commissioner Krahn did not wish to overemphasize Special Plan Areas for “any odd area in town” and Supervisor Giomi recommended having a “reasonable start and finish” and limiting the life of Specific Plan Areas. Supervisor Giomi recommended giving better direction to Staff “to work on in Title 18.”

Commissioner Borders highlighted the vacancies and recommended not using “the traditional Master Plan buildout schedule that becomes a rubber stamp.” He believed new approaches and ideas would be necessary moving forward, especially when it comes to infill. Supervisor Schuette wished to better understand what the City’s “active role” would be in working with property owners, as recommended by panel participants. She also wished to add recognizing the role of transit in revitalization opportunities. Chair Preston highlighted the presence of non-conforming uses that are thriving in different areas. She also pointed out the lack of continuity in the Airport area and recommended streamlining and “thinking out of the box.”

Supervisor White cautioned against providing unfair opportunities for certain areas such as East William and North Carson Streets and suggested removing them from the new Master Plan. Discussion ensued regarding revitalization projects in certain corridors and Supervisor Schuette believed they were beneficial to the community as a whole. Supervisor White recommended reviewing the type of housing inventory in the City to help define

**CARSON CITY BOARD OF SUPERVISORS
CARSON CITY PLANNING COMMISSION
Minutes of the January 31, 2024 Joint Meeting
Page 3**

DRAFT

housing needs. Chairperson Preston believed that the current zoning allows for large lots and homes and recommended revisiting the needs of growing families. No action was taken on the item.

5.b FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE PUBLIC ENGAGEMENT PLAN FOR THE MASTER PLAN UPDATE.

Ms. White referenced the Community Groups page of the presentation, which is incorporated into the record, calling it “an initial stab.” Ms. Sullivan explained that the email address masterplan@carson.org was created to obtain feedback from the public. Additionally, Ms. Sullivan indicated that the Community Development website would contain a link to the Master Plan updates for which members of the community would register to obtain. She also encouraged the community to contact her for information. Supervisor White wished to understand how the public preferred to receive the information from the City. Ms. Sullivan encouraged the citizens to attend the upcoming community meetings. Supervisor Giomi suggested evening meetings and the inclusion of information in the City’s utility bills.

6. PUBLIC COMMENT

Mayor Bagwell entertained final public comments. Dr. Tim McFerrin highlighted the expense of retrofitting old houses to handle the current electrical needs. He recommended the Master Plan anticipate those future needs. Dr. Sandra Koch was in favor of requiring each new business or residence to have adequate rooftop solar capability. She believed that “climate change is the biggest threat to humanity the world has ever faced” and recommended Carson City do its part to encourage interaction between neighbors. Lars Fernandez believed that the success of a community did not come from a top-down approach and cited failing examples in Southern California. Chas Macquarie believed the City should adopt the latest International Energy Efficiency Code in addition to the latest building codes. LeAnn Saarem was pleased to hear the City was encouraging public comment and input. She recommended it to be “completely interactive” in a workshop format. Deni French expressed his thanks for the opportunity to provide input and encouraged having and protecting open space.

7. FOR POSSIBLE ACTION: TO ADJOURN

Mayor Bagwell thanked everyone for their input and adjourned the meeting at 4:43 p.m.

The Minutes of the January 31, 2024, Carson City Board of Supervisors and Carson City Planning Commission Joint Meeting are so approved on this 28th day of February 2024.

Attachments: written public comments