## CARSON CITY REDEVELOPMENT CITIZENS COMMITTEE Minutes of the November 12, 1997 Meeting

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A regular meeting of the Carson City Redevelopment Citizens Committee was held on Wednesday, November 12, 1997 in the Carson City City Hall, 201 No. Carson St., Carson City, NV at 5:15 p.m.

PRESENT: Chairperson Tom Tatro

Vice Chairperson Linda Johnson

Steve Browne

Art Hannafin Joe McCarthy Mark Schmidt Don Thayer

Mary Walker, Finance and Redevelopment Director **STAFF:** 

> Rob Joiner, Principal Planner Fran Smith, Recording Secretary

(RRAC 11/12/97 1-000A)

**NOTE** - Unless otherwise indicated each item was introduced by Chairperson Tatro. Individuals speaking are identified following the heading of each item. 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.

- **CALL TO ORDER** Chairperson Tatro called the meeting to order at 5:15 p.m. 1.
- ROLL CALL A roll call was taken and a quorum was present although Members Hannafin and McCarthy had not yet arrived. Hannafin arrived at 5:17 p.m. and McCarthy arrived at 5:35 p.m.
- **3. APPROVAL OF MINUTES - None.**
- DISCUSSION AND ACTION ON TAHOE FRACTURE PROPERTIES' REQUEST FOR REDEVELOPMENT PARKING WAIVER INCENTIVES FOR PROPERTY LOCATED AT 1104 N. **DIVISION ST.** - (1-010A) P. W. Ramsden and Robert Anderson, representing the applicant - Ms. Walker referred to her memo on the subject which included the request for waiver on four parking spaces as a result of action taken by HARC. A copy of the site plans had been included in the packet and she explained that the design of the building and landscaping would be consistent with the character of the Historic District. She also noted that the on street parking at the location would be adequate and would not impact other parking needs in the area. Mr. Anderson commented that they had received approval from HARC with the stipulation that they return to that group with lighting and signage plans and if this Committee gives its approval it will go to the Planning Commission at its next meeting. Discussion ensued during which details of the parking situation were explained by Member Hannafin and Mr. Joiner. Mr. Anderson also noted that some neighbors of the project site had attended a HARC meeting and did not voice any concerns with the exception of the lighting and this will be resolved as noted above. Member Thayer then moved that the Committee approve the Tahoe Fracture Properties request for a waiver of four parking spaces at the property located at 1104 No. Division St. subject to HARC approval of the signage. Member Johnson seconded the motion. Motion carried 7-0.
- DISCUSSION AND ACTION  $\mathbf{ON}$ MR. DWIGHT MILLARD'S REQUEST FOR REDEVELOPMENT PARKING WAIVER INCENTIVES FOR PROPERTY LOCATED AT 801 S. CARSON ST. - (1-105A) Ms. Walker referred to her memo in which she detailed the reason for the waiver request. She also commented on the concern that should a historic theme be extended to 10th Street then the structure would not be compatible. She explained the desire to have a moderate redesign of the building so that it can be compatible with the historic theme existing elsewhere downtown. Member Hannafin agreed that the building should blend in with the historic objectives. He had a preliminary drawing depicting how this could be accomplished. He provided copies to the Committee and visually pointed out some of the suggested changes. He also confirmed that they would not be expensive. Member Browne asked if the project would meet the downtown design guidelines and Mr. Joiner said it would and explained the process that Downtown Design Review uses. Member Schmidt felt even if incentive funding was available the Committee would not approve the project as it is

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currently designed. Member Browne asked what would happen if the waiver was not approved. Mr. Anderson said they would eliminate the meeting room area from the plans. Ms. Walker commented that the applicant had received an abandonment of a street of \$100,000+. She added that the abandonment had gone through Community Development and to the Board of Supervisors and said it should have come to this Committee because it is in the redevelopment incentives program. She also said she had discussed the project with Mr. Millard and felt he was in agreement. Member Schmidt agreed it would be good for downtown because of the business it would bring in and also expressed his belief that a different facade would not cost much more. Ms. Walker felt the Committee could recommend approval based on a more historic type of ambiance. She noted that the applicant could then go to Community Development and would not have to come back to the Committee. She suggested having a subcommittee review and possibly approve the redesign. Mr. Anderson did not have a problem with that. At this point Chairperson Tatro said a motion could be that the Committee approve the waiver of eight parking spaces for 801 So. Carson St. subject to design approval of a sub-committee. Member Hannafin expressed a desire the the full committee review the redesign. Members agreed to meet again in approximately a month after the redesign has been accomplished. Member Browne agreed with earlier comments about the project bringing new business and additional hotel rooms to the community. He explained that he supported everything about the project except the current exterior design. Member Johnson felt that adding landscaping would also improve it a lot. Discussion ensued on the impact of the additional parking spaces and Mr. Joiner explained the requirements of the ordinance. Member Johnson then said the Carson City Redevelopment Citizens Committee theoretically supports the project in general including the eight parking spaces and would encourage the developer to redesign the facade of the building to allow it to be more consistent with the historic ambiance of the historic downtown Carson City and, therefore, moved to continue this matter until the next meeting. Member Browne seconded the motion. Motion carried 7-0.

Member McCarthy arrived at 5:35 p.m. during the above discussion.

6. DISCUSSION OF CHAMBER OF COMMERCE MAINSTREET COMMITTEE AND REDEVELOPMENT EFFORTS TO BEGIN PROGRAMS TO STIMULATE RETAIL BUSINESS DOWNTOWN - (1-541A) Member Browne said he had asked that this be on the agenda. He explained that when the existing courthouse, etc. are vacated for the new Safety Complex in a year or so new desirable businesses will need to be recruited to locate in the empty buildings. Ms. Walker said the desire is to see more clustering of retail downtown. She noted that the Mainstreet Committee has started working on this and it is really a private sector endeavor. However, she indicated a desire to have a couple of Committee members help in whatever way they can. Mr. Joiner commented that the property owners need to buy in to the idea. Member Johnson commented that the downtown parking would be a critical issue. Ms. Walker said a parking study was being conducted and Mr. Joiner said it should be done in approximately four weeks. Member McCarthy said the Brewery Arts Center is getting into retail in that they are opening an artists' coop at the end of the month and provided details. No formal action was taken.

Member Browne left at 6:05 p.m. during this discussion. A quorum was present.

7. **DISCUSSION AND UPDATE OF REDEVELOPMENT PROJECTS** - (1-055B) Ms. Walker said the downtown flood repairs are complete including replacement landscaping. She noted that the landscaping in the parking lot on Proctor is to be done soon. The next project she talked of was the FIB and Golden Spike and said the City had been able to get funding from the State to purchase the FIB building in order for that to be a museum expansion. She added the museum is working on what they would like to put in there and said a possibility is a gaming museum. She added that with the purchase of the FIB building 100 parking spaces would be added. She noted that two blocks of Caroline Street would be closed that would have to come to the Committee, the Planning Commission and the Board of Supervisors for approval. She said it would be a park area with outdoor displays and also that other businesses would benefit from the additional parking. She commented that the goals for the improvements is next year and that the Committee would have to have an agreement with the State where the street would be closed off in exchange for public parking. However, she added that the State had not budgeted enough for this program. Therefore, Redevelopment would have to consider how they could help them with the project. She said the downtown beautification was being extended with the lighting and the sidewalk from Caroline Street north to Washington which she anticipated would also be done next year. She added that the Olcovich House will not be moved but there will be parking in the back and that the City will take care of snow removal but

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maintenance would not include the landscaping. She also stated that a proposal has been made to the Nugget to continue their good neighbor policy on a reconfiguration of their parking lot across the street from the casino. This would add fifteen parking spaces which would be paid for by Redevelopment.

**8. BOARD COMMENTS** - Member Johnson said she wanted to continue work on the Spur project. This will be on the agenda for discussion at the next meeting.

## 9. CITIZEN COMMENTS ON NON-AGENDIZED ITEMS - None.

There being no further business Chairperson Tatro entertained a motion to adjourn. Member Johnson moved to adjourn. Member Schmidt seconded the motion. Motion carried 6-0. Chairperson Tatro adjourned the meeting at 6:35 p.m.

The Minutes of the November 12, 1997 mee	ting of the Redevelopment Citizen	s Committee
	ARE SO APPROVED	_, 1997
	Tom Tatro, Chairperson	