

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the February 8, 2006 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, February 8, 2006 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

Janice Shafer

Gigi Valenti

Jim Wallace

STAFF: Joe McCarthy, Economic Development / Redevelopment Manager

Angela Barosso, Economic Development / Redevelopment Officer

Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is available, in the Clerk-Recorder's Office, for review during regular business hours.

A. CALL TO ORDER, DETERMINATION OF QUORUM (1-0007) - Chairperson Williamson called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Member Cowan was absent.

B. ACTION ON APPROVAL OF MINUTES - January 11, 2006 (1-0016) - Member Jones moved to approve the minutes. Member Block seconded the motion. Motion carried 8-0.

C. PUBLIC COMMENT ON NON-AGENDIZED ITEMS (1-0028) - None.

D. ACTION ON A REQUEST FOR A PARKING WAIVER OF THREE ON-SITE SPACES BY D'VINE WINE, A WINE TASTING (BAR) ESTABLISHMENT AT 200 NORTH STEWART STREET, APN 004-191-04, -05 (ZONED RETAIL COMMERCIAL) (1-0035) - Mr. McCarthy provided background information on this item, and reviewed the request. He and Chairperson Williamson responded to questions regarding the number of parking spaces required. Mr. McCarthy discussed concerns expressed by Division of State Lands representatives with regard to D'Vine Wine utilizing the adjacent State parking lot. In response to a question, he advised that tenant improvements at D'Vine Wine can't proceed until the parking waiver is approved and a building permit obtained.

Member Shafer advised of having extensively researched the subject project. The City's parking code indicates that refurbishing an existing building for a new use allows for 50% of the parking to be on street. Member Shafer advised that six of the required 13 spaces would be allowed to be on street, thus not requiring the approval of a parking waiver from this committee. She further advised of having driven by the subject site at 6:00 a.m. and again just before this meeting. She expressed extreme concern over the four spaces to the south, and the opinion that the City's Engineering Division would not approve them. She expressed further concern that the parking spaces are "extremely dangerous and ... not to code." She noted that each parking space is the required 18.5 feet long. She discussed concerns associated with ingress and

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gress, and advised of pedestrian and traffic hazards. She expressed a preference for waiving more spaces than the three requested in lieu of having the spaces realigned. She suggested pull through parking spaces which would be accessed by driving in from Stewart Street and pulling out onto Musser Street. She expressed the opinion that the parking spaces on the northern portion of the site seem to be adequate, and the hope that the driveway would be widened to accommodate two-way traffic. Mr. McCarthy advised he would convey Member Shafer's recommendations to the property owner's architect.

Discussion took place regarding the appropriate action. **Member Shafer moved to approve the waiver of the maximum amount of off-site parking spaces, which would be six, allowed to this project by code with the recommendation that the applicant examines the safety of the existing site plan for parking and revises it accordingly. Member Cain seconded the motion. Motion carried 8-0.**

E. DISCUSSION REGARDING UPDATE ON ONGOING REDEVELOPMENT ACTIVITIES

(1-0330) - Mr. McCarthy advised that the Carson Nugget was again hosting the Downtown Business Association meeting at 6:00 p.m. He invited the committee members to attend, and reported on the last meeting. He provided background information on subcommittees which have been formed and their respective focus.

With regard to the comprehensive master planning process, Mr. McCarthy advised that the 3-D video, being produced by Winston and Associates, is nearly complete. He will receive training on operating the video, and will present it to the committee and various organizations and agencies around town. He advised that the first draft of the urban code is nearly complete. He discussed the mid-town project, which encompasses "everything from East William Street to the State Capitol." He advised that PowerPoint presentations have been provided to four developers thus far. He has been invited back east to visit the developer of Baltimore Harbor. He discussed master developer interest in Carson City's downtown because of the freeway construction and recognition of Carson City's investment potential.

In response to a question, Mr. McCarthy advised that Robert Inwood is still generating different designs for the gateway signage. All of the information is now with the Convention and Visitors Bureau staff, who are presenting it to their Board members and other interested parties. Mr. McCarthy anticipates that, based on this committee's recommendations and those of other interested parties, a presentation will be made to the Board of Supervisors in March or April. The Board of Supervisors has been interested in Mr. Inwood's process. Mr. McCarthy advised that subsequent feedback and input has been very consistent with that provided by this committee. He anticipates there is a "ways to go" before the designs are finalized. He advised that Parks and Recreation Department Director Roger Moellendorf submitted grant applications to NDOT using Mr. Inwood's preliminary designs. The grant funding would be used to underwrite construction of three gateway signs. In response to a question, Mr. McCarthy advised that the NDOT grant process is very similar to other agencies and organizations. The City received a letter indicating the applications "passed first muster."

Mr. McCarthy advised he will be drafting an amended resolution, to be submitted to the Redevelopment Authority, for the purpose of adding a Convention and Visitors Bureau representative to this committee. He requested the committee members to provide input with regard to their interest in various projects now that the incentive program has been put on hold.

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Chairperson Williamson advised of having visited affordable housing projects in the Reno Sparks area earlier in the day. She described a project which was developed along Fourth Street in Reno. Discussion followed, and Mr. McCarthy provided an overview of the development process.

F. ACTION ON ADJOURNMENT (1-0703) - Member Valenti moved to adjourn the meeting at 6:10 p.m. Member Shafer seconded the motion. Motion carried 8-0.

The Minutes of the February 8, 2006 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 8th day of March, 2006.

ROBIN L. WILLIAMSON, Chair