

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**Minutes of the May 10, 2006 Meeting**

**Page 1**

A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, May 10, 2006 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson  
Jed Block  
Gary Cain  
Mike Cowan  
Stan Jones  
Janice Shafer  
Gigi Valenti

**STAFF:** Joe McCarthy, Economic Development / Redevelopment Manager  
Angela Barosso, Economic Development / Redevelopment Officer  
Lee Plemel, Planning and Community Development Principal Planner  
Mary-Margaret Madden, Senior Deputy District Attorney  
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 AND DETERMINATION OF QUORUM (1-0008)** - Chairperson Williamson called the meeting to order at 5:31 p.m. Roll was called; a quorum was present. Members Neverett and Wallace were absent.

**B. ACTION ON APPROVAL OF MINUTES - April 12, 2006 (1-0014)** - Member Jones moved to approve the minutes. Member Cain seconded the motion. Motion carried 7-0.

**C. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0020)** - None.

**D. PRESENTATION BY CARSON CITY PRINCIPAL PLANNER LEE PLEMEL ON THE RECENT UPDATE OF CARSON CITY'S LAND USE MASTER PLAN, "ENVISION CARSON CITY"; DISCUSSION ONLY (1-0024)** - Chairperson Williamson introduced Mr. Plemel and provided an overview of his presentation. Mr. Plemel suggested addressing items D, E, F, and G together. Mr. McCarthy provided background information on the master planning process, particularly the public involvement aspect. Mr. Plemel advised that the citywide comprehensive master plan was adopted by the Board of Supervisors on April 6, 2006. It includes a land use map and a policy document. Mr. Plemel advised that most things will stay the same. Some things that may change are a "refocus of energy," to include compact growth, a long-term shift from industrial to commercial or mixed-use, development of livable neighborhoods and activity centers, and recognition of the character of specific areas of town. Mr. Plemel provided an overview of the action plan.

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**Minutes of the May 10, 2006 Meeting**

**Page 2**

**E. PRESENTATION BY LEE PLEMEL AND JOE McCARTHY ON HOW SUCCESSFUL DOWNTOWNS ARE DISTINCTIVE AND UNIQUE, “DEBUNKING THE 12 MYTHS OF DOWNTOWN” (1-0225)** - Mr. McCarthy provided background information on this item, and referred to an article from the *Cal Planner*, copies of which he distributed to the committee members and staff. He related a recent experience, while traveling in the wine country, which demonstrated the benefit of a residential component in a downtown area and the corresponding activity. Mr. Plemel advised of having recently attended the American Planning Association National Conference, and discussed the sessions he attended on the topic of downtown revitalization. He further advised that the information provided affirmed much of the direction included in the comprehensive master plan.

In response to a question, Mr. McCarthy advised that the master plan includes direction for changing regulations associated with development. Mr. Plemel advised that the regulation changes will start in the downtown area. Member Jones noted the role of the committee to encourage downtown redevelopment. He expressed understanding for regulations, and the opinion that “we can make it easier.” Member Shafer commented that “planning is the beginning,” and noted the importance of getting “all of Carson City on board.” Mr. McCarthy agreed the master plan serves as a blue print to consider zoning, development standards, etc. The downtown represents an opportunity to take the first step in creating a new, mixed-use zoning district which is regulatory friendly with a strong aesthetic element. Mr. Plemel advised that the subject presentation will serve as the background for introduction of a downtown code that “accomplishes all those things.” Mr. McCarthy noted the participation of design professionals, developers, and builders in development of the master plan.

Member Cowan inquired as to conflicts between the master plan and existing zoning designations. Mr. Plemel advised of conflicts inherent in the 1996 master plan. Typically, the property owner would take steps to implement a zone change. There are exceptions, including the downtown area. Generally, as development occurs, “it comes into conformance with the master plan.” Discussion followed. Mr. Plemel responded to questions regarding the extent of industrial zoning on Fairview Drive.

Mr. McCarthy and Mr. Plemel narrated a PowerPoint presentation entitled “Debunking the 12 Myths of Downtown.” [Member Jones left the meeting at 6:05 p.m. A quorum was still present.]

**F. STATUS REPORT ON WINSTON AND ASSOCIATES VIDEO THAT REFLECTS THE COMMUNITY INPUT GENERATED FROM THE SEPTEMBER 21 AND 22, 2005 “COMMUNITY CHALLENGE DOWNTOWN CHARETTE”; DISCUSSION ONLY (1-0645)** - Mr. McCarthy provided background information on this item, and advised that evening meetings will be scheduled for presentation of the video. Mr. Plemel reviewed information with regard to the accuracy of scale and dimensions represented by the video. Mr. McCarthy and Mr. Plemel narrated conceptual photographs of revisions which could be made to the downtown area.

**G. PRESENTATION BY LEE PLEMEL AND JOE McCARTHY ON FORM-BASED URBAN CODE DEVELOPMENT; DISCUSSION ONLY (1-0811)** - Mr. Plemel provided background information on this item, and narrated a PowerPoint presentation. He discussed the importance of the development community being involved in development of the urban code. He noted that form based, traditional codes are copied nation-wide, and the importance of being “place specific” in development of the new code. Chairperson Williamson discussed the visual preference survey conducted several years ago, and noted the importance of more pictures than words in the design code.

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**Minutes of the May 10, 2006 Meeting**

**Page 3**

In response to a question, Mr. Plemel emphasized that the downtown video is not about eminent domain. Mr. McCarthy discussed the importance of streetscape, and encouraging opportunities for development and redevelopment. Discussion followed, and Chairperson Williamson requested to re-view the conceptual photographs. [Member Cain left the meeting at 6:37 p.m. A quorum was still present.] In response to a question, Ms. Barosso advised there are 1,773 parking spaces in the downtown area; over 1,000 parking spaces in the parking lots and almost 700 on street. Mr. McCarthy responded to questions regarding consideration given to angled parking. Discussion took place regarding the differences between angled and parallel parking spaces. Mr. McCarthy reviewed the process for advertising the evening meetings at which the downtown video will be presented.

**H. ACTION ON ADJOURNMENT (1-1437)** - Member Shafer moved to adjourn the meeting at 6:46 p.m. Member Valenti seconded the motion. Motion carried 5-0.

The Minutes of the May 10, 2006 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 9<sup>th</sup> day of August, 2006.

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ROBIN L. WILLIAMSON, Chair