

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**Minutes of the August 11, 2004 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, August 11, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson  
Vice Chairperson Sally Zola  
Mike Cowan  
Stan Jones  
Joe Lushina  
Janice Shafer  
Gigi Valenti  
Jim Wallace

**STAFF:** Joe McCarthy, Economic Development/Redevelopment Manager  
Walter Sullivan, Planning and Community Development Director  
Kathleen King, Recording Secretary

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

**A. CALL TO ORDER, DETERMINATION OF QUORUM (1-0008)** - Chairperson Williamson called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Member Bruce was absent.

**B. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0013)** - None.

**C. REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**C-1. ACTION REGARDING A REQUEST FOR A WAIVER OF ON-SITE PARKING SPACES, BY RHONDA AZEVEDO, FOR A PROJECT TO CONVERT AN EXISTING RESIDENTIAL PROPERTY INTO A LAW OFFICE AT 712 EAST MUSSER STREET (1-0015)** - Mr. McCarthy provided background information on this item, and distributed documentation to the Committee members and staff from the Planning and Community Development Department. In response to a question, Ms. Azevedo advised that the project requires five on-site parking spaces; the request is for a waiver of three. Mr. McCarthy discussed the Azevedos' plans to significantly renovate the property, and explained the parking requirements associated with converting a residential property to a commercial property. He advised that one of the two on-site parking spaces will be a designated handicapped space. He and Ms. Azevedo responded to questions regarding the location of the property.

Member Lushina advised of the City's future plans to widen Roop Street, and noted the no parking standards on both Roop and Musser Streets. Ms. Azevedo acknowledged that access to the property is currently from Roop Street. Mr. McCarthy confirmed the location of a cross walk on Roop Street which extends from the southwest to the southeast corners of Musser Street. In response to a question, Ms. Azevedo explained that, because of the nature of Mr. Azevedo's law practice, very little client activity is

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anticipated. She advised that the majority of Mr. Azevedo's client base is out of town, out of state, and international, and that contact is made via e-mail, fax, etc. She advised of having reviewed the calendar earlier in the day, and that one client meeting had taken place in the office over the past sixty days.

In response to a question, Ms. Azevedo advised that the parking area would easily accommodate delivery vehicles and the messenger service. She acknowledged that there is sufficient space for delivery vehicles to park off-street. **Member Valenti moved to approve the request for the waiver of on-site parking at 712 East Musser Street. Vice Chairperson Zola seconded the motion. Motion carried 7-1.**

**C-2. PRESENTATION BY WALT SULLIVAN AND JENNIFER PRUITT - CREATION OF A MIXED-USED SPECIAL PROJECT AREA ("SPA") (1-0197)** - Mr. Sullivan pointed out the proposed mixed-use area on the displayed redevelopment area map. He pointed out proposed special planning areas, and described them as the eastern portal area, the area between the Timberline subdivision and the Western Nevada Community College, an area at the southern end of town, and the downtown special planning area. He advised that the Lompa property is also being considered. Mr. Sullivan reviewed considerations including traffic and circulation, infrastructure, fire suppression and police protection. He advised that a consultant was hired in July, and that he is in the process of conducting due diligence to gather information about Carson City and planning public participation opportunities. Mr. McCarthy advised that public and neighborhood meetings will be scheduled during the first week after the consultant arrives. He encouraged the Committee members to actively participate in the public meetings.

Mr. Sullivan reviewed three steps in the City's 18-month comprehensive master planning process, as follows: (1) consider existing conditions and do preliminary work, which will include four evening meetings throughout the community to generate interest in the process, to present public participation points, and to review the purpose and anticipated challenges; (2) develop the vision, which will include consideration of various development scenarios, in terms of land use, and application of those scenarios throughout the entire City; (3) develop a road map, which will focus on fine tuning specific alternatives and developing the entire document. The public hearing process would then begin to move the document toward final adoption by the Board of Supervisors. Mr. Sullivan reviewed the time table associated with the comprehensive master planning process.

Mr. Sullivan explained that because of opportunities associated with development and development pressures, a special planning area ("SPA") process will be developed. The SPA process will accelerate consideration of the various planning areas. Mr. Sullivan advised that the general master planning process will proceed at the same time the SPAs are being considered. The goal is to publish a document for each SPA with alternatives, issue points, etc. by February or March 2005, and get them moving through the approval process so that if a development opportunity arises, approval is already in place. The SPAs will then be incorporated into the final master planning document. Mr. Sullivan noted that certain areas have issues, such as density, access, etc., which will have to be resolved. He pointed out that the downtown area is different in that it is experiencing "second growth." Chairperson Williamson discussed the opportunity to receive additional public input with regard to mixed-use development which the Committee began approximately one year ago. Mr. Sullivan agreed, and noted that the proposal will take a good deal of public participation from neighborhood property owners. Mr. McCarthy discussed the Committee's direction that he work with a local architectural/engineering firm to review the City's development standards relative to a more dense downtown area. He suggested that this would assist the master planning consultants in the public participation process.

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In response to a question, Mr. Sullivan advised that no consideration had yet been given to primary, permitted uses for residential/commercial zoned properties. Discussion took place regarding possibilities for retail commercial uses adjacent to residential uses. Mr. McCarthy advised of the very interested, articulate group of residents who live in the downtown and historic districts. Mr. Sullivan commented on the Committee's opportunity to weigh the issues and determine a balance for the business and residential sectors. Member Lushina discussed the need for common sense in determining the balance. Mr. McCarthy noted that development standards are as much an issue as zoning. Mr. Sullivan advised that the downtown area will need its own development standards in order to be successful, and discussion ensued with regard to the same.

Mr. Sullivan responded to questions regarding the public meeting time table, and discussed the importance of the master plan being presented to and used by the Board of Supervisors and all the advisory committees. In response to a question, Mr. McCarthy provided background information on the consultants' qualifications and experience. He advised that during the application process, the consultants stood out because of their ability to provide an implementation strategy. He further advised that the consultants are partnering with a small economics firm to consider Carson City's economics, various uses and how to afford them, and the proper blend of commercial, industrial and residential uses. Mr. Sullivan anticipates that the Committee will be very involved in the economic development portion of the master plan. In response to a question, Mr. Sullivan reviewed mixed use opportunities in the proposed SPAs, those areas which will remain residential, and those areas which will be a combination of industrial and commercial development, and residential densities. He advised that the downtown SPA will be different from all the others. He expressed enthusiasm to present the project to the community and solicit the involvement of the citizens.

Extensive discussion took place with regard to addressing parking issues in the downtown area. Mr. McCarthy reviewed details of the parking study which will be conducted by Senior Planner Jennifer Pruitt as part of the requirements for obtaining her architecture degree. Mr. Sullivan discussed the downtown resources inventory conducted 8-10 years ago. He suggested working with the City's GIS Division to plot the properties which have been granted parking waivers. In response to a question, Mr. McCarthy advised that parking waivers do not transfer unless the property use remains the same. Mr. Sullivan acknowledged that the Committee will be able to provide recommendations on multiple zoning in certain areas of the downtown depending upon the environment. Mr. Sullivan thanked the Committee, and suggested that Mr. McCarthy agendize monthly updates on the master planning process. Vice Chairperson Zola requested Mr. McCarthy to e-mail the neighborhood meeting dates to the Committee members as soon as they are established. Mr. McCarthy and Mr. Sullivan discussed the interactive master plan update website which is in the process of being developed.

**C-3. STAFF PROJECTS UPDATE (1-1098)** - Mr. McCarthy described the boundaries of the new redevelopment project area on South Carson Street. There are 84 parcels, approximately 130 acres on both the east and west sides of South Carson Street. He provided a status report on the approval process, advised that the Planning Commission is supportive, and that the item will be agendized for the September 16<sup>th</sup> Board of Supervisors meeting. Mr. McCarthy advised that the new redevelopment project area is the result of a two-year process which originated as part of the Strategic Planning process. He further advised that the new project area will have its own, separate advisory committee which will report to the Redevelopment Authority/Board of Supervisors. In response to a question, he described the boundaries and discussion took place with regard to the same.

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Mr. McCarthy advised of a meeting scheduled tomorrow with Chairperson Williamson and a local developer to discuss the possibility of a parking garage. The developer is considering a certain piece of property, and discussion will take place regarding interested investors including the Redevelopment Authority, the Carson Nugget, and others. Mr. McCarthy advised that the developer has experience with constructing parking garages.

Mr. McCarthy discussed possible commercial development of a 7,000 square foot parcel behind the bike shop, and very near The Purple Avocado. He acknowledged that the City currently owns the parcel, and provided background information on the acquisition and previous uses.

Mr. McCarthy reported that the boundary line adjustment to include the Carson Mall into Redevelopment Project Area #1 is moving forward. He provided background information on the process, and advised that it will be presented to the Redevelopment Authority by the end of the year. He advised that the owner of the Carson Mall has signed an agreement indicating his willingness to incorporate his property into the redevelopment district. Mr. McCarthy advised of having spoken with a Galaxy Theaters representative prior to the meeting, who indicated a continued interest in a location near the Carson Mall. In response to a question, he advised that the Committee previously approved including the Carson Mall in the redevelopment district.

With regard to redevelopment project area #2, Mr. McCarthy advised of discussions which have taken place regarding the use of eminent domain. He noted that the City has never used eminent domain as a tool in redevelopment; however, there is always a concern among the business community. He advised that the redevelopment project area plan includes language which provides for eminent domain only in cases of friendly taking and of abandoned properties which are deemed to be a danger to life and safety. Member Lushina noted, for the record, that the Chamber of Commerce Executive Board is opposed to redevelopment expansion at this time. In response to a question, he explained that the current downtown redevelopment district has a lot of work to be completed. He advised that the Chamber Executive Board is very supportive of mixed use in the existing redevelopment district. In response to a question, Member Lushina clarified that he was speaking on behalf of the Chamber Executive Board and not asserting a personal opinion. In response to a further question, he clarified that the Chamber Executive Board is opposed to expansion of the existing redevelopment district and creation of a second redevelopment plan area. Discussion took place regarding a recent Supreme Court ruling which prohibits taking property under eminent domain and transferring it to a private party. In response to a question, Mr. McCarthy advised that there have been no negative responses from any property owners in the area of the proposed new redevelopment district.

With regard to review of the City's Development Standards, Mr. McCarthy advised that the City will contract with a local architectural/engineering firm. Mr. McCarthy requested the members of the marketing work group to meet following this meeting to discuss materials to include in the kiosk. Another work group composed of Members Cowan and Valenti will be considering pedestrian safety issues along Carson Street. Mr. McCarthy requested Chairperson Williamson to follow up with Ann Macquarrie regarding her response to a request for comments and input regarding pedestrian safety issues. Mr. McCarthy advised that the purpose of the workgroup is to identify improvements.

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Discussion took place regarding the status of the demonstration lighting project and the possible involvement of the Western Nevada Community College. Chairperson Williamson offered to follow up. Mr. McCarthy advised that he would keep the Committee members apprised of the status of the parking study.

#### **C-4. DISCUSSION OF CURRENT REDEVELOPMENT PROJECTS UPDATE (1-1487) -**

Mr. McCarthy provided a status report on the Stew's Sportatorium project, and discussed details of recent meetings with the developers. He advised of having provided the developers a redevelopment incentive funding application. In response to a question, he advised that the ownership issue has been resolved. The developers are now co-owners of the property and Mr. Halyak is willing to sign a property lien. Mr. McCarthy advised of comments received regarding the exterior colors.

In response to a question, Mr. McCarthy advised that escrow on the St. Charles Hotel will close today or tomorrow. He further advised of having spoken, earlier in the day, with Nevada State Museum Facilities Manager Mark Falconer regarding a redevelopment funding request. Member Shafer expressed concern with regard to the statements made by Mr. Falconer at the July 28<sup>th</sup> Committee meeting which indicated that funding for certain museum projects had been reallocated, resulting in insufficient funding to complete the exterior renovation project. She expressed hesitation with regard to allocating redevelopment funding to the Nevada State Museum since they don't pay property taxes to the City. Discussion took place with regard to the same.

With regard to the special planning area process, Mr. McCarthy advised that Sierra Pacific Power Company is being encouraged to participate. He discussed the locations of power substations in areas of the community which make no economic sense. He referred to the power substation which is located behind the Carson Station on the corner of Tenth and Curry Streets, and discussion took place regarding others. Mr. McCarthy discussed the need to address this matter, and referred to examples in Reno, Las Vegas, and other communities where old power substations have been incorporated into construction projects, relocated, and the land has been made serviceable again. He advised that the companies which own the Carson Station, the Station Grille, and the Pinion Plaza are interested in additional lodging and entertainment opportunities on the Tenth and Curry Streets parcel. Member Lushina suggested that interested developers could purchase property for Sierra Pacific Power Company to relocate power substations and then do a property exchange.

Mr. McCarthy advised of a large, high end condominium project proposed for Stewart Street on the parcel where Carson Valley Oil was located. He discussed an obligation to assist the investor in creating sufficient reservations so that there is an economic benefit to the development. He described details of the project, and discussed the need for a substantial amount of parking which could be used as the redevelopment contribution to serve the retail and restaurant trade in the area. He advised that there are height and other planning issues to overcome, but noted that the investor and potential builder "have the wherewithal" to do the project. In response to a question, he advised that similar condominium projects done by the investor in downtown Reno and Las Vegas leave the top two floors of the project unimproved. Tenant improvements are done in the lower floors, residential improvements are made further down, and parking is below that. In response to a question, Mr. McCarthy advised that there are no market studies in Carson City for condominiums. Discussion took place with regard to the same.

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Discussion took place regarding the Christmas ornaments, and Chairperson Williamson advised that she would check on the number of ornaments left over from last year. Vice Chairperson Zola and Members Jones and Valenti offered to participate in the work group.

Mr. McCarthy reviewed the calendar of upcoming events in the redevelopment district.

**D. ACTION ON ADJOURNMENT (1-1931)** - Member Shafer moved to adjourn the meeting at 7:08 p.m. Vice Chairperson Zola seconded the motion. Motion carried 8-0.

The Minutes of the August 11, 2004 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this 10<sup>th</sup> day of November, 2004.

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ROBIN L. WILLIAMSON, Chair