CARSON CITY GROWTH MANAGEMENT COMMISSION
Special Joint Workshop with the Regional Planning Commission
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A special Carson City Growth Management and Regional Planning Commission workshop was held on Tuesday, March 18, 1997, at the Northgate Administrative Complex Conference Room, 2621 Northgate Lane, Suite 59, Carson City, Nevada, beginning at 6 p.m.

PRESENT: Chairperson Verne Horton, Vice Chairperson Alan Rogers, and Commissioners William Mally, Archie Pozzi, Deborah Uhart, and Richard Wipfli

STAFF PRESENT: City Manager John Berkich, Community Development Director Walter Sullivan, Public Works Director Jay Aldean, Undersheriff Barney Dehl, Health Official Daren Winkelman, Deputy Utilities Director Jay Ahrens, Senior Planner Sandra Danforth, and Recording Secretary Katherine McLaughlin (R.P.C. 3/18/97 Tape 1-0001.5)

A. ROLL CALL AND DETERMINATION OF A QUORUM - Chairperson Horton convened the session at 6:10 p.m. (1-0306.5) Roll call was taken. A quorum was present although Commissioner Christianson was absent.

B. PUBLIC COMMENTS (1-0310.5) - None.

C. WORKSHOP

1. PRESENTATION AND DISCUSSION FROM INGRID ROSE, J. C. PENNEY COMPANY'S GENERAL MANAGER, ON VIEWPOINTS ON THE EFFECT OF CARSON CITY'S GROWTH ON RETAIL BUSINESS (1-0001.5) - Chairperson Horton commenced the meeting by welcoming the audience and guest. He then asked Mrs. Danforth to introduce Ms. Rose. Ms. Rose explained, as a resident of Carson City and retailer, the impact growth had had on her firm. Growth is beneficial to both the community and the store's financial viability. She supported growth if it has the necessary infrastructure. She encouraged the Commission to expand the building permit numbers. This would provide the appropriate infrastructure and meet the quality of life demands of the community. She illustrated the need for a labor pool by explaining her employee recruitment problems. (Commissioner Wipfli arrived at 6:10 p.m. A quorum was present at this point.) The lack of a labor pool adversely impacts the recruitment of manufacturers and other commercial ventures to the area. (Tape 1 failed at this point.) She then explained her regional trading area. She felt that the figures clearly indicate the market leakage problem Carson City has. She urged the City to continue to grow and capture as much of the leakage as possible. Reasons for the leakage, her market, and its future expansion plans were explored. (Commissioner Mally arrived at 6:12 p.m. and Commissioner Rogers arrived at 6:14 p.m. A quorum was present as previously indicated.) Ms. Rose repeatedly stressed the need to retain her customers and prevent leakage to Reno. She welcomed competition from other upscale stores as a means of slowing the leakage. She supported growth in both Carson City and the surrounding area. She felt that the community had a deficiency in hard line items--furniture, appliances, and sporting goods. The traffic problems also needed to be resolved before conditions will be more attractive to manufacturers/retailers who are considering locating in Carson City. These firms also consider tax incentives and other financial inducements. This was a discussion only item and no formal action was taken or required.

2. PRESENTATION AND DISCUSSION FROM ALAN ROGERS ON SUSTAINABLE COMMUNITIES; VALUES, VISION AND QUALITY OF LIFE ASPECTS, ETC. (2-0315.5) - Commissioner Rogers explained various issues which he felt the Commission should explore in its effort to create a sustainable community. He recommended establishing a sub-committee to create appropriate definitions and develop programs. The Board of Supervisors will be requested to "buy-in" to the program. Once this is obtained, community and media buy-in should be sought. He hoped that the final document could be supported by all committee members. A mission statement should be developed first. The sub-committee's next act should be a complete and total review of the ordinances beginning with the Growth Management Ordinance. He recommended

changing its title to "sustainable" and revising the portion restricting building permits to reflect the actual intent. It should include a review of the permits for single family residences, multi-family residences, and commercial uses as well as enhancements and other programs supporting sustainability concepts. Other issues are the City's governmental structure including the City's organization, how it supports/detracts from the sustainable concept, the need for an overall coordinator or multi-level, the growth management committee's role and composition. His comments included a notation that the City currently has 36 committees. He questioned the need for or duplication of several. The "one-stop shop" concept was noted and should be considered in the governmental review. The need to analyze the grant application process, the staffing level for this program, and its benefits were explained. He recommended establishing thresholds through the use of the "CRMP" process which would allow buy-in from all of the users similar to the process used in developing the Master Plan Land Use Element. The definition for this process should include promotion of a threshold definition to promote quality management and funding justification in the budget process. The importance of having the Board of Supervisors' buy-in was stressed due to the budget needs. Without this support the program would never be implemented or realized. The study should be coordinated with the City's normal budget cycle. The study should be conducted as part a feasibility study rather than as method of creating limiting thresholds. Promotional projects were listed as including: the open space initiative, senior housing, downtown redevelopment, the river corridor, the By-Pass Corridor and its development, a transportation element comprised of motorized and non-motorized transportation programs and mass transit, redevelopment of areas outside of the current downtown redevelopment district, and special events. Additional ideas were solicited.

Steve Hartman noted the magnitude of his suggestions and the dedication and time required to complete the list. Consensus indicated 36 committees are definitely too many. An inventory of the ordinances should be made first to determine the starting point. Support should be obtained from the Board of Supervisors before undertaking the program. The proposal could be considered wholesale restructuring which is in opposition to the comments already heard supporting the current Growth Management ordinance. The inter-relationship of the list was described. All were felt to hinge on each other. Commissioner Rogers emphasized that he was not advocating immediate wholesale uphevel. He suggested that the Committee develop a plan for creation of the sustainability concept. This should be the first phase of the program. The second phase would be development of a long-range plan with the Board of Supervisors and City Manager. The short-range issues included ordinances currently under review. This may be a three to five year program.

(2-0835.5) Mr. Berkich commended Commissioner Rogers on his efforts to understand the program. It would require dedication to a philosophical direction for the entire community with the Commission as the leader and the administrative staff assisting. The Board must buy into the program. It is necessary for the Commission to begin with an educational program for the Board. Other communities who have undertaken this program are anxious to participate in a workshop on sustainability. The need for an inventory was clearly indicated. The City had been moving toward sustainability, however, the philosophy had not been adopted to motivate the entire community toward this end.

Bruce Scott indicated the need to include other entities into the program besides the building industry. The program should include the retail, professional, and employment communities. Commissioner Rogers indicated that this had been his original intent. Growth management should include all of these different factors as they each impact the community's sustainability, viability, and future. The different speakers had clearly illustrated this interaction. Continuation of the program would help the committee develop educated decisions.

Mr. Sullivan supported upgrading the ordinances and obtaining the Board of Supervisors' support. Commissioner Rogers pointed to the new sign ordinance as a clear indication of the need to revise the Code. Mr. Sullivan explained the revisions made to the street abandonment process to further illustrate the need. Commissioner Rogers also indicated that the process educates all of the individuals who are involved which allows them to support the end result. The modifications would help streamline the procedures and reduce the bureaucracy.

Commissioner Uhart felt that the meeting to educate and gain support from the Board of Supervisors should be held on a parallel track to the Commission's review of the Growth Management ordinance. If the city-wide

philosophy of sustainability is endorsed, funding should be provided for the changes. She supported managing through incentives and design standards. She also opposed the two-for-one permit process for multi-family apartments. Mr. Berkich explained the support he felt the Committee had established for some of the sustainable programs as illustrated by the housing study and need for quality growth. Consideration should be undertaken to define quality growth which includes economic, environmental and quality of life considerations.

Commissioner Rogers described the process as being to educate the Board on the concept of sustainability. After the Board grants approval of a study on the concept, recommendations should be developed and presented for adoption by the Board. He felt that the two-for-one permit program was a technical issue. The one-for-one proposal could be supported, however, once incentives are established for the building standards, etc., that will allow construction of desired buildings in exchange for the return required of a quality community this program may not be needed. This is his reason for having a sub-committee work on this language. The result would be a model for sustainability.

Commissioner Uhart felt that the Commission had done a great job at educating itself, however, had failed to educate the public. Commissioner Rogers' concept was a great and ambitious idea. She questioned whether the public would support having the Commission go off on tangents without addressing its initial task. This program may re-enforce the public concept that government moves slowly. Commissioner Rogers did not feel that the ideas were tangents. They are a viable part of the entire picture. This re-enforced his feeling that the community must be sold on the ideal and need to analyze other issues which are interrelated.

Chairperson Horton indicated that this is the major concern with growth management and the lack of an appropriate definition for it. Sustainable community is another term which needs to be adequately defined to avoid becoming a term like quality of life. These terms have different definitions for each individual. He questioned the group's scope of activity. The program described by Commissioner Rogers is a five year plan. Other individuals had indicated the immediate need to tweak the Growth Management ordinance. Once this course is determined, the Board and community should be educated. Commissioner Rogers indicated that his three objectives would require a goal and mission statement. He stressed the need to educate the community and to adequately define the goals. Growth management was used as a prime example of this need. His recommendation had listed the goals in priority and time order. They were to establish: buy-in; short term needs; and the long term general plan.

Commissioner Mally emphasized the need for community education based on the importance of the quality of life issues. Mr. Hartman reiterated the need to obtain the Board of Supervisors' support. The traffic problem encountered in the City was cited as an example of the feeling that the City had failed to restrict growth. The public had failed to understand that the traffic is due to the fact that the community is considered a regional retail center or is a pass through. Mr. Berkich suggested a workshop with the Board on these topics.

Commissioner Rogers reiterated his request that the Commission establish a sub-committee to work on the goals and mission statements. These statements should be completed in time to present to the Board during the workshop. The sub-committee should comprise of seven or nine members. Chairperson Horton felt that the Commission should review the goals and mission statements prior to the joint workshop. Mr. Sullivan and Commissioner Rogers volunteered to serve on the committee. Other volunteers were solicited and are to contact Mr. Sullivan. Potential meeting/ending dates/periods were discussed.

D. ADJOURNMENT (2-1469.5) - Commissioner Pozzi moved to adjourn. Commissioner Wipfli seconded the motion. Motion carried unanimously. Chairperson Horton adjourned the meeting at 7:40 p.m.

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.

The Minutes of the Special March 18, 1997, Carson City Growth Management and Regional Planning Commission workshop

ARE SO APPROVED ON_____,
1997.

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Verne Horton, Chairperson