

**SPECIAL JOINT MEETING OF THE CARSON CITY BOARD OF SUPERVISORS,
THE PARKS AND RECREATION COMMISSION, AND THE CARSON CITY
REGIONAL PLANNING COMMISSION**

Minutes of the March 15, 1994 Meeting

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A special joint meeting of the Carson City Board of Supervisors, the Carson City Parks and Recreation Commission and the Carson City Regional Planning Commission was held on Tuesday, March 15, 1994 in the Community Center Sierra Room, 851 East William Street, Carson City, NV at 6:00 p.m.

BOARD OF SUPERVISORS - Mayor Teixeira, Janice Ayres, Kay Bennett and Tom Tatro

PARKS AND RECREATION COMMISSION - Chairman Livermore, Janice Ayres, Donna Kuester, Dan Leck, Doug Martin, Jay Meierdierck, Linda Marrone, and Ed Moran

REGIONAL PLANNING COMMISSION - Chairman Lee Pisiewski, Jeffrey Fontaine, William Mally, Maxine Nietz, and Allen Rogers

STAFF - John Berkich, City Manager; Paul Lipparelli, Deputy District Attorney; Steve Kastens, Parks and Recreation Director; Walter Sullivan, Community Development Director; Rob Joiner, Principal Planner, and Juan Guzman, Senior Planner

NOTE - Unless otherwise indicated, each item was introduced by Mayor Teixeira. Individuals speaking are identified in order of their comments. 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.

Mayor Marv Teixeira called the meeting to order at 6:09 p.m. A roll call of the Board and each Commission was taken and a quorum was present from each.

(1-0040) Mayor Teixeira advised that Tony Nelessen would be making a presentation of his draft document on the results of the recently completed Visioning survey.

(1-1373) Mr. Sullivan provided a history of the survey noting that more than 500 citizens had participated. He also commented on the meetings staff has had with Mr. Nelessen, the Chamber of Commerce, the Regional Transportation Commission, the Utility Department, the Redevelopment Citizens Committee, the Historic Architectural Review Committee, the Builders Association, Public Works Engineering Division, the River Corridor Committee, the Senior Citizens group and now this meeting. He expressed his desire to have input from the groups assembled at this meeting so that this can be incorporated by Mr. Nelessen in his final report.

(1-1497) Mr. Sullivan introduced Mr. Nelessen who reported on the groups he had met with and had asked for their feelings on the results of the survey. He said in general the feeling is that there were very few, if any, changes in the document. He

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said people generally agree that the vision is correct and that they are focusing on implementation. Mr. Nelessen said it is his feeling that the builders do not believe it can be implemented because of current regulations. He expressed his belief that changing variances, etc. is a monumental job. Mr. Nelessen then talked about rural and open space areas, downtown, the Historic District, the redevelopment program, the building codes and how they need to be changed, environmental concerns, sign standards and how the public wants these changed, street lane widths, street scapes, residential areas and the fact that the building people want to do the survey on this again, low density areas, configuration of residential areas, utilities, and parks and recreation facilities in residential areas.

(1-0905) Supervisor Ayres commented in detail about the public transit concern that seniors have expressed over the years and Mr. Nelessen told of steps that can be taken to remedy this.

(1-1217) Supervisor Bennett asked Mr. Nelessen's for his recommendations on road planning. Mr. Nelessen explained that the first things to look at are goals and objectives, followed by updating of the Master Plan, amending zoning regulations, and then amending the development codes. He recommended preparing a new Master Plan. He emphasized studying roads, parks, public buildings, and commercial and industrial facilities.

(1-1320) Mayor Teixeira commented that the current Master Plan the projects a 65,000 population. He added that a lot has already been done and that the City is trying to finish it up and make improvements as needed. He also noted that the cost of changing the Master Plan might be prohibitive as it relates to the relatively low number of people that could be affected. Mr. Nelessen reiterated the survey's indication of how future development should be handled and changes that can be made in variances and standards and the necessity of an updated Master Plan.

(1-1800) Planning Commissioner Maxine Nietz noted there was no mention in the survey about underground utilities in the downtown area and asked how this can be implemented as well as in the Historic District. Mr. Nelessen agreed to add this to his report. Ms. Nietz also asked about allowing upper floor residential use in commercial areas. She noted that this type of situation often leads to an area's deterioration and asked how this can be avoided. Mr. Nelessen agreed and said certain restrictions would have to be implemented and further that the best use for these upper levels is large scale loft housing. He noted that this type of housing is expensive. He said some communities require yearly or bi-yearly residential inspections to avoid this problem.

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(1-1975) Ms. Nietz also had a concern about accessory units in

residential areas and how they can be handled. Mr. Nelessen suggested that the use be treated as a conditional or special use permit type use.

(1-2065) Parks and Recreation Commission Chairman Pete Livermore asked for Mr. Nelessen's recommendation on neighborhood parks.

Mr. Nelessen commented that basically residents are willing to accept smaller lots in order to allow for the neighborhood parks and/or soccer type fields. He also commented on the general size and configuration of these facilities.

(1-2215) Parks and Recreation Commission Member Jay Meierdierck asked about the typical size and population of a neighborhood and Mr. Nelessen explained that they can be between ten and 100 acres of land.

(1-2257) Shade Tree Council Chairperson Donna Kuester expressed her concern about shade trees in the community. Mr. Nelessen explained that the survey had clearly indicated the public's desire for trees and explained how the use effluent will affect how and where these can be accommodated.

(1-2351) Parks and Recreation Commission Member Doug Martin asked about traffic at park facilities. Mr. Nelessen explained how adjacent street widths, pedestrian cross-walks, and speed limits can make the parks accessible and safe for all.

(1-2475) Ms. Nietz asked if there had been any input from NDOT on issues relating to downtown. Mr. Nelessen said there had not been any. City Manager Berkich reported that the Mayor had presented the plan to the Director of NDOT, Garth Dull, and that it is under consideration by that agency.

(1-2685) Planning Commissioner Allen Rogers asked how the results of the survey had affected the sign ordinance. Mr. Nelessen discussed the situation in detail, including the impact of the proposed bypass, projected traffic patterns, and what can be done to resolve these problems.

(2-0175) Mayor Teixeira expressed his feeling that the visioning process has worked and thanked Mr. Nelessen for all his hard work. Mr. Nelessen said it is his hope that the finished report will be as well accepted as the draft has been. Supervisor Tatro then moved that the Board of Supervisors accept the draft report as presented with the comments that were brought forward from the nine previous meetings, as presented by Mr. Nelessen, as well as the comments that were incorporated into the report at this meeting. Member Bennett seconded the motion. Motion carried 4-

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(2-0145) Mr. Nelessen then congratulated the City for utilizing their public access television system in the visioning process. He noted that Carson City was the first to use this methodology and that it is being used as a model by many other cities involved in a similar visioning process. Planning Commission Chairman Lee Pisiewski expressed his feeling that Mr. Nelessen has done an excellent job. He added that they now have everyone's attention and this is the first step in a process that is focused on completing the Master Plan update.

There being no further business, Mayor Teixeira entertained a motion from each Commission to adjourn. Planning Commissioner Nietz moved to adjourn. Planning Commissioner Mally seconded the motion. Motion carried 5-0.

Parks and Recreation Commission Member Jay Meierdierck moved to adjourn. Parks and Recreation Commission Member Leck seconded the motion. Motion carried 7-0.

Supervisor Ayres moved to adjourn. Supervisor Tatro seconded the motion. Motion carried 4-0. Mayor Teixeira adjourned the meeting at 7:48 p.m.

The Minutes of the March 15, 1994 Joint Meeting of the Board of Supervisors, the Parks and Recreation Commission and the Regional Planning Commission

ARE SO APPROVED____4/19/94_____, 1994

/s/_____
Pete Livermore, Chairman
Parks and Recreation Commission