

CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE

Minutes of the August 9, 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, August 9, 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
Dan Neverett
Janice Shafer
James Wallace

PRESENT: Angela Barosso, Economic Development / Redevelopment Officer
Mary-Margaret Madden, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A tape 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, DETERMINATION OF A QUORUM (1-0007) - Chairperson Williamson called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Member Valenti was absent. Member Shafer arrived at 5:32 p.m.

B. ACTION ON APPROVAL OF MINUTES - May 10, 2006 (1-0014) - Member Jones moved to approve the minutes. Member Cowan seconded the motion. Motion carried 7-0.

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

D. ACTION ON REQUEST FOR A PARKING WAIVER OF TWO ON-SITE SPACES BY WILCHER, VANDYCK, ALBERT & ASSOCIATES FOR A VOCATIONAL REHABILITATION COUNSELING FIRM AT 503 EAST SPEAR STREET, APN 004-234-01 (1-0023) - Chairperson Williamson introduced Kelly Wilcher, who provided background information on her firm and reviewed the parking waiver request. [Member Shafer arrived at 5:32 p.m.] Ms. Wilcher circulated photographs of the property among the committee members, and described its location in relation to adjacent properties. In response to a question, she explained the location of the handicapped parking space. She responded to additional questions regarding the proposed tandem parking. Following discussion, Member Shafer noted the additional 15 feet of right-of-way would accommodate two-full length vehicles.

In response to a question, Ms. Wilcher advised of an existing parking waiver associated with the salon currently housed in the building. She pointed out adequate on-street parking using one of the photographs. In response to a further question, she advised that the salon will not remain. Member Wallace noted the existing parking waiver would be nullified because of the building having been purchased for a new use. In response to a question, Ms. Wilcher advised that the parking requirement for the new use is based on the total square footage of the property. She advised that Planning and Community Development Senior

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Planner Jennifer Pruitt had provided the information regarding the required 6.1 parking spaces. In response to a question, Ms. Wilcher advised that the house was constructed in 1992. She acknowledged that the Building Department had approved handicapped access to the building. She advised that no parking will take place in front of any of the adjacent residential properties. The counseling firm has low volume traffic.

Chairperson Williamson entertained a motion. **Member Neverett moved to grant the waiver of two on-site parking spaces. Member Cain seconded the motion.** Member Shafer referred to a previously approved parking waiver on the corner of Musser and Roop Streets, and expressed the opinion that the subject waiver “is a lot safer.” Chairperson Williamson called for a vote on the pending motion; **motion carried 8-0.**

E. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO ESTABLISH A CONTROLLED PARKING ZONE ON MUSSER STREET BETWEEN DIVISION STREET AND CARSON STREET WHICH WILL LIMIT PARKING TO TWO HOURS BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS (1-0252) - Chairperson Williamson introduced Hanifin’s Antiques owner Michael Robbins, and provided background information on this item. Ms. Barosso circulated photographs among the committee members.

(1-0277) Mr. Robbins commented that the downtown area has progressed. He advised he would not continue in the antiques business “for the rest of his life,” and expressed the opinion someone would take his building “for a higher use ... generat[ing] more money, more traffic.” He noted the amount of traffic which could be generated at his location by a store such as Trader Joe’s, and advised that such a store would “never go there if they don’t have adequate parking.” He agreed there “isn’t a problem 80 percent of the time.” He advised he was not requesting a solution for the existing situation, but advised there are times when parking is not available. He expressed the opinion that the business neighborhood in the area of his store is in transition. He discussed new stores moving into adjacent properties, and noted the potential of other properties. He expressed concern over limited parking inhibiting “better businesses from coming down here.” He expressed the further opinion that Musser Street is one of the most critical, being directly adjacent to the capital. He discussed the importance of available parking at Musser and Curry Streets. He suggested that one way to generate more sales tax revenue is to allow for “more people to come and go in the town.”

Chairperson Williamson advised of having discussed parking issues with Parking Enforcement Officer Frank Rahm. She expressed the opinion the City’s parking zones haven’t been established with any purpose or design. Member Block discussed parking uses in the area of Musser and Curry Streets. He expressed the opinion there is adequate parking, but inadequate signage. Mr. Robbins clarified that his concern had to do with the possibility of future retailers moving to Carson City, and the potential problems caused by the lack of adequate parking. Allowing people to park in the most “prime spots ... all day is ruining your future.” Mr. Robbins agreed the existing parking is adequate most of the time. He expressed the opinion that larger retailers should be encouraged to locate in downtown Carson City.

In response to a comment, Chairperson Williamson advised that the Board of Supervisors had referred Mr. Robbins’ proposal back to this committee out of concern that the committee hadn’t had an opportunity to discuss it. Member Jones noted inconsistencies in parking. Mr. Robbins noted two-hour parking on Telegraph and Proctor Streets, and that Musser Street is “all day.” Member Shafer advised that the Attorney General’s Office parking lot will be improved in the near future, thus lending itself to more

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organized and additional parking. She explained that Musser Street parking is designated "based on the classification of road." She advised that Division Street is designated as State Highway 512, and that many of the leaders which go from Highway 395 to Division Street are considered collector streets. Parking designations are considered accordingly. Member Shafer acknowledged that the City controls the streets based on agreements with the Nevada Department of Transportation.

Member Cowan noted that Economic Development / Redevelopment Manager Joe McCarthy and his staff will be directly involved with any large retailer moving into Carson City. Discussion followed, and Member Neverett suggested researching the street classifications.

(1-0612) Nicole Block inquired as to what would be required to increase signage in the downtown area. Chairperson Williamson advised that the City is awaiting Robert Inwood's final designs. Ms. Barosso advised that grant applications for the gateway signage were submitted to NDOT last January. The City is awaiting word on whether the applications have been approved. Ms. Barosso anticipates that the gateway signage would be done first and then wayfinding signage. Discussion took place with regard to utilizing redevelopment funds to install signage, parking improvements behind the Attorney General's Office, and a new tenant for the Stewart Title building.

Chairperson Williamson advised she would research the street classifications and reagendaize this item for a future meeting. Member Neverett requested research into the number of available parking spaces at certain times of the day.

F. UPDATE AND DISCUSSION ONLY REGARDING ONGOING REDEVELOPMENT ACTIVITIES (1-0737) - Chairperson Williamson suggested that the Christmas ornament working group schedule a meeting in the near future. She provided a package of information to Member Jones. Ms. Barosso provided a status report on the Presbyterian Church project. Attorneys Ernie Adler and John Griffin are working together to form a non-profit entity for the purpose of fund raising. Ms. Barosso advised that the urban code is still in draft form. Mr. McCarthy, Planning and Community Development Principal Planner Lee Plemel, and the master plan consultants are working on the draft. Ms. Barosso anticipates that a draft will be presented to the committee at the next meeting. Mr. Plemel has been invited to the September committee meeting to present the downtown video. Ms. Barosso advised that funds for the incentive program remain frozen by the Board of Supervisors. There have been many requests for redevelopment incentive funding; however, applicants have been informed the program is not available. Ms. Barosso discussed 2006 / 2007 goals for the Redevelopment Department to expand both redevelopment project areas, particularly the downtown area. She reviewed the boundaries of the redevelopment project areas, and advised of considerations for including the Lompa property. She reviewed the strict standards for including properties in a redevelopment project area, and noted that property owners would have the option to be included.

Chairperson Williamson responded to questions regarding the Northgate Shopping Center. Member Block provided a status report on the Ormsby House project. In response to a comment, Chairperson Williamson advised that the purpose of the non-profit entity being formed by Attorneys Adler and Griffin would be for historic preservation. She thanked the business and property owners who had participated in placing flower baskets on the downtown light posts.

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Chairperson Williamson and Ms. Barosso responded to questions regarding redevelopment funding allocated toward sidewalk improvements. In response to a question, Chairperson Williamson offered to check into funding earmarked in the redevelopment budget for street lights. Discussion took place regarding replacement of the historic blue line. Chairperson Williamson advised of a free jazz festival scheduled for the end of August at the Brewery Arts Center. She noted the Sunday Concert Series at the Legislative Mall. She advised that the downtown video had been presented to Carson Nugget representatives, and that it was very well received.

G. ACTION ON ADJOURNMENT (1-0971) - Member Shafer moved to adjourn the meeting at 6:22 p.m. Member Cain seconded the motion. Motion carried 8-0.

The Minutes of the August 9, 2006 Carson City Redevelopment Authority Citizens Committee meeting are so approved this 13th day of September, 2006.

ROBIN L. WILLIAMSON, Chair