A regular meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 5:30 p.m. on Wednesday, November 12, 2003 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Robin Williamson

Vice Chairperson Linda Johnson

Art Hannafin Joe Lushina Fred Nietz Morey Tresnit Sally Zola

STAFF: Joe McCarthy, Economic Development/Redevelopment Manager

Jennifer Pruitt, Associate Planner

Vern Krahn, Parks Planner

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** (1-0007) Chairperson Williamson called the meeting to order at 5:30 p.m. Roll was called; a quorum was present.
- **B. ACTION ON APPROVAL OF MINUTES October 8, 2003** (1-0011) Member Zola moved to approve the minutes. Member Nietz seconded the motion. Motion carried 6-0.
- C. PUBLIC COMMENTS ON NON-AGENDIZED ITEMS (1-0036) Lori Jackson, of Mill Creek Gallery, discussed an art walk proposal for the downtown area. Mr. McCarthy provided a business card to Ms. Jackson and requested that she contact him to discuss the proposal further.

D. REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE:

D-1. DISCUSSION AND ACTION ON REDEVELOPMENT INCENTIVE FUNDING REQUEST BY PAUL TAGGART AND PAT KING FOR IMPROVEMENTS TO THE STEWART-NYE HOUSE IN THE HISTORIC DISTRICT (1-0075) - Chairperson Williamson referred to the Incentives Program Application which was distributed to the Committee members and staff prior to the start of the meeting. Mr. McCarthy advised that neither Mr. Taggart nor Mr. King would be in attendance at the meeting. He provided an overview of the application, and noted that the proposed improvements have been divided into three phases. [Member Hannafin arrived at 5:36 p.m.] Mr. McCarthy discussed the historic significance of the Stewart-Nye house. He advised that the owners have indicated their intent to include additional landscape and façade improvements if the incentive funding application is approved.

Mark Lopiccolo, of Lopiccolo Construction, acknowledged that he had submitted a bid for the roof project. Mr. McCarthy acknowledged that sufficient funding exists in redevelopment accounts to approve the application. He further acknowledged that the subject application was only for phase 1 of the project. In response to a further question, Chairperson Williamson advised that there is no commitment on the part of

the property owners to move forward with phases two and three nor is there any request for incentive funding for phases two and three at this time.

Chairperson Williamson explained the redevelopment incentive program for the benefit of the citizens present. Mr. McCarthy provided background information on the redevelopment incentive program since its inception in 1992. He noted that approximately \$1.2 million in property tax has stimulated approximately \$15-\$17 million in investment by some "very courageous property owners" in the downtown area. He emphasized that the redevelopment incentive program is not just a grants program, but a catalyst to stimulate redevelopment. He responded to questions regarding the amount of incentive funding available for allocation. In response to a question, Chairperson Williamson described the boundaries of the redevelopment district. Member Nietz commented that the project is worthwhile and should be pursued. Member Nietz moved to approve the application for redevelopment incentive funding requested by Paul Taggart and Pat King for improvements to the historic Stewart-Nye house in an amount not to exceed \$2,000. Vice Chairperson Johnson seconded the motion. In response to a question, Member Nietz clarified that the intent of his motion was to allocate incentive funding only for the roofing project. Chairperson Williamson called for additional comments from the Committee and from the public. When none were forthcoming, she called for a vote on the pending motion; motion carried 7-0.

- **D-2. REPORT ON CHRISTMAS ORNAMENTS FOR 2003** (1-0320) Chairperson Williamson provided background information on this item. She discussed the purpose of developing the ornament, and reviewed the list of businesses at which the ornaments will be available. Mr. McCarthy circulated this year's and last year's ornaments. Chairperson Williamson reviewed the ornament pricing and offered the ornaments for sale to any interested shop owner. She commended Member Nietz on coordinating the manufacturing details.
- **D-3. REPORT ON THE DOWNTOWN KIOSK** (1-0383) Mr. McCarthy commended Member Hannafin on his efforts to obtain bids for this project. He advised that the contract with ABC Heating and Sheet Metal has been signed and the construction will move forward shortly. He provided background information on the design contest sponsored by the Committee. Member Hannafin described the kiosk design. Mr. McCarthy advised that construction is anticipated to be complete within 30-60 days. Chairperson Williamson responded to questions regarding the type of information which will be approved for posting at the kiosk.
- **D-4. DISCUSSION REGARDING MIXED USE ZONING IN THE REDEVELOPMENT DISTRICT** (1-0488) Chairperson Williamson referred to the November 5th public meeting and thanked the citizens and Committee members for their attendance and participation. Mr. McCarthy distributed an October 28, 2003 Press Release to the Committee members, staff, and the citizens present. He provided background information on this item, and circulated the Visual Preference Survey which was completed in the 1990s. He reviewed the concepts, advantages, disadvantages, and challenges outlined in the *Promoting Mixed Use Development in the Redevelopment District* section of the press release. He referred to the displayed zoning map and discussed potential development/redevelopment projects for the proposed mixed use zoning area. He discussed the importance of the public meeting process and noted that progress on the mixed use zoning project will be dependent upon public input and participation. Chairperson Williamson and Mr. McCarthy discussed feedback received as a result of the November 5th public meeting. They invited public comment.

(1-1076) In response to a question, Ms. Pruitt advised that the reports compiled by Jane Chesney had been received in the Planning and Community Development Department; staff was in the process of copying and distributing them. Mr. McCarthy acknowledged that copies would be made available to the Committee members.

(1-1111) Brad Linn discussed concerns regarding parking issues in the historic and redevelopment districts.

Chairperson Williamson advised that the mixed use zoning district will not supercede the historic and downtown development districts guidelines. Mr. McCarthy discussed various methods for addressing parking issues, including provisions for shared and on-street parking. In response to a question, Chairperson Williamson expressed the opinion that the most reasonable approach to construction of a parking structure will be a partnership.

(1-1270) Ms. Chesney provided historic information on the closure of Plaza Street, and suggested that renewing discussions with Nugget representatives regarding a parking structure may be worthwhile.

(1-1340) In response to a question, Mr. McCarthy acknowledged that parking lots on State property are accessible to the public. John Davis noted that this is a fact which is most likely overlooked by many citizens. He suggested utilizing State-owned parking lots more during evenings and weekends. Chairperson Williamson agreed and commented that more activity needs to be generated during evenings and weekends. She advised that a new State building will be constructed on Stewart Street, and State representatives have indicated that parking will be available to the public on this property as well. Mr. McCarthy advised that 200 surface parking spaces, which will serve the southern portion of the redevelopment district, will be available during the evenings and weekends.

Mr. McCarthy introduced Ms. Pruitt and provided background information on her position and responsibilities as Associate Planner with the Planning and Community Development Department. Ms. Pruitt discussed methods by which parking requirements can be satisfied, including parking waivers, variances, and reciprocal agreements.

Chairperson Williamson solicited input regarding mixed use zoning overlays.

(1-1457) Mr. Davis expressed understanding for the challenges mentioned, but expressed support for the concept. He discussed his involvement in the vision study conducted by Dan Mooney as part of the Redevelopment Strategic Plan process, and commented on the importance of customer activity at times other than traditional working hours.

(1-1477) Adam Baker expressed his love for Carson City and discussed his tenure as a resident. He expressed support for the mixed use development concept. He discussed the need for an "attitude shift" by the "people who are in charge of zoning." He advised of owning a barber shop in town. He expressed the opinion that the Planning Department often "oversteps their bounds," and commented that "there is a fine line between managing the community and micromanaging somebody's business." He expressed the further opinion that there are "too many fences and not enough gates." He suggested that the small business owner is becoming discouraged and not wanting to do business in Carson City. Instead of focusing on attracting customers, Mr. Baker suggested that the first concern should be attracting business owners.

(1-1594) Mark Claypool inquired as to what can be done to eliminate the parking issue in order to move on to addressing new issues and challenges. He clarified that he does not believe there is a parking problem in the downtown area. Discussion took place with regard to the same. Jenny Claypool inquired as to the time frame for implementing the mixed use zoning overlays. Chairperson Williamson advised that once a sufficient amount of public input has been received, a draft plan will be developed and submitted to the public review process. She advised that a draft plan will be developed or a determination made not to pursue the project in a reasonable amount of time. She reviewed the projects funded and completed by the Redevelopment Authority over the past several years. Vice Chairperson Johnson advised that several hundred parking spaces have been developed in the redevelopment district over the last ten years. She further advised that once the bypass is constructed, traffic on Carson Street is anticipated to be the same as it is now. Mr. McCarthy noted that large trucks and, hopefully, pass through traffic will be eliminated. The hope is that the traffic will be destination-based which is significantly different than the existing traffic flows. Mr. McCarthy pointed out that once Carson City owns Carson Street again, signage and traffic equipment will be more effective and calming.

(1-1798) Mr. Baker discussed the need for improved lighting in the downtown area to foster safe pedestrian activity. He expressed the opinion that the downtown area is not very pedestrian or bicycle friendly.

Discussion took place regarding establishing a time frame for the process. Member Nietz referred to the design developed by Member Hannafin in relation to the Brewery Arts Center and St. Teresa's church as a theater/arts complex. He proposed utilizing this concept as a keystone test case for the mixed use development overlay.

(1-1996) In reference to the discussion regarding establishing a time frame, Mark Lopiccolo pointed out that the public generally does not get engaged in a process until it is nearly finished. He suggested that establishing a six-month time period may create more involvement at the outset.

Vice Chairperson Johnson solicited input from any citizen present who was adamantly opposed to or had serious concerns regarding the mixed use development overlay concept.

(1-2020) Ms. Chesney advised that there has never been a circulation pattern or parking study done in the historic district. Only house by house profiles have been done with regard to parking. She pointed out that "one of the charms of Carson City allegedly, as a tourist destination, is the historic district with no on-street parking to speak of except for those who live there." She noted that there are a lot of trees between the streets and the interior sidewalks, and commented that the vista can't be "cluttered up so that we end up with dying trees and visual clutter and no provision made for parking." She suggested that centralized parking is critical in order that people who prefer to retain residential property can do so. Mixed use should be controlled in terms of lighting, both as to type and "at what hours." She suggested that residents of the historic district would be more receptive to the mixed use concept if they had some idea of where parking would be proposed. She commented that the visual clutter created by "parking everywhere" in the historic district would depreciate the value of the district for the community and for the property owners. She suggested first conducting a circulation and parking study into the area where the mixed use overlay would be extended. She further suggested that until the circulation and parking study is conducted, no one will

know whether they object to the mixed use concept. In response to a comment, she suggested that the reports she developed approximately 18 years ago are still extremely valid. Ms. Pruitt discussed a circulation study which has been implemented by an Engineering Division staff person. She offered to provide a status report to the Committee.

Mr. McCarthy suggested that the Committee begin discussing small, cautious, pilot projects at the next meeting. He advised he would provide the Committee members copies of Ms. Chesney's reports as well as other reports done in the 1980s and 1990s. Vice Chairperson Johnson requested Mr. McCarthy to provide copies of the parking study to the Committee members. Mr. McCarthy made his contact information available to the citizens in order to receive their input. Chairperson Williamson called for additional comments and questions; however, none were forthcoming.

E. ACTION ON ADJOURNMENT (1-2295) - Vice Chairperson Johnson moved to adjourn the meeting. Member Zola seconded the motion. Motion carried 7-0.

The Minutes of the November 12, 2003 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this 10th day of December, 2003.

ROBIN L. WILLIAMSON, Chair