

**CARSON CITY REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**Minutes of the February 20, 2004 Meeting**

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A special meeting of the Carson City Redevelopment Authority Citizens Committee was scheduled for 8:30 a.m. on Friday, February 20, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Chairperson Robin Williamson  
Don Bruce  
Stan Jones  
Joe Lushina  
Janice Shafer  
Gigi Valenti  
Jim Wallace

**STAFF:** Joe McCarthy, Economic Development/Redevelopment Manager  
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 8:30 a.m. Roll was called; a quorum was present. Members Cowan and Zola were absent.

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

**C. REDEVELOPMENT AUTHORITY CITIZENS COMMITTEE**

**C-1. DISCUSSION AND ACTION ON A REQUEST BY MIKE MILLARD FOR A PARKING WAIVER OF 21 ON-SITE PARKING SPACES FOR HIS CONVENTION CENTER/ASSEMBLY HALL PROJECT (FORMERLY WYLIE'S COPY CENTER) AT 211 EAST NINTH STREET, APN 004-055-06 (1-0014)** - Chairperson Williamson thanked the Committee members for their attendance. She introduced Mr. Millard's representative, Brandy Cain, who displayed a site plan. Mr. McCarthy distributed a memo from Principal Planner Lee Plemel and provided an overview of the same. [Member Valenti arrived at 8:32 a.m.] Discussion took place regarding existing parking on the subject property. In response to a question, the Committee members acknowledged having seen the subject area.

Member Lushina suggested ensuring that a sufficient number of pedestrian crosswalks are included in the plans for the new State office building. Member Jones advised of having driven by the subject site on three different occasions, and that in the middle of the day most of the existing parking spaces are already occupied. He expressed concern that adequate parking will not be available for large events. Member Shafer requested that the required ADA accessible parking spaces be designated within the existing on-site spaces. Mr. McCarthy acknowledged that new construction will encroach into the existing parking lot. Member Lushina advised that his office is adjacent to the subject site, and confirmed that parking is minimally available. In response to a question, Mr. McCarthy advised that the State's construction project will not be finished until mid- to late 2005. Chairperson Williamson shared the Committee's concerns, but noted that the project cannot go forward without the parking waiver. She advised that Planning and

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Community Development Department staff is supportive of the parking waiver request. In response to a comment, Member Valenti noted that weddings would most likely take place during the weekend. Discussion took place regarding alternative parking areas, and Member Lushina estimated the Carson Mall parking lot to be 80% full at any given time.

At Mr. McCarthy's request, Ms. Cain discussed anticipated use of the convention center/assembly hall. In response to a question, she advised that the target market for the convention center/assembly hall is primarily weddings and conferences/large meetings. Mr. McCarthy advised that the Convention and Visitors Bureau is soliciting small, professional conferences for Carson City. In response to a question, Member Shafer advised that the project was submitted to the City's Major Project Review process which is a preliminary step before beginning the design phase. At Mr. McCarthy's request, Ms. Cain explained Mr. Millard's motivation for requesting the special meeting.

Chairperson Williamson explained the benefits of the project, including that it meets an identified need for more meeting and event space, that it promotes redevelopment of the area around the Red's/Copper Pointe Plaza, and that it compliments the Plaza Motel expansion. She acknowledged that the subject area is small and is becoming more and more congested. She further acknowledged that an expansion is planned for Red's. She discussed the old Carson Valley Oil lot as a potential redevelopment site, and pointed out that the Legislature parking garage is open to the public. In response to a question, Ms. Cain advised that shuttle buses may be a possibility. Chairperson Williamson acknowledged that on-site ADA accessible parking spaces are required for the project.

Member Lushina agreed with Chairperson Williamson's comments, but expressed concern with regard to additional congestion in the area. He pointed out that the Committee recently approved a parking waiver request for the Plaza Hotel expansion. He expressed further concern with regard to being called for a special meeting at the request of a business owner to discuss one item. He suggested that additional due diligence may be needed prior to taking action. Member Valenti commented on construction project time lines in conjunction with the various required committee/commission and City department approvals. She expressed understanding for Mr. Millard's request to schedule a special meeting, and noted that the Committee had the prerogative, at the last regular meeting, to deny his request. **Member Valenti moved to approve the parking waiver with the condition that Mr. Millard must designate two on-site ADA parking spaces. Member Bruce seconded the motion. Motion carried 4-2-1, Member Lushina abstaining.**

**D. ADJOURNMENT** (1-0407) - A motion was made, seconded and carried to adjourn the meeting at 8:50 a.m.

The Minutes of the February 20, 2004 meeting of the Carson City Redevelopment Authority Citizens Committee are so approved this 10<sup>th</sup> day of March, 2004.

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ROBIN L. WILLIAMSON, Chair