

PLANNING COMMISSION MEETING ATTENDANCE

July 2017 – June 2018

X = present

MEETING DATE	Paul Esswein	Mark Sattler	Candace Stowell	Charles Borders, Jr.	Elyse Monroy	Hope Tingle	Daniel Salerno
7/26/2017	X	X	X	X	X	Joined August 2017	X
8/30/2017	X	X	X	X	X	X	X
9/27/2017	X	X	X	X		X	X
10/25/2017	X	X	X	X	X	X	X
11/29/2017	X	X	X	X		X	X
12/20/2017	X		X	X	X	X	X
1/31/2018	X	X	X		X	X	X
2/28/2018	X	X	X	X	X	X	X
3/28/2018	X	X	X	X		X	X
4/25/2018	X	X	X	X	X	X	X
5/30/2018							
6/27/2018							
Total	10	9	10	9	7	9	10
Percentage	100%	90%	100%	90%	70%	100%	100%

LATE MATERIAL

Item #: 18B

Meeting Date: 05/17/18

PLANNING COMMISSION MEETING ATTENDANCE
July 2016 – June 2017

X = present

MEETING DATE	Paul Esswein	Mark Sattler	Charles Borders, Jr.	Elyse Monroy	Monica Green	John "Walt" Owens	Candace Stowell (joined June 17)	Daniel Salerno
19-Jul-16	X	X	n/a	X	X			X
31-Aug-16	X	X	X			X		X
9/28/2016 & 09/29/2016	X	X	X	X	X	X		X
26-Oct-16	CANCELED							
30-Nov-16	X	X	X	X	X	X		
21-Dec-16	X	X	X	X	X	X		X
25-Jan-17	X	X	X	X	X			X
22-Feb-17	X	X	X	X	X			
29-Mar-17		X	X		X	Resigned		X
26-Apr-17	X	X	X	X	X	n/a		X
31-May-17	X	X	X		X	n/a		X
28-Jun-17	X	X		X	Resigned	n/a	X	X
Total	10	11	9	8	9	4	1	9
Percentage	91%	100%	82%	73%	90%	57%	100%	82%

Alex Dawers

Supplementary Planning Commissioner application questions:

1. Describe any experience you have in dealing with planning or development?

Throughout my time in the building industry, I have consistently utilized local development planning in order to help with forecasting for my company. While this is not necessarily planning or developing in and of itself, it has helped me become familiar with the process of local planning.

Additionally, working alongside of developers and contractors has given me a unique perspective. I have been able to observe what I consider to be unsafe or wasteful development, just as I have been able to observe, and thankfully be a part of, what I consider to be sustainable and beneficial development.

2. In your opinion, describe Carson City's best and worst land development decisions.

In my opinion the worst land development decision in the history of Carson City has been the decision to terminate the 580 freeway at the HWY 50 intersection, as opposed to terminating slightly further south, or at least in a north/south orientation. There are roughly 40k vehicles that travel north and south along that corridor every day, whereas approximately 8k vehicles travel up and down Spooner. This alone would seem to dictate the necessity of a north/south orientation. While going too far south may have essentially funneled traffic out of town, the decision to terminate the freeway at the current location (and in an east/west orientation) was, in my opinion, flawed. Considering the freeway was recently completed, and travelers are already having to wait through two traffic signal cycles on a fairly common basis in order to exit the freeway and head south, there doesn't seem to be much room to support the growth of the region in terms of traffic flow.

As far as best land development decisions go, I strongly agree with *most* of the downtown rejuvenation project. I think providing a pedestrian friendly environment will lead to a stronger retail and food presence, which will in turn help boost the local economy. The area is also more desirable to local small businesses. In all honesty, however, even without the potential economic benefits, I believe that the benefit to the quality of life for Carson City residents was well worth the cost.

Another great development decision was moving the hospital to its current location in North Carson. The old hospital was in a residential area, and moving it to a more removed, but still easily accessible location, was the perfect decision for the community. Not only was traffic flow unsustainable in the old location, but it was quite honestly

dangerous. Along with traffic flow came noise and general disturbance for the surrounding community. Also unsustainable was the size of the old building. While we could have added on to that building and perhaps built in more parking, none of those decisions would have benefitted the surrounding neighborhoods. All of the problems were solved by building the new hospital in the new location, and for that reason, I believe that was a highly beneficial decision.

3. Describe your vision for Carson City in ten years.

In ten years, I would like to see that Carson City has continued to develop public lands within the city limits. I hope to see neighborhoods developed with a healthy mix of multi-family housing, single family dwellings, and light-commercial zoning. I would like to see the downtown area developed to house more businesses and multi-family buildings (such as the current project between Curry and Nevada Streets), while maintaining the historic nature of the area. Walking paths, bike paths, parks, and public transportation for residents should be, in my opinion, of the utmost importance. It is my belief that every household in Carson City should be within reasonable walking distance from schools, parks, public services, restaurants, and recreational areas. I believe that commuting across town for work, should be an easy process. Through proper land development, we can help to ensure that process remain easy. Additionally, more development of industrial areas, potentially in the northwest portion of the valley, could be greatly beneficial to the local economy.

Being a father of 3, safety is incredibly important to me as well. Through efficient land development, not only can we help to maintain safe traffic conditions for everyone, but we can also maintain an upscale community, which will help keep crime, and especially violent crime, out of our neighborhoods.

Beyond my personal agenda, however, I believe that public opinion should carry great weight in the planning commission's decision making process. I believe the people of Carson City have excellent ideas and plans of their own, and as a member of the planning commission I plan to take the people's opinion into account for every decision I make, as well as every vote I cast.

Thank you for your time.

Teri Preston

Supplementary Planning Commissioner application questions:

1. Describe any experience you have in dealing with planning or development?

I am a third-generation general building contractor and second-generation Realtor with 30 + years of hands-on experience locating, developing, constructing, selling and managing commercial and residential properties in the private sector for my family, myself and others, as well as an additional decade of similar service in the public sector with the State of Nevada.

I began working in my family's development, real estate, and construction business in Carson and Northern Nevada in the mid 70's through the mid 80's on multiple developments.

I opened my first construction and development company in Washington State in the late 80's to enhance my full service residential / commercial real estate company. I worked hand in hand with the Community Development offices of Olympia, Lacey, Tumwater and Thurston County to address, zoning, platting, storm water mitigation, late comer fees, utility improvement and land improvement districts, access, trail systems and other concerns affecting projects under my oversight.

I was appointed and served as the Realtor Representative of the Thurston County Storm Water & Runoff Task Force formed to develop policy identifying water sources, use priority, monitoring, and control of the resource. The Task force was comprised of elected officials from the three cities, the County, and the State, local tribes, developers, environmental and sportsmen organizations.

Over the past four decades using and enhancing the skills obtained throughout the years, I have initiated and overseen projects as an employee and/or project manager for others, as well as for my interests in Nevada, California, and Washington. This includes the production and presentation of Developer and Property Reports required by the State of Nevada NRS 119 and NRS 645 for large developments.

For nearly a decade I oversaw the day to day operations of the State of Nevada Buildings and Grounds, Leasing and Contract Services Department. I located sites for the various programs throughout the State, defining tenant improvements (TI's), negotiating terms, finalizing contracts, overseeing those TI's and managing the leases for over 2,000,000 sq. ft. of office, warehouse, and industrial space. I was responsible for the preparation and partial oversight of the State contracts with vendor and municipalities, including the Marlette/Hobart water system enhancements and construction. My staff and I reviewed and issued special use permits for all State facilities under Buildings and Grounds control.

After retiring from the State of Nevada, and I returned the private sector providing commercial real estate, sales, consulting, leasing, and property management services in Northern Nevada.

2. In your opinion, describe Carson City's best and worst land development decisions.

During my lifetime, my hometown of Carson City has changed considerably and has been impacted by development decisions good and bad.

The Best:

- The consolidation of Ormsby County, New Empire, Stewart and Carson City services into one entity eliminating duplication.
- The implementation of purchasing development rights at fair market value for Open Space.
- The use of reclaimed water for the parks and golf courses.
- The partnering and cooperation for improvements and enhancements to the State of Nevada's Marlette/Hobart water system and partnering with Douglas County for water rights and water purchases.

The worst:

- There is not a freeway on/off ramp at 5th Street allowing direct ingress and egress west to the City's downtown and historical districts, the Capitol and Legislative complex, schools, various neighborhoods including the new Lompa Ranch development, and to the east, the Carson City Corporate yard, more schools and neighborhoods, parks and open spaces along the river corridor such as Silver Saddle Ranch and the planned State Prison Museum.
- There is a lack of housing for the current population in various price points.
- Former elected officials not allowing the Walmart Superstore on South Carson Street due to a city agreed non-compete with Raley's, thus creating the county border retail center at the Douglas/Carson County line.
- The dangerous blind intersection at Combs Canyon and Timberline Road.
- The non-constancy in road names i.e. College, Fairview, Edmonds ring road and Ormsby, Foothill, Combs Canyon, Timberline arterial.

3. Describe your vision for Carson City in ten years.

We require balance and foresight for our City's future if we do not wish to be a bedroom community or have the current primary employer of this area, State government, consider relocation due to loud voices throughout Nevada, from the South and the North. We, as a community must diversify, and not be under the thumb of any one entity.

The current zoning plan requires extensive review. There are very few multi-family zoning areas and single-family infill needs to occur, to effectively use the existing and planned infrastructure. I would like to see staggered new construction coupled with revitalization of existing housing, to serve all socioeconomic sectors.

It will be important that private office space continues to be built, maintained, and remain cost efficient. If not, the State will build new buildings on their campuses between Stewart and Roop Streets and in the Las Vegas area, vacating private properties that are currently on the Carson City tax rolls and are a valuable revenue source. (Note: government buildings are exempt from property tax).

Casinos, unfortunately, do not provide the revenues they once did. We need more industrial facilities to house companies coming to this area ranging from small warehouse office combo incubator space to larger facilities for manufacturing and distribution. We need to utilize the workforce we are creating at WNC.

We have a beautiful new downtown, yet the entrance corridors from the new freeway are not welcoming. The vacant lots, obsolete and derelict structures, need attention - especially those in our north, east, and south corridors. This will require a concerted effort of structured change, fresh ideas, code enforcement, signage review, cooperation from the building owners and tenants coupled with the support of the citizenry.

Currently, our neighboring communities of Dayton, Washoe City, Johnson Lane, and Indian Hills, located in Lyon, Washoe and Douglas Counties provide the housing and commercial services our current and desired population and workforce wants and requires. Carson City needs to address a situation that is sending housing, business, and manufacturing revenues to our bordering counties rather than creating opportunities within our county borders.

Supplementary Planning Commissioner application questions:

1. Describe any experience you have in dealing with planning or development?

In the public sector I have served in the following positions over the past 31 years:

- Planning Commission – Carson City, Nv
- Planning Commission – Pt Aransas, Tx
- City Council & Mayor Pro Tem – Pt Aransas, Tx
- President & School Board Member – Pt Aransas ISD
- Parks & Recreation Board – Pt Aransas, Tx
- Charter Review Commission – Port Aransas, Tx

In the private sector, I owned and managed a property management firm that specialized in high rise resort condominium plans and developments including their operational design, operations and maintenance.

2. In your opinion, describe Carson City's best and worst land development decisions.

Simplistically, the purpose of the Planning Commission is to interpret and enforce the plans and ordinances of the City. We, as a body, do not make policy. It is our duty to administer and interpret the policy as it is presented to us. It is the Board of Supervisors' job to take our advice, the advice of staff and the community to formulate these policies.

In my opinion, the continued and concerted efforts to improve the downtown area have been a success in both the private and public sectors. We are creating a downtown atmosphere that is "user friendly", is attractive, and creates a good and lasting impression for citizens and visitors alike. We need to continue to improve on our efforts in the historical district as well as the Carson Street corridor to make the state capital's downtown a showplace.

When made in the open and without hidden agendas, Cities do not make bad decisions, some decisions are just better than others. Potentially the worst land development decision might be the way the Board of Supervisors has modified the selection process for Planning Commission members, only time will tell. The best way not to make bad decisions is to use history as guide to allow the planning process to grow and mature and not become stagnant.

The Board of Supervisors along with the Planning Commission need to continue to “fine tune” our planning documents to ensure that the Commission can make the best decisions at the time they are presented.

3. Describe your vision for Carson City in ten years.

Carson City needs to continue providing a “small town” feel to the community that makes it attractive not only to retirees, but to young families. We may never be a tourist destination, but we can be a fun place to visit and live. We do this by providing the tools to allow for reasonable housing developments in all price ranges and to investigate new tools to help make the construction of homes that can be purchased by our residents. Carson City cannot afford to be seen as a community where middle and working families cannot afford to live. Through modernization and modification of the master plan, we need to stay ahead of planning trends and changes so we are prepared for the next major change cycle including upturns and downturns in our economy.

In the area of community improvements in the next 10 years, I would like to see the completion of the Interstate-580/Carson Street interchange, a resolution for and the occupancy of the Ormsby House Property, Jacks Bar, and the buildout and sale of the Lompa Ranch home site project. While the city has no direct input into the other large agencies in the community, i.e. the hospital, the school; they affect our community in many ways. The city needs to find ways to work together in partnership with these agencies to ensure that their 10 year plans and our 10 year plans intermesh. We together can provide adequate health care and schools for our growing population as well as being a fun and vibrant place to live.

The Board of Supervisors needs to ensure that adequate monies are made available to update and revise the master plan for the community as well as finding a way to repair our streets.

Thank you for your consideration.

Charles W. Borders, Jr
Vice Chairman, Carson City Planning Commission

Supplementary Planning Commissioner application questions:

1. Describe any experience you have in dealing with planning or development?

I am currently a member of the Carson City Planning Commission and have been a member for the last 3 years. Previously served on the Washoe County Planning Commission for 10 years and prior to that on the Del Mar, CA, Planning Commission for 2 years, for a total of 15 years of Planning Commission experience.

As the founding partner of Salerno Livingston Architects, we did many Planning projects including "Lawrence Welk Resort Village" in the San Diego area.

2. In your opinion, describe Carson City's best and worst land development decisions.

The best: The new multi-use complex at Curry and Telegraph which reflects Old Carson City with the new, using a mix of commercial, office, and apartment residential.

The worst: New, for sale, "Family Housing" with no outdoor, private living space and providing City dedicated street access, currently under construction.

3. Describe your vision for Carson City in ten years.

The best, most livable City in Nevada and perhaps one of the best in the Country.



Dan Salerno