

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the July 9, 2002 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, July 9, 2002 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews

Richard Baker

Robert Darney

Rebecca Ossa

Peter Smith

Louann Speulda

STAFF: Jennifer Pruitt, Associate Planner

Rob Joiner, 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 and inspection during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-0001) - Chairperson Drews called the meeting to order at 5:36 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccolo was absent.

B. ACTION ON APPROVAL OF MINUTES - June 11, 2002 (1-0008) - Commissioner Baker moved to approve the minutes. Commissioner Speulda seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA (1-0014) - None.

D. PUBLIC COMMENTS (1-0018) - None.

E. DISCLOSURES (1-0024) - None.

F. PUBLIC HEARING: ACTION ITEMS

F-1. H-01/02-17 DISCUSSION AND ACTION REGARDING A REQUEST FROM THE SECRETARY OF STATE, STATE OF NEVADA, APPLICANT (PROPERTY OWNER: JAMES W. AND BETTY KNASIAK, TRUSTEES) TO INSTALL LETTERING ON THE EAST AND SOUTH FASCIAS OF THE BUILDING ON PROPERTY LOCATED AT 202 NORTH CARSON STREET, APN 003-213-03 (1-0028) - Ms. Pruitt advised that the proposed signage totals 102 square feet, and that the maximum allowed signage for the subject property is 234 square feet. She advised that staff has no concerns regarding the sign ordinance and the proposed location for the signage. Chairperson Drews called for public comments; however, none were provided.

Cathy Deitch, of Alpine Signs, responded to questions regarding the letter color and the method by which

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the letters will be affixed to the existing wood fascia. Chairperson Drews called for additional comments/questions from the Commissioners and from the public. When none were forthcoming, he entertained a motion. **Commissioner Smith moved to approve H-01/02-17 in the form of the motion provided by staff with the six conditions of approval. Commissioners Baker and Ossa seconded the motion. Motion carried 6-0.** James Knasiak responded to questions regarding the large metal doors which used to be on the building, and the building elevator.

F-2. DISCUSSION OF THE ECONOMIC DEVELOPMENT STRATEGIC VITALITY PLAN (1-0090) - Ms. Pruitt distributed copies of the plan. Mr. Joiner provided background information on development of the plan and advised that a Vitality Coalition will be formed in the near future. He referred to "The Downtown" section of the plan (page 15) and discussed references to the historic district. He advised of a proposal to create a new commercial district within the historic district, with "very restrictive land uses." The proposal includes "at least the east side of Nevada Street if not both sides ... from Fifth to Washington" in addition to King Street from Curry to Minnesota with some consideration given to Thompson and Robinson Streets. Mr. Joiner acknowledged that the proposal is to incorporate retail into the existing residential office zoning. He discussed issues regarding types of use, whether or not to include an owner-occupied/resident-occupied requirement, and parking. He provided background information on development of the proposal, and reviewed the limited retail opportunities along Nevada Street. Chairperson Drews expressed a concern that including the west side of Nevada Street will begin to change the character of the historic district. Mr. Joiner clarified that, at this time, consideration has been given only to the east side of Nevada Street. He reviewed retail opportunities from Curry Street to Minnesota along King Street, and discussed past consideration of Robinson Street. Discussion took place regarding the issue of parking on Robinson Street. Mr. Joiner requested that the Commissioners provide input on the plan to Supervisor Williamson, Planning and Community Development Director Walter Sullivan, or Ms. Pruitt. Chairperson Drews requested that a Commissioner be included in the Vitality Coalition, and discussion took place regarding the proposed composition of the Coalition.

Chairperson Drews referred to Goal 4, Objective 4.1, Strategy 4.1.1(A) of the plan, and inquired as to its origin. Mr. Joiner advised that the new Economic Development manager will have a background and qualifications in preservation. His "direction to the [City] Manager is to ... have some input from this body and from the Redevelopment Authority Citizens Committee, especially from the architects." He discussed the qualifications necessary to serve as the downtown design review hearing examiner, and suggested that Ms. Pruitt would be the most qualified, within the Planning and Community Development Department, once she receives her AICP certification. He further suggested that the Commissioners provide input to City Manager John Berkich and Supervisor Williamson. Discussion took place regarding the downtown design review process.

Chairperson Drews referred to Strategy 5.1.7 of Goal 5, and Mr. Joiner explained that this strategy promotes mixed use by "encouraging people to go vertical instead of horizontal." Chairperson Drews disagreed with encouraging vertical construction near the historic district, and suggested that the "500' from the capitol" boundary should be expanded to keep buildings "low" within the historic core. Vertical construction would be more appropriate near the Highway 50 corridor. Chairperson Drews expressed a concern regarding blocking views of the downtown core. Mr. Joiner encouraged Commission participation

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in the Vitality Coalition. Commissioner Darney discussed the importance of providing guidelines for masking large buildings such as setbacks, air space, view corridors, etc.

Discussion took place regarding the possibility of including West Robinson Street in the retail commercial zoning proposal. In response to a question, Ms. Pruitt requested that the Commissioners provide her with their written comments on the plan. Mr. Joiner invited the Commissioners to attend the July 10th RACC meeting at which the plan will be reviewed and discussed. Additional discussion took place regarding the strategy to develop entrance portals, the information kiosks developed in conjunction with the RACC, improvements to Fuji Park and the Fairgrounds, retail on the east and west sides of Nevada Street, and plans for the St. Charles Hotel.

G. FUTURE COMMISSION ITEMS (1-1103) - Ms. Pruitt distributed a table of existing Planning and Community Development fees and advised that Planning and Community Development Director Walter Sullivan will be present at the next meeting to discuss fee increases.

H. ACTION ON ADJOURNMENT (1-1228) - Commissioner Smith moved to adjourn the meeting at 6:41 p.m. Commissioner Baker seconded the motion. Motion carried 6-0.

The Minutes of the July 9, 2002 meeting of the Carson City Historic Resources Commission are so approved this _____ day of August, 2002.

MICHAEL DREWS, Chair