

CARSON CITY HISTORIC RESOURCES COMMISSION

Minutes of the January 13, 2004 Meeting

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, January 13, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews
Vice Chairperson Mark Lopiccolo
Robert Darney
Rebecca Ossa
Peter Smith
Louann Speulda

STAFF: Jennifer Pruitt, Senior 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 AND DETERMINATION OF QUORUM (1-0007) - Vice Chairperson Lopiccolo called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Chairperson Drews arrived at 5:32 p.m. Commissioner Baker was absent.

B. ACTION ON APPROVAL OF MINUTES - November 13, 2003 (1-0013) - Commissioner Ossa moved to approve the minutes. Commissioner Speulda seconded the motion. Motion carried 5-0.

C. MODIFICATION OF THE AGENDA (1-0019) - None.

D. PUBLIC COMMENTS (1-0020) - Joy-el McBride introduced herself to the Commissioners, and advised that her father owns property on the corner of Nevada and Adams Streets which is zoned multi-family; the lot which abuts the property is zoned residential office. The house on the property was constructed in 1861. Commissioner Ossa diagramed the block on which the house is located, as described by Ms. McBride. Ms. Pruitt explained the City's requirements regarding variances and spot zoning in response to a question. She offered to research the area of the subject property to determine contiguous land uses, zoning districts, the size of the parcel, Ms. McBride's proposal to open a tea house, possible conversion of the property, etc. In response to a question, Ms. Pruitt discussed the multi-use zoning district which is in the process of being developed in conjunction with the Redevelopment Authority. Ms. McBride thanked the Commissioners and Ms. Pruitt.

E. DISCLOSURES (1-0276) - Commissioner Ossa advised of having invited Ms. McBride to the meeting. Vice Chairperson Lopiccolo provided a status report on plans for the Olcovich House improvements, and advised that drawings will be submitted to the Commission in the near future. He related details of a telephone conversation with Pat Reddick.

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F. PUBLIC HEARING: ACTION ITEMS:

F-1. DISCUSSION REGARDING RESIDENTIAL USE IN THE DOWNTOWN AREA (1-0323) - Commissioner Darney advised of inquiries received in his office regarding mixed use development on the fringes of the historic district. Ms. Pruitt advised that, at the time Title 18 was revised, residential occupancy in the downtown commercial district was inadvertently omitted. She explained the purpose of this agenda item to advise that the language will be added back in. Discussion took place regarding the importance of imposing very strict guidelines for the mixed use zoning district.

F-2. STATUS REPORT FROM STAFF AND DISCUSSION REGARDING CURRENT AND FUTURE GRANTS (1-0460) - Ms. Pruitt reported that, with the assistance of Commissioner Smith, a consultant was selected to do the survey work for this year's grant. Diana Paynter was contacted earlier in the day, and Ms. Pruitt anticipates that she will be available to meet with the Commissioners at the March meeting. She responded to questions regarding Ms. Paynter's background.

G. FUTURE COMMISSION ITEMS (1-0504) - Chairperson Drews suggested re-agendizing item F-1. Ms. Pruitt requested the Commissioners to begin considering nominees for Historic Preservation Awards, and Chairperson Drews requested her to agendize discussion for the February Commission meeting.

H. INTERNAL COMMUNICATION AND ADMINISTRATIVE MATTERS

H-1. COMMENTS AND STATUS REPORTS FROM STAFF (1-0558; 0580) - Ms. Pruitt responded to questions regarding staff positions remaining to be filled in the Planning and Community Development Department.

H-2. COMMENTS AND STATUS REPORTS FROM COMMISSIONERS (1-0560) - None.

I. ACTION ON ADJOURNMENT (1-0582) - Commissioner Smith moved to adjourn the meeting at 6:02 p.m. Commissioner Ossa seconded the motion. Motion carried 6-0.

The Minutes of the January 13, 2004 meeting of the Carson City Historic Resources Commission are so approved this 10th day of February, 2004.

MICHAEL DREWS, Chair