

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 10:00 a.m. on Friday, February 9, 2001 in the Building Department Conference Room, 2621 Northgate Lane, Suite 6, Carson City, Nevada.

PRESENT: Skip Canfield, AICP, Senior Planner/Hearing Examiner
Walter Sullivan, Community Development Director
Don Thayer, Applicant
Lorene Hautekeet, Representative of the Hautekeet Family Trust
Kathleen King, Recording Secretary
(DDR 02/09/01)

NOTE: Unless indicated otherwise, each item was introduced by Mr. Canfield. 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 (1-001) - Mr. Canfield called the hearing to order at 10:06 a.m. He introduced himself and Mr. Sullivan.

B. MODIFICATION TO THE AGENDA (1-004) - None.

C. APPROVAL OF MINUTES (1-005) - None.

D. PUBLIC COMMENT (1-006) - None.

E. PUBLIC HEARING: ACTION ITEMS

E-1. DG-00/01-8 A REQUEST FROM JOHN HIGGINS AND DON THAYER, APPLICANTS (HEIDI'S DUTCH MILL, PROPERTY OWNER) FOR CONSTRUCTION OF A SIX FOOT (6 FT.) CINDER BLOCK DUMPSTER ENCLOSURE WITH TWO CHAIN LINK GATES ON PROPERTY LOCATED AT 1020 NORTH CARSON STREET, APN 1-184-99 (1-007) - At the request of Mr. Canfield, Mr. Thayer reviewed the proposed project. Ms. Hautekeet expressed concerns over the dumpster being located directly on the property line, the opening direction of the gates, and access to the driveway for Medicap Pharmacy. Another drawing showing Heidi's and Medicap Pharmacy was provided to Mr. Canfield, and he reviewed the same. Discussion took place regarding the gates on the enclosure, vehicle access, the reciprocal agreement pending between the two parties, and available parking. In response to a question, Mr. Thayer advised that if the enclosure causes the loss of a parking space, the project and the reciprocal agreement will most likely be abandoned. In response to a further question, Mr. Thayer indicated the existing location of the dumpster. Further discussion took place regarding vehicle access to the Medicap Pharmacy, and Mr. Sullivan suggested designating the area in front of the dumpster as a "no parking" area. Mr. Canfield commented that the aesthetic benefit of enclosing the dumpster may be worth losing a parking space. Discussion took place regarding the possibility of Heidi's customers utilizing the Medicap Pharmacy parking lot on the weekends. Ms. Hautekeet agreed to allowing the use of the pharmacy parking lot on Sundays when the pharmacy is closed.

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Mr. Canfield made the following findings: That the proposed work will improve the resource as an aesthetic screen to an unsightly trash dumpster. With regard to the project's compatibility with the architectural style of the existing structure, Mr. Canfield proposed the following changes: paint the enclosure to match the building; use black coated chain link; and insert black slats into the gates. Mr. Canfield indicated that, with these changes, findings can be made that the structure will retain the elements which make it culturally significant, that the project will not adversely affect the character of the district, and that the project will be harmonious with existing surroundings. Mr. Canfield further found that the proposed height of the enclosure will effectively screen the dumpster.

Pursuant to CCMC Section 18.10.060(5), Mr. Canfield advised the applicant that no work can begin for ten days following the decision of the hearing examiner; however, plans can continue to be final checked and the building permit issued on the tenth day. He advised of the appeal procedure pursuant to Section 18.10.090. Mr. Canfield further advised that the Notice of Decision will be issued five days from the Hearing Examiner's decision. Mr. Thayer indicated that he will need to get additional estimates on the black coated fencing material. Mr. Sullivan advised that a no parking sign will need to be posted on the enclosure fence. Mr. Canfield noted that the project is approved contingent upon the applicant installing the black coated chain link, the black slats in the gates, and painting the enclosure to match the building. Mr. Sullivan explained the reason for requesting the black coated chain link fencing. Ms. Hautekeet will check with the Medicap Pharmacy property owner regarding Sunday parking for Heidi's customers. She acknowledged understanding of the appeal process, and accepted Mr. Sullivan's offer to provide her a copy of the Notice of Decision.

F. ADJOURNMENT (1-209) - Mr. Canfield adjourned the hearing at 10:25 a.m.

The Minutes of the February 9, 2001 Downtown Design Review hearing are so approved this _____ day of March, 2001.

SKIP CANFIELD, AICP, Hearing Examiner