

ADMINISTRATIVE HEARING EXAMINER NOTICE OF MEETING AND AGENDA

Day: Wednesday
Date: July 29, 2020
Time: 1:30 PM
Location: Carson City Community Development, BRIC Conference Room "A"
108 E. Proctor Street
Carson City, NV 89701

NOTICE TO PUBLIC: The State of Nevada and Carson City are currently in a declared State of Emergency in response to the global pandemic caused by the coronavirus (COVID-19) infectious disease outbreak. In accordance with the Governor's Declaration of Emergency Directive 006, which has suspended the provisions of NRS 241.020 requiring the designation of a physical location for meetings of public bodies where members of the public are permitted to attend and participate, public meetings of Carson City will NOT have a physical location open to the public until such time this Directive is removed.

Members of the public who wish to listen to the meeting may listen to the livestream of the Administrative Hearing Examiner meeting at (408) 418-9388; Access Code: 146 398 5265.

The public may provide public comment in advance of a meeting by written submission to the following email address: planning@carson.org or via mail to the Planning Division at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 3:00 p.m. the day before the meeting.

Members of the public who wish to provide live public comment may do so during the designated public comment periods, indicated on the agenda, via telephonic appearance by dialing the numbers listed below.

Join by phone: (408) 418-9388
Access Code: 146 398 5265

A. Call to Order

B. Modification to the Agenda - The Carson City Hearing Examiner reserves the right to take items out of order, remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

C. Public Comment**

Members of the public who wish to address the Hearing Examiner may speak on matters related to the Administrative Permit Review process, which are not on this agenda. Comments

are limited to three minutes per person or topic. If your item requires extended discussion, please request the Hearing Examiner to calendar the matter for a future Administrative Permit Review meeting. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken.

D. Public Hearing: Action Item

D-1 LU-2020-0018 For Possible Action: Discussion and possible action regarding an Administrative Permit application to allow detached accessory structures with a cumulative square footage of 61.5 percent of the size of the primary structure on property zoned Single Family 1 Acre (SF1A) located at 1018 Arrowhead Drive, APN 008-103-07. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to construct a guest building 712 square feet in size. The cumulative square footage of existing and proposed detached accessory structures will be 61.5% of the size of the primary structure. A guest building is a permitted accessory use in the Single Family 1 Acre zoning district, however, Carson City Municipal Code (CCMC) 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structures on-site are more than 50%, but less than 75%, of the square footage of the primary structure.

D-2 LU-2020-0021 For Possible Action: Discussion and possible action regarding an Administrative Permit application to allow detached accessory structures with a cumulative square footage of 73% of the size of the primary structure on property zoned Single Family 1 Acre (SF1A) located at 1000 Ruby Lane, APN 008-102-13. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to construct a detached garage 450 square feet in size. The cumulative square footage of existing and proposed detached accessory structures will be 73% of the size of the primary structure. A garage is a permitted accessory use in the Single Family 1 Acre zoning district, however Carson City Municipal Code (CCMC) 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structures on-site are more than 50%, but less than 75%, of the square footage of the primary structure.

E. Public Comment**

F. For Possible Action: Adjournment

****PUBLIC COMMENT LIMITATIONS – Administrative Hearing Examiner, as called to order, will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. *Although it has been the ordinary practice of this public body to provide an opportunity for additional public comment during each specific item designated for possible action on the agenda, public comment will be temporarily limited to the beginning of the agenda before any action is taken and again at the end before adjournment. This policy will remain effective during the period of time the State of Nevada is under a State of Emergency as declared by the Governor due to the COVID-19 pandemic and is intended to achieve the efficient conduct of meetings while facilitating***

public participation via telephonic means. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. The Hearing Examiner, also retains discretion to only provide for the Open Meeting Law's minimum public comment and not call for or allow additional individual-item public comment at the time of the body's consideration of the item when: 1) it is deemed necessary by the Hearing Examiner to the orderly conduct of the meeting; 2) it involves an off-site non-action facility tour agenda item; or 3) it involves any person's or entity's due process appeal or hearing rights provided by statute or the Carson City Municipal Code.

The Carson City Administrative Hearing Examiner is pleased to make reasonable accommodations for members of the public who need assistance. If special arrangements for the meeting are necessary, please notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, as soon as possible.

For Further Information

If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. To request a copy of the supporting material for this meeting, please contact the Planning Department at planning@carson.org or call the Carson City Community Development Center at 775-887-2180. Supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at <https://carson.org/government/meeting-information/agendas>. Staff reports are available approximately six days prior to the Administrative Permit Review meeting or online at www.carson.org/adm. For further information regarding the Administrative Permit Review process, please call the Planning Division at 775-887-2180.

NOTICE TO PUBLIC: In accordance with the Governor's Emergency Declaration Directive 006 suspending state law provisions requiring the posting of public meeting agendas at physical locations.

This agenda is also available online at:
Carson City Website - <https://carson.org/government/meeting-information/agendas>
State Website - <https://notice.nv.gov>