

SPECIAL EXCEPTION PERMIT
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A special exception permit meeting was held at 10:00 a.m. on November 4, 2008, at the Planning Division Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Planning Director/Hearing Examiner

STAFF: Jennifer Pruitt, Senior Planner II

Kathe Green, Assistant Planner

Darlene Rubin, Recording Secretary

NOTE: A recording of these proceedings, the agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

A. CALL TO ORDER: Lee Plemel called the meeting to order at 10:05 a.m.

B. MODIFICATION TO THE AGENDA: None

C. PUBLIC COMMENT: None

D. PUBLIC HEARING ACTION ITEMS:

D-1 SEP-08-109 Action to consider a Special Exception Permit to allow placement and temporary occupancy as living quarters for a caretaker in a self-contained recreational vehicle accessory to a single-family residence for the care of a person who has been documented as infirm, on property zoned Mobile Home 12,000 (MH12), located at 2711 Kit Sierra Way, APN 008-231-07. Lee Plemel introduced this item and explained the process to the permit applicants, Charles and Sheila Hart, and their daughter Kimberly Hart, all present. Carson City Code had provisions under which recreational vehicles could be used as well as the requirements. Under those requirements it allowed the Planning Division through its administrative process to approve such use so long as the use met the requirements. The staff report from Kathe Green, Assistant Planner, contained recommended conditions of approval. The applicants stated they were in agreement with the conditions of approval. Mr. Plemel asked the fire inspector, Duane Lemons to comment on the approval and conditions. Inspector Lemons said that so long as the placement of the recreational vehicle met the Carson City Code and requirements he had no additional comment. The applicants confirmed they had the appropriate fire extinguishers on the premises.

A discussion ensued regarding the conditions of the set-back. Mr. Plemel stated that as required by the code and zoning district, Condition of Approval No. 8 stated that the recreational vehicle must be 10 feet from the neighboring fence to meet the requirements. Mrs. Hart explained that the recreational vehicle was moved as closely to their residence as it could be without removing the existing trees, concrete, and a wooden patio. Mr. Plemel explained that at the present administrative level he could not approve a variance. In order to approve the use today it had to meet the required 10 foot setback. The recourse was to request a variance from the Planning Commission, and he would explain how to do that. In further

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discussion, Mr. Plemel agreed that the Harts seemed to have good justification, however, in order to approve it they must meet the requirements, to which they agreed. Mr. Plemel added that if they could get it to 9 feet, he would then have the administrative ability to waive up to 10 percent of the requirement; or allow them 1 additional foot.

Mr. Plemel asked about the age of the recreational vehicle. Ms. Hart said she purchased it new four years ago.

Mr. Plemel clarified that in order to meet the requirement they had to move the vehicle closer to the house, away from the fence, not back on the property. Kimberly Hart said that would be easier to do.

Ms. Hart was concerned about the amount of time they would have to complete the work (which involved cutting the ground, disconnecting, removing and replacing pipes, among other things), which in the winter would be difficult to do quickly. Mr. Plemel said they did have good justification for going forward and asked Kathe Green to assist the Harts with that process. However, Mr. Plemel explained that they had one year in which to meet the requirements. So long as they made some progress toward meeting those requirements there would be no problem with the City.

Kimberley Hart stated they would only need to move the vehicle 4 additional feet. Mr. Plemel stated that they should go for 5 feet, because if they only moved it 4 feet it would still involve another application and getting approval from their neighbors. He added that there would be additional fees to proceed that way. They agreed to go for the 10 feet.

Mr. Plemel informed the Harts that technically they were supposed to have met the conditions prior to occupancy. However, as long as they were showing progress within the time allotted they would not have any problems.

Therefore, Mr. Plemel stated **the official action would be to approve SEP-08-109, a request from applicants Charles and Sheila Hart, to allow placement of a recreational vehicle to provide temporary occupancy of living quarters for a caretaker in a self-contained recreational vehicle while involved in the care of the infirm on property zoned Mobile Home 12,000 (MH12), located at 2711 Kit Sierra Way, APN 008-231-07, based on the findings and subject to the conditions of approval contained in the staff report.**

E. ADJOURNMENT: Mr. Plemel adjourned the meeting at 10:24 a.m.

The minutes of the Special Exception Permit meeting of November 4, 2008, are so approved this ____ day of November, 2008.

Lee Plemel, Planning Director/Hearing Examiner