

ADMINISTRATIVE HEARING EXAMINER MEETING
Minutes of the Wednesday, March 25, 2020 Meeting
Carson City Community Development Conference Room A
108 East Proctor Street, Room A, Carson City, Nevada

An Administrative Hearing Examiner meeting was scheduled for 1:30 p.m. on Wednesday, March 25, 2020, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Carson City, Nevada.

PRESENT

APPLICANT: Richard Allison – Applicant
Keith R. Shaffer – Applicant Representative, *Resource Concepts, Inc.*

STAFF: Hope Sullivan, Planning Manager – Administrative Hearing Officer
Kathe Green, Assistant Planner
Cheryl Eggert, Chief Deputy Clerk
Minutes by: Danielle Howard, Public Meetings Clerk

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

A. CALL TO ORDER

Ms. Sullivan called the meeting to order at 1:45 p.m.

B. MODIFICATION OF THE AGENDA – None

C. PUBLIC COMMENT – None

D. PUBLIC HEARING: ACITON ITEM

**D-1 LU-2020-0005 FOR POSSIBLE ACTION: DISCUSSION AND
POSSIBLE ACTION REGARDING AN ADMINISTRATIVE PERMIT APPLICATION
TO CONSTRUCT AN ACCESSORY STRUCTURE AS A SHOP/GARAGE ON
PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 4600 GENTRY
LANE, APN 010-332-07.**

Ms. Sullivan introduced the item, and Applicant Representative Mr. Shaffer introduced himself and the Applicant, Mr. Allison. Mr. Shaffer and Mr. Allison acknowledged that they had read the Staff Report, which is incorporated into the record along with accompanying documents. Discussion ensued regarding Mr. Shaffer's February 20, 2020 letter in which Carson City Municipality Code (CCMC) 18.05.505 is mentioned, which is also referenced in Condition #8. Ms. Sullivan noted that CCMC 18.05.505 states that farm structures have a different procedural due process, and she did not interpret the section to read that farm structures have a different

substantive due process. Based on the discussion with Mr. Shaffer on the matter, Ms. Sullivan recommended modifying Condition #8 to read:

“Prior to the issuance of a Building Permit, the applicant shall demonstrate that the accessory building shall not exceed 75 percent of the size of the primary building.”

She wished to replace the wording of Condition #9 that reads “a new rural style driveway” to instead read:

“Standard details C-5.2.5 must be installed where the new driveway meets Gentry Lane, and the first 20 feet of the driveway must be paved with asphalt, concrete, or similar hard surface.”

She also requested that the following be added to Condition #11:

“This determination will be made prior to the issuance of a Building Permit if any required upgrades will be incorporated into the construction plans.”

Mr. Shaffer acknowledged his and Mr. Allison’s agreement to the Conditions of Approval, including the suggested changes, as outlined in the Staff Report.

ACTION: Ms. Sullivan approved LU-2020-0005, a request to construct an accessory structure as a shop/garage on property zoned SF1A located at 4600 Gentry Lane, based on the ability to make the findings in the affirmative and subject to the Conditions of Approval contained in the Staff Report.

E. PUBLIC COMMENT – None

F. ADJOURNMENT

Ms. Sullivan adjourned the meeting at 1:55 p.m.

The Minutes of the March 25, 2020 Administrative Hearing Examiner meeting are respectfully submitted on this 14th day of May, 2020.

AUBREY ROWLATTE, Clerk – Recorder

By: _____
Danielle Howard, Public Meetings Clerk