

ADMINISTRATIVE HEARING EXAMINER NOTICE OF MEETING AND AGENDA

Day: Wednesday
Date: June 30, 2021
Time: 1:30 PM
Location: Carson City Community Development, BRIC Conference Room “A”
108 E. Proctor Street
Carson City, NV 89701

NOTICE TO THE 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 applicable Directives issued under authority of the Governor’s Declaration of Emergency, including Directive 045, and subject to any potential changes in state or federal mandates or guidelines, face coverings are no longer required to be worn when attending this meeting in person if you have been fully vaccinated against COVID-19, you are not currently experiencing symptoms of illness and you have not tested positive for COVID-19 within 10 days prior to the date of this meeting. If you do not meet all of the foregoing requirements, you must wear a face covering when attending this meeting in person.

Members of the public who wish only to view the meeting may watch the livestream of the Growth Management Commission and Planning Commission and meetings at www.carson.org/granicus and by clicking on “In progress” next to the meeting date, or by tuning in to cable channel 191.

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.

NOTICE OF MEETING AND AGENDA

1. Call to Order

2. 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.

3. Public Hearing: Action Item

3.A LU-2021-0183 For Possible Action: Discussion and possible action regarding a request for an Administrative Permit to allow for the construction of an accessory structure with a cumulative square footage totaling 66.4 percent of the size of the primary structure on property zoned Single Family 1 Acre (SF1A) located at 4180 Muldoon Street (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing construction of an accessory building which will include a garage and guest building totaling 2,589.6 square feet. A guest building and a garage are permitted accessory uses 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 of the primary structure.

4. Public Comment**

5. For Possible Action: Adjournment

***PUBLIC COMMENT LIMITATIONS – The Administrative Hearing Examiner will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. Public comment will be taken at the beginning of the agenda before any action is taken and again at the end before adjournment. 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 Administrative Hearing Examiner may call for or allow additional individual-item public comment at the time of the body's consideration of the item when: (1) the comment will be provided from a person who is directly involved with the item, such as City staff or an applicant; or (2) it involves any person's or entity's due process appeal or hearing rights provided by statute or the Carson City Municipal Code. Comments may be limited to three minutes per person or topic at the discretion of the Administrative Hearing Examiner in order to facilitate the meeting.*

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.

Agenda Management Notice - Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Titles of agenda items are intended to identify specific matters. 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. Contact planning@carson.org if you would like copies of supporting materials for an agenda item.

This agenda has been posted at the following locations:

City Hall, 201 North Carson Street

Community Center, 851 East William Street

Community Development Department, 108 E. Proctor Street

Carson City Library, 900 North Roop Street

Carson City Website - <https://carson.org/government/meeting-information/agendas>

State Website - <https://notice.nv.gov>