

ADMINISTRATIVE HEARING EXAMINER MEETING
Minutes of the Wednesday, September 29, 2021 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, September 29, 2021, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Carson City, Nevada.

PRESENT

APPLICANT: Jared Franco – Applicant/Applicant Representative

STAFF: Hope Sullivan, Community Development Director – Administrative Hearing Officer
 Lena Reseck, Assistant Planner
 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.

1. CALL TO ORDER

Ms. Sullivan called the meeting to order at 1:34 p.m.

2. PUBLIC COMMENT – None

3. PUBLIC HEARING: ACITON ITEM

3.A LU-2021-0320 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 68 PERCENT OF THE SIZE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A) LOCATED AT 5624 CONTE DRIVE.

Ms. Sullivan introduced the item, and Ms. Reseck indicated that there were no changes to the Staff Report, which is incorporated into the record.

The Applicant, Jared Franco, responded to Ms. Sullivan's clarifying questions regarding the proposed construction.

Ms. Sullivan entertained public comments. Lawrence Howard introduced himself, and Mr. Franco responded to clarifying questions from Mr. Howard concerning the second floor, which Mr. Franco identified as an office area, as Mr. Howard believed the second floor area looked like a living space. Mr. Howard also commented on the size of the main house and water usage. Ms. Sullivan informed Mr. Howard that the City does do water modelling, which is based on the Master Plan designation, as well as allowances for accessory dwellings in the Low-Density Residential (LDR) area. She stated that “our model recognizes that we will have situations where you could have, technically, two households on a piece of property in a [LDR] area.” She advised that Ms. Reseck could answer further questions outside of the meeting.

ACTION: Ms. Sullivan approved the administrative permit for LU-2021-0320 based on the findings and subject to the Conditions of Approval contained in the Staff Report.

4. PUBLIC COMMENT – None.

5. FOR POSSIBLE ACTION: ADJOURNMENT

Ms. Sullivan adjourned the meeting at 1:43 p.m.

The Minutes of the September 29, 2021 Administrative Hearing Examiner meeting are respectfully submitted on this 26th day of October 2021.

AUBREY ROWLATT, Clerk-Recorder

By: _____
Danielle Howard, Public Meetings Clerk