

CARLIN PLANNING COMMISSION
CITY OF CARLIN, STATE OF NEVADA
REGULAR MEETING
CARLIN CITY HALL
101 SOUTH EIGHTH STREET
CARLIN, NEVADA
May 7, 2014 7:00 p.m.

Call to Order and Roll Call:

- a. The meeting was called to order by Chairperson David Jones at 7:00 p.m.
- b. Commission Members Present: Chairperson David Jones, Vice Chairperson Karla Jones, Member Isabella Bender, Member Mike Tangreen
- c. Absent: Member Anna Dean
- d. Staff: Assistant City Clerk Diana Nichols, Vice Mayor Donnetta Skinner, Councilperson Lincoln Litchfield, City Manager Glenn Trust
- e. Public: Paul Tanguay, Aaron Martinez, Bruce Barnun, Paul Bradshaw, Jacklyn Wiscombe, Mary Winter

I. Public Hearing to consider a proposed development agreement with Carlin Crossing, LLC. and all related matters. (Possible Action Item)

1. Chairperson David Jones opened the Public Hearing.
2. Paul Tanguay explained he represents Carlin Crossing LLC, the developers for the project, which was previously known as Carlin Springs is 325 acre planned development at the NE corner of Hwy 766. He stated the Development Agreement is being presented for review, noting they have had extensive meetings with the City concerning this Agreement. He introduced some of the maps and based on the earlier agreement with the City, they will meet their deadlines, i.e. the beginning to grade in August 1, 2014. He stated the agreement allow them to develop the property, creates certain allowed uses and zoning districts. He presented the Land Use Mix documents for board review: 155 acres (94 units) of ranchettes, 26 acres (88 units) for the North Village, 31 acres (134 units) for East Village, 23 acres on the western boundary for multifamily, 47 acres for commercial and 44 acres of open space. He stated the agreement establishes fees and allows them to go forward and finish their engineering and design in order to get the construction underway. He briefly described each of the sections of the agreement. He stated one of the features is that any impacts on the water or sewer services would be paid for by the developers. He discussed easements and open space areas. He stated an important provision on permitting allows a set fee structure. He stated the purchase contract contains the performance milestones that the City and they have agreed to and identifies the overall plan development and the maps of the two (2) phases. He stated they would bring a parcel map for discussion in June, which are 12 acres on the county record, which will be merged into one and then re-subdivided into four (4) parcels. He noted the City Attorney and City Engineer have been working with their engineer to understand and work through that process. He noted subject to their approval and the city council's approval, this agreement and all of its exhibits will be adopted at that time. He stated he has also submitted an addendum that shows their agreement with all of the City Engineer's conditions.
3. Member Mike Tangreen stated they have done a good job on a major project.
4. Vice Chairperson Karla Jones stated her concern is the zoning issue and confirmed her understanding that when they adopt the new zoning code, "will they stay with that or will it be rezoned". She stated she just wants to ensure that they would not have an issue of their zoning being changed.
5. City Manager Glenn Trust stated the agreement has a 10-year term on it, so they will be locked into the terms. He stated if there are any significant zoning issues, and he does not believe there are, the new planning and zoning ordinance would change some of the zoning

- conditions. He stated the zoning that they are locking into now would be for the term of the agreement along with the fees.
6. Vice Chairperson Karla Jones explained the trouble with the previous travel center compelled them to have a special use permit and that is still in the code book, so she wanted to make sure that this would not be an issue any more when the new codes are adopted.
 7. City Manager Glenn Trust stated that is one of the points of the agreement in that it eliminates that requirement as the agreement supersedes everything else because it will be drafted as an ordinance by the City Attorney once it is approved. He stated Tom Ballew and Bob Bratcher would oversee the development handbook.
 8. Vice Chairperson Karla Jones stated the new code would be easier for them.
 9. City Manager Glenn Trust stated they are under time constraints with the purchase contract and the City cannot wait another two months for the new zoning. He inquired if there was any comments on the fee. He explained the building permit fees would not change; the city had agreed in the terms of this agreement that 5% of the capital improvement fees will go back toward any infrastructure improvement that they do relating to their development.
 10. Councilperson Lincoln Litchfield thanked them for changing the multifamily from commercial to intermediate residential. He inquired about the storm water that is projected overflows, do they have a built-in policy.
 11. Aaron Martinez, civil engineer of the project, explained typically they are held to a particular standard, whether it is state or countywide to design for certain types of storm water. He noted in this case, they are designing for a 5-year and checking a 25-year storm event. He stated over the course of 100 years, the infrastructure design is being done for a 25-year event. He stated they try to discharge the water to particular outflow locations and they have a few of these emergency locations, one of which is to I-80.
 12. **Member Mike Tangreen moved to accept the proposed development agreement with Carlin Crossing, LLC. Member Isabella Bender seconded the motion. The motion carried unanimously.**
 13. There was no discussion.
 14. Chairperson David Jones moved to close the Public Hearing.

II. Review, discussion, and possible recommendation approval of a Parcel Map for Larry P. Bradshaw & Jacklyn J. Wiscombe Parcel # 002-030-054 recorded on Parcel Map Number 213505, and all related matters. (Possible Action Item)

1. Larry Bradshaw and Jacklyn Wiscombe stated they purchased the 5+ acres from Elko Land and Livestock and they would like to parcel a 2-acre piece, which would remain a rural residential farming zone.
2. Chairperson David Jones confirmed that Parcel #2 would remain rural residential and farming. He inquired about Parcel #1.
3. Jackie Wiscombe stated that would also remain the same.
4. Member Mike Tangreen stated he thought everything “looked straight forward”.
5. Councilperson Lincoln Litchfield inquired if the parcel would have access to Tuscarora.
6. Jackie Wiscombe stated access would be off the front of 14th Street.
7. Chairperson David Jones stated Parcel #1 would have Tuscarora Road as its access.
8. Discussion was held on an alley between the two parcels.
9. Jackie Wiscombe reported there was an original intention, but the City Council did not approve an alley and/or road there.
10. **Vice Chairperson Karla Jones moved to approve a Parcel Map for Larry P. Bradshaw & Jacklyn J. Wiscombe Parcel # 002-030-054 recorded on Parcel Map Number 213505, and all related matters. Member Mike Tangreen seconded the motion. The motion carried unanimously.**

- III. Review and Discussion of the Carlin zoning codes draft sent over from Attorneys office, and all related matters. (For possible Action Item)**
- 1. Vice Chairperson Karla Jones moved to table discussion of the Carlin zoning codes draft sent over from Attorneys office, and all related matters. Member Isabella Bender seconded the motion. The motion carried.**
- IV. Approval of Minutes of the Carlin Planning Commission for March 5, 2014, and all related matters. (For Possible Action Item)**
- Councilperson Lincoln Litchfield noted a correction to be made on Page 1 deleting Line #11 and Line 12 “the walkway over the bridge needs to be addressed” should be eliminated.
 - Vice Chairperson Karla Jones moved for approval of the March 5, 2014 as corrected, and all related matters. Member Isabella Bender seconded the motion. The motion carried with Member Mike Tangreen abstaining.**
- V. Approval of Minutes of the Carlin Planning Commission for April 2, 2014 and all related matters. (For possible Action Item)**
- Vice Chairperson Karla Jones moved for approval of the April 2, 2014 meeting, and all related matters. Member Mike Tangreen seconded the motion. The motion carried with Member Isabella Bender abstaining.**
- VI. Comments by the General Public-Pursuant to NRS 241.020(2C), this time is devoted to comments by the Public and discussion regarding those comments. No action may be taken upon a matter raised at this time until the matter has been included on a successive agenda and identified as an action item. (Non-Action Item)**
- Member Mike Tangreen stated he is looking at bringing a new business in town and would like it located on Tuscarora Road, but he would have to redo his parcel map. He stated he wanted to “get a feel” from the board. He showed a map of the property-zoned intermediate residential. He stated he is looking for zoning of light industrial for storage on Parcel 2. He noted he is “flipping the big piece and little piece” for the business of setting shipping containers there and we would take it to whoever rents them. He stated the traffic would be minimal. He stated they would be bringing in a 25-foot truck and they may go to 40 foot containers, but not immediately.
 - Member Isabella Bender inquired if they would be storing containers on the property and inquired how many.
 - Member Mike Tangreen stated 10 – 20.
 - Member Isabella Bender inquired about fencing.
 - Member Mike Tangreen stated he could, as it would not be a problem. He inquired if this is something that he could go forward with. He stated it is hard to get utilities down there and this does not take utilities. He stated it is a zero impact business.
 - Vice Chairperson Karla Jones stated she has no issues.
 - Chairperson David Jones stated he thinks it could be a “go”.
 - Councilperson Lincoln Litchfield inquired if the access is on asphalt or dirt.
 - Member Mike Tangreen stated, “dirt” on Tuscarora Road.
 - Councilperson Lincoln Litchfield stated his only concern is an area _____ right here(he was pointing at something) _____, because of the traffic generated on a dirt road and he sees a problem with an unimproved road taking that kind of traffic because of the impact.
 - Member Mike Tangreen explained that they would not have to go there to rent the containers.
 - Councilperson Lincoln Litchfield stated, “But you are going to move 20 units in and 20 units out.
 - Member Mike Tangreen stated they are thinking it would be one a day.

14. Councilperson Lincoln Litchfield stated the amount of dirt that will be moved in one day would be large. He stated that impact would be huge and they would develop a turn lane just by the movement that they would have to address at some time.
15. Vice Mayor Donnetta Skinner stated she has had a problem with these, but noted Member Mike Tangreen convinced her that these were nice looking containers.
16. Councilperson Lincoln Litchfield stated he does have Chapter 16 done. He stated he appreciated the two people who came in from Carlin Crossing being prepared.
17. Member Mike Tangreen stated he enjoyed the one-on-one time with the developers prior to the meeting.
18. Vice Mayor Donnetta Skinner stated that every time Paul Tanguay comes to the Planning Board, he comes to the Council and tells the members. She recommended they put a longer string for the pen. She stated they have one more empty chair and inquired if she could recommend another person for the board.
19. Discussion was held on the two (2) empty seats on the board.

VII. Adjournment (Action Item) The meeting was adjourned at 8:00 p.m. by motion of Vice Chairperson Karla Jones, seconded by Member Mike Tangreen. The motion carried.

APPROVED:

Chairperson David Jones

ATTEST:

Assistant City Clerk Diana Nichols