

CARLIN PLANNING COMMISSION
City of Carlin, State of Nevada
Regular Meeting
Carlin City Hall
101 S. Eighth Street
Carlin, Nevada
June 7, 2017 at 6:30 p.m.

1. Call to Order and Roll Call:

- a. Members Present: Karla Jones, Chairperson, Anna Dean, Vice Chairperson, Donnetta Skinner, Bob Smithson, and Lincoln Litchfield, Council Liaison.
- b. Members Absent: Isabella Bender, William Bender, Khatlyn Micheli.
- c. Staff: Melinda Harris, City Clerk, Joe Lindsey, Building Inspector
- d. Public Present: None

2. Public Comment – This time is devoted to comments by the general public and discussion to 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. Pursuant to NRS 241.020. (Non-Action Item)

None.

3. Review, Discussion, and possible approval of the proposed Title 3 Zoning Regulations of the Carlin City Code Book and all related matters. (For Possible Action)

- a. Chairperson Karla Jones stated they would first be discussing definitions in Chapter 1 of Title 3. Chairperson Karla Jones asked why postharvest was highlighted. Discussion was held regarding where to put the term postharvest and precisely what the term means. The Board agreed to retain the definition and include it in the definition section of Chapter 1. The Board also agreed to have a subsection under the definition section that addresses critical drinking water. Further discussion was held regarding the appropriate definition for the word applicant. A working definition was created and it was added to the definition section. Further discussion was held regarding the feasibility of having a general definition section rather than a definition section in each title. Further discussion was held about whether the definitions should be in alphabetical order or split in subsections within the definition section. Further discussion was held regarding specific definitions. Multiple formatting changes were made to the working draft of Title 3. Further discussion was held regarding what constituted hazardous waste and whether it needed to be defined with normal household use.
- b. Chairperson Karla Jones stated they were done with definitions and would be returning to their previous discussion of Chapter 3. Chairperson Karla

Jones asked Joe Lindsey if he wanted to include alleyways in Section 3. Chairperson Karla Jones stated they would be moving to Title 3, Chapter 4, Section 2. Jones asked Joe Lindsey what specifically he wanted in the section. Discussion was held regarding the dimension limits for garages, carports, and accessory buildings. Multiple changes were made to the Section. Further discussion was held regarding whether they should allow the construction of a garage on a lot separate from the owner's residence. The pros and cons of allowing this type of development were discussed and it was agreed that a garage should not be built without a primary residence on the same lot. Further discussion was held regarding the required setback requirements including the required 5 foot setback of any structure in an alley.

- c. Chairperson Karla Jones asked whether they were going to require a Conditional Use Permit in order to have chickens. The Board agreed they would require a Conditional Use Permit.
- d. Chairperson Karla Jones stated they would be moving to Chapter 6 which was Rural Residential and Farming. Joe Lindsey explained to the Board some changes he would like including requiring certain setbacks. The chapter was reviewed and it was agreed that everywhere that it says yard it should say setback. Chairperson Karla Jones asked Melinda Harris if she would change all zoning sections to read setbacks instead of yards. Harris said she would make those changes.
- e. Chairperson Karla Jones stated they would be moving to Chapter 9. Joe Lindsey stated Chapter 9 had been fixed.
- f. Chairperson Karla Jones stated they would start with Chapter 11 when they meet again.

Vice Chairman Anna Dean made a motion to approve the changes made to Title 3 Zoning Regulations of the Carlin City Code Book and all related matters. Member Donnetta Skinner seconded the motion. The motion passed.

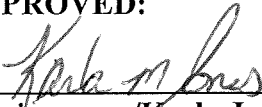
4. Public Comment – This time is devoted to comments by the general public and discussion to those comments. No action may be taken upon a matter raised at this time until the matter has been included on a successive agenda and identified as an action item. Pursuant to NRS 241.020. (Non-Action Item)

- a. Vice Mayor/Liaison Lincoln Litchfield stated the City Council would be making department master plans and it would be good to have the Title 3 zoning changes and a plan for finishing the project on the Council agenda.
- b. Chairperson Karla Jones stated she thought they could finish the zoning changes by September. Discussion was held but the Board agreed that a definite date could not be stated. Chairperson Karla Jones further stated that a copy of the zoning changes should also be given to the fire chief for review.
- c. The Board thanked Joe Lindsey for all his feedback and perspective on enforcing the code as written.

5. Adjournment. (For Possible Action)

Member Donnetta Skinner made a motion to adjourn. Vice Chairman Anna Dean seconded the motion. The motion carried. The meeting was adjourned at 8:03 p.m.

APPROVED:

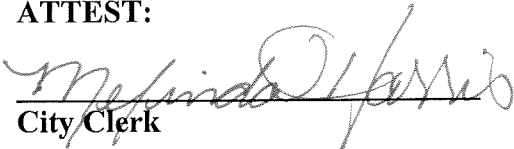


Chairperson/Karla Jones

8/2/2017

Date Approved

ATTEST:



City Clerk