

CARLIN PLANNING COMMISSION
City of Carlin, State of Nevada
Regular Meeting and Public Hearing
Carlin City Hall
101 S. Eighth Street
Carlin, Nevada
February 7, 2018 at 6:30 p.m.

1. Call to Order and Roll Call:

- a. Members Present: Karla Jones, Chairperson, Anna Dean, Vice Chairperson, William Bender, Donnetta Skinner, Khatlyn Micheli, and Lincoln Litchfield, Vice Mayor/Liaison.
- b. Members Absent: Isabella Bender and Robert Smithson
- c. Staff: Melinda Harris, Assistant City Clerk, Joe Lindsey, City Building Inspector
- d. Public Present: Elaine Wescott, Gayle Zomar, and Jody Hensley

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. PUBLIC HEARING NOTICE is hereby given that the Carlin Planning Commission, Carlin, Nevada, will hold a public hearing at the Regular Meeting held on February 7, 2018, at 6:30 p.m., in the Carlin Municipal Court Meeting Room, 101 South Eighth Street, Carlin, Nevada. The purpose of this hearing is to review, discuss, and possibly approve a request to rezone parcel #002-014-012, more commonly known as 501 Fir Street, Carlin, Nevada, 89822, from Commercial to Intermediate Residential, and all related matters. All comments regarding this matter will be considered at the Public Hearing. At the conclusion of the Public Hearing the Council may motion to close the hearing. (For Possible Action).

- a. Chairperson Karla Jones stated this is the same thing they have done for all the others and she didn't think Jody would be at the meeting.
- b. Vice Mayor Lincoln Litchfield asked how many more parcels on Fir Street needed to be changed.
- c. Chairperson Karla Jones stated there are probably 8 or 9.

Member Donnetta Skinner moved to close the public hearing. Vice Chairperson Anna Dean seconded the motion. The motion passed.

4. REZONE: Review, discussion and possible approval of a Request by Patrick and Rebecca Cope to change the current Commercial zoning to Intermediate

Residential zoning, for Parcel # 002-014-012, described as Lot 6 + Block 126, North Addition, in the City of Carlin, County of Elko, State of Nevada and all related matters. (For Possible Action).

- a. Chairperson Karla Jones asked for comments.
- b. Member Donnetta Skinner stated she didn't have any problem with it and they need to do it.
- c. Vice Chairperson Anna Dean stated no letters had come in.
- d. Member Khatlyn Micheli stated she would be abstaining from voting because she is in the process of purchasing the said residence.

Vice Chairperson Anna Dean made a motion to approve the request by Patrick and Rebecca Cope to change the current Commercial zoning to Intermediate Residential zoning, for Parcel # 002-014-012, described as Lot 6 + Block 126, North Addition, in the City of Carlin, County of Elko, State of Nevada and all related matters. Member William Bender seconded the motion. Member Khatlyn Micheli abstained. The motion passed.

5. **Review, Discussion, and possible approval of the Minutes of the Carlin Planning Commission for January 3, 2018, and all related matters. (For Possible Action).**
 - a. Vice Chairperson Anna Dean stated she was not present.
 - b. Chairperson Karla Jones stated Vice Chairperson Anna Dean could still vote to approve the minutes if she likes them. Vice Chairperson Dean stated she likes them because she can actually tell what is going on.

Member Donnetta Skinner moved to approve the Minutes of the Carlin Planning Commission for January 3, 2018, and all related matters. Member Khatlyn Micheli seconded the motion. The motion passed.

6. **Review, discussion, and possible approval of the proposed Title 3 Zoning Map and all related matters. (For Possible Action).**
 - a. Chairperson Karla Jones stated they have the little map and when David went to Farr West to get a map for dispatch they gave him three so she brought the extra so they could color all over it because they could not find the mylars to wrap around it. Chairperson Jones stated Joe Lindsey was able to get a pictometry map off of the internet and they could take a look at it. Chairperson Jones stated she wrote down some of the classifications so they can match what they are going to change. Chairperson Jones stated they currently have tourist/commercial which will probably go to general commercial. Chairperson Jones stated general commercial is already C-1 and tourist commercial would be a new creation of C-4.
 - b. Member Donnetta Skinner asked if they are going to change it. Chairperson Jones stated yes because C-4 would be things that go on the interstate, down 10th Street, and Chestnut, and the exits. Chairperson Jones stated this would be true tourist commercial as something that

brings people off the interstate. Chairperson Jones asked if they should leave tourist commercial and put it as C-4. Member William Bender stated they should leave it in order to have the opportunity to address it in the future. Member William Bender stated there is no reason to lose the option.

- c. Chairperson Jones said the restricted commercial will not change either except they never had that on the zoning map. Chairperson Jones stated they would need to add it and they could leave general commercial as C-1 and limited commercial as C-2. Chairperson Jones asked if everyone is satisfied with that. Vice Mayor Lincoln Litchfield asked if commercial was just going to stay commercial. Chairperson Jones stated they do not have a commercial. Chairperson Jones stated on the old or current map they have tourist commercial, commercial, commercial one, and commercial two. Vice Mayor Lincoln Litchfield asked if they want to change all of the commercial to commercial one.
- d. Chairperson Jones said no because they have three different zones in the new code book but the commercial is Bush Street, Chestnut, and Ash. Chairperson Jones said this is Pilot and Family Dollar which will be C-4. Chairperson Jones stated on the ledger they have nothing that says tourist commercial. Vice Mayor Lincoln Litchfield showed Chairperson Jones on the map where there is tourist commercial by the interstate. Chairperson Jones stated they need all of that area to be commercial which would be C-4. Vice Mayor Litchfield said it would not be because they are going to have Khoury's and Family Dollar right there. Chairperson Jones said it would still be C-4. Chairperson Jones said interstate commercial could be any kind of business.
- e. Vice Mayor Litchfield stated that is what he is saying. Vice Mayor Litchfield asked if they are going to change the commercial on the map because it is just a conglomeration even though it is by an exit or along Chestnut and wants to know if they are going to change it all to C-4.
- f. Chairperson Jones asked if they have only one C-1. Vice Mayor Litchfield said look by the cemetery. Chairperson Jones said they have three C-1 and that is TIC. Vice Mayor Litchfield said no it is not, it is the Pizza Factory. The group looked at the map further in an attempt to determine what commercial businesses were.
- g. Chairperson Jones asked if they are going to change tourist commercial to C-4 which will be highway commercial. The commission agreed. Chairperson Jones stated the regular commercial would be general commercial which is C-1. Chairperson Jones stated commercial two on the old map would go to C-2 which is limited commercial. Chairperson Jones said the old C-1 will be C-2 and the old C-2 will be C-3 because they do not currently have a restricted commercial zone. Vice Mayor Litchfield stated if they want to put businesses in certain areas this is when they do it.
- h. Chairperson Jones agreed and said she would look up what limited commercial is. Chairperson Jones stated limited commercial is

amusement devices, sales and services, appliances, automobile supplies and accessories, automobile parking lot, garage, bakery, wholesale, bowling alley. Chairperson Jones asked if they want to leave the bars as limited commercial and just do highway commercial on the north side of Chestnut. Vice Mayor Litchfield said they could also put the commercial down where Howard's place is and the adjacent lot. Chairperson Jones stated in her mind they are doing highway commercial all the way to Wells Rural Electric. Chairperson Jones said it would be all of the north side from 10th Street to Wells and from 10th Street to 278. Joe Lindsey asked why they would stop at Wells when there is that huge parcel east of that which someone is asking about. Joe Lindsey said it should be to the interchange.

- i. Chairperson Jones asked about the mobile home park and the residents right in the middle of it and that would be spot zoning. Chairperson Jones said the mobile home park is zoned light industrial. Chairperson Jones asked if they could do the spot zoning. Joe Lindsey stated that is what they have now. Vice Mayor Litchfield stated they are not really doing spot zoning because that whole finger is residential. Anna Dean asked about the land being used for the Methodist Church. Chairperson Jones stated commercial zoning allows for churches or churches can be put anywhere. Donnetta Skinner stated she does not believe churches can go anywhere. Chairperson Jones stated she does not think they have churches anywhere.
- j. Chairperson Jones stated light industrial can stay as general light industrial which is L-1. Chairperson Jones stated they would have to create M-2 which is manufactured medium because they want them to be together on the map. Chairperson Jones stated she doesn't know where to put that. Donnetta Skinner asked Chairperson Jones what she is talking about. Chairperson Jones stated manufactured medium are things that you do not want in the middle of your town such as fabrication of materials, assembly of products and goods, electronic manufacturing, meat, fish, poultry processing plants, bottle plants, bakery wholesales, paper manufacturing, and other industrial. Chairperson Jones stated she thinks it would still go in the industrial park. Everyone agreed. Vice Mayor Litchfield stated the M-2 symbol could be put there but they would not specify that it could be only there and they could ask for an exception.
- k. Chairperson Jones stated rural residential and farming did not change.
- l. Chairperson Jones stated intermediate residential is 5,000 square foot lots. Vice Mayor Litchfield asked what the new numbers are for the new code. Chairperson Jones stated they are 5, 7, and 10 and RR. Vice Mayor Litchfield asked what R-5 was. Chairperson Jones said R-5 is high-density residential, R-7 is medium, and R-10 was low. Vice Mayor Litchfield asked what the lot sizes were. Chairperson Jones said there are no lot sizes in the new code. Chairperson Jones said high density is intermediate residential and is 7500 square feet. Chairperson Jones said medium density is between 75 and 10.

- m. Chairperson Jones stated medium residential in the existing code book is 7,500 square feet which is neighborhood and they changed neighborhood to medium density, R-7, because it is a single family dwelling with lot minimum of 7,500 square feet or for a two family dwelling or multi-family dwelling the lot area minimum of 10,000 square feet. Chairperson Jones stated high density says single family dwelling 5,000 square foot or two family dwelling 7,500 square foot which matches better. Vice Mayor Litchfield stated it makes sense on the map better as well because there is no way his lot is 7500 square feet.
- n. Chairperson Jones asked Joe Lindsey if he would do mobile home park and mobile homes together and then do RV parks. Joe Lindsey said he would do mobile home and RV together. Chairperson Jones asked Joe Lindsey if they should do mobile home, mobile home park and RV park together. Joe Lindsey said mobile home park and RV park are basically the same thing. Chairperson Jones stated they have a mobile home versus a mobile home park. Chairperson Jones explained the difference. Further discussion was held regarding which parts of the city were made up of each type of structures. Chairperson Jones said the categories are Mobile Homes, Mobile Home Park, or RV Park. Joe Lindsey says the Mobile Home Park and RV Park are the same thing. Chairperson Jones said they do not want some of the parks to be a mixture. Joe Lindsey stated this will be difficult to enforce given the current state of the parks. Chairperson Jones stated some of them will never be big enough to do mobile homes. Chairperson Jones further stated they said you must have at least 8 mobile homes to be a mobile home area versus a mobile home park. Joe Lindsey stated if he is not mistaken three mobile homes constitutes a mobile home park. Vice Mayor Litchfield stated as a city they can be more stringent. Chairperson Jones stated they also apparently grandfathered a lady in to have a RV park with a single spot on her property permanently.
- o. Jody Hensley stated the mobile home must be of a certain size and age to qualify. Chairperson Jones stated the age restriction remains in the new code but the size restriction was removed.
- p. Joe Lindsey stated he has had a couple complaints about people keeping RV's on residential property being occupied for some time. Joe Lindsey stated he does not feel if there is an empty RV space in town that should be happening. Several members stated they did not know of anywhere that this was happening.
- q. Chairperson Jones asked again what order they should do it in. Chairperson Jones said it would Mobile Home, Mobile Home Park, and then RV Park. Joe Lindsey said that was fine.
- r. Chairperson Jones asked if Joe Lindsey had a preference on colors. Joe Lindsey stated he would prefer that there not be multiple shades of the same color. Jones stated they have 14 zones and only 12 colors. Chairperson Jones stated they could combine limited and general commercial zone. Joe Lindsey stated they should do that. Chairperson Jones stated they added three new zones and took two away.

- s. Joe Lindsey asked if some of the area around the 278 interchange could be changed to commercial instead of rural residential. Chairperson Jones stated they have never changed it from residential to commercial until someone wants it changed and comes to them to ask for a change. Chairperson Jones stated they need to be careful with that and avoid spot zoning.
- t. Chairperson Jones asked if they need to keep the patterns on the ledger. Vice Mayor Litchfield stated yes they should keep them because it helps distinguish between areas and helps when the maps are copied.
- u. The group worked on the color coded ledger for the new zoning map.

Member Donnetta Skinner made a motion to approve the changes made to Title 3 Zoning Map and all related matters. Vice Chairperson Anna Dean seconded the motion. The motion passed.

7. 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 Litchfield asked if they would be done with the map by the next meeting, so everything could go to the Council at the same time. Chairperson Jones stated it depends on what they have on their agenda next month but they should be able to finish it.
- b. Jody Hensley stated she needs to have the commercial residence rezoned next to the cemetery. Chairperson Karla Jones asked Melinda Harris to talk to the lawyer about this one spot zone on Fir Street.

8. Adjournment. (For Possible Action)

Member Donnetta Skinner made a motion to adjourn. Member Khatlyn Micheli seconded the motion. The motion carried. The meeting was adjourned at 7:27 p.m.

APPROVED:

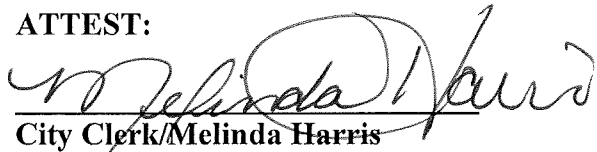


Chairperson Karla Jones

3/7/2018

Date Approved

ATTEST:



City Clerk/Melinda Harris