

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

1. Call to Order and Roll Call:

- a. Members Present: Karla Jones, Chairperson, Anna Dean, Vice Chairperson, Robert Smithson, Donnetta Skinner, and Vice Mayor Lincoln Litchfield.
- b. Members Absent: Isabella Bender, William Bender, Khatlyn Micheli.
- c. Staff: Melinda Harris, City Clerk, Joe Lindsey, City Building Inspector
- d. Public Present: Robert Howard and Cameron Kinney.

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 request by RH Construction to divide APN # 002-210-044, located at Griffin Street, into four parcels. (For Possible Action).

- a. Chairperson Karla Jones asked if anyone had any questions.
- b. Member Donnetta Skinner stated she had no questions.
- c. Vice Mayor Lincoln Litchfield asked if they are subdividing the entire piece of land.
- d. Robert Howard, with RH Construction, stated they are subdividing one parcel into four parts and three parcels look like they are already spoken for. Robert Howard further stated they are all roughly 2.5 acre parcels at this time.
- e. Chairperson Karla Jones asked if they have the parcel map because she is only seeing three parcels.
- f. Vice Chairperson Anna Dean stated it took her a long to figure out but the cul-de-sac is a parcel.
- g. Robert Howard stated he apologizes because Chairperson Karla Jones is correct and there are only three parcels but they originally planned to have four parcels.
- h. The Board discussed going to get the map that would show the parcels. The Board agreed they did not need it.
- i. The Board discussed whether they could vote on the matter since it was three parcels instead of four. The Board agreed they could vote on it.

Vice Mayor Lincoln Litchfield asked Melinda Harris to make sure it is correct when it goes before the City Council.

Member Robert Smithson moved to approve the request by RH Construction Services to divide APN # 002-210-044, located on Griffin Street, into three parcels. Member Donnetta Skinner seconded the motion. The motion passed.

4. Review, discussion, and possible approval of the Minutes of the Carlin Planning Commission for February 7, 2018 and all related matters. (For Possible Action).

- a. Vice Chairperson Anna Dean stated she did not remember saying that she stated no letters had come in. Vice Chairperson Dean stated she thought she had asked if any letters had come in. Chairperson Karla Jones and Member Donnetta Skinner both stated they felt it was immaterial. Vice Chairperson Anna Dean stated she was fine with it then.

Vice Chairperson Anna Dean made a motion to approve the Minutes of the Carlin Planning Commission for February 7, 2018, and all related matters. Member Donnetta Skinner seconded the motion. Member Robert Smithson abstained. The motion passed.

5. Review, Discussion, and possible approval of the proposed Title 3 Zoning Map and all related matters. (For Possible Action).

- a. Chairperson Karla Jones stated to bring everyone up to speed a little bit they had picked the colors and they are going to stick with the squiggly lines, checkerboard patterns, or whatever to match, and they are just going to change them to their zones. Chairperson Karla Jones stated she asked Melinda Harris if they have to color and Melinda Harris said for the Engineer they will have to color everything. Chairperson Karla Jones stated otherwise he would have to second guess. Chairperson Karla Jones stated she didn't know how they want to do this but she thought they would get more done if they just figure out which members do each section at the same time instead of just one person coloring. The members stated they do not want to color and Karla Jones should do it. Chairperson Karla Jones stated she does not mind coloring if they tell her where to go.
- b. Chairperson Jones stated she thinks they should start with the one that isn't going to change at all which is rural residential and farming. Chairperson Jones stated someone is going to have to do the big map so they know where to put the places.
- c. Chairperson Karla Jones proceeded to color tourist commercial zoning along Chestnut Street from the Senior Center to the east interchange. Chairperson Karla Jones asked if they are okay with leaving undeveloped land untouched. Everyone said that is fine. Chairperson Jones noted the residential homes that currently exist on Chestnut Street.

- d. Cameron Kinney asked what the difference is between commercial and tourist commercial. Chairperson Karla Jones explained there isn't a lot of difference between them but tourist commercial is definitely those businesses, such as a hotel, that you want near the freeway. Cameron Kinney asked whether something like a dispensary would be commercial or tourist commercial. Chairperson Jones stated it could go in either zone.
- e. Chairperson Jones asked if they wanted the house by the Cemetery to be zoned as commercial or residential. Member Donnetta Skinner stated the house is going to stay there. Chairperson Jones stated they cannot parcel it out but they can change it to residential. Vice Mayor Lincoln Litchfield stated that would give them the option to resell or refinance it. Vice Chairperson Anna Dean stated if they make it residential what happens if they try to build houses right there along the cemetery. Chairperson Jones stated you are always going to have houses by the cemetery. Vice Chairperson Anna Dean stated they are a block in and with the Chevron there and motel right there wouldn't they want to try to. Vice Chairperson Dean stated if they make it residential they are going to open it up to somebody and wouldn't it be easier for them to come in and get a. Chairperson Jones stated that would be a spot zoning on that little square. Vice Chairperson Dean said that one little house. Chairperson Jones stated the lawyer told them they cannot spot zone. Vice Mayor Lincoln Litchfield stated if they put it residential and a business comes in and says they want to rezone it then it is spot zoning. Chairperson Jones stated then they could parcel it out and they could have two houses. Vice Chairperson Anna Dean stated they are trying to keep businesses here. Chairperson Jones asked why it matters when they have all this area here. Chairperson Jones asked what do you think. Vice Chairperson Dean stated she is torn both ways. Member Donnetta Skinner stated she thinks it needs to be done so they can sell that house. Chairperson Jones stated they should have never built a house. Vice Chairperson Dean stated she understands she wanted to be closer to her business and at the time there was nothing there. Member Bob Smithson and Member Donnetta Skinner stated they should keep it residential so it can be sold and refinanced.
- f. The Board proceeded to discuss whether the south side of Chestnut Street would be commercial or tourist commercial. The Board decided some parts are commercial and some parts are residential.
- g. Vice Mayor Lincoln Litchfield noted that the map did not go all the way out to 278 so they can't color tourist commercial. Chairperson Karla Jones asked Melinda Harris to ask Farr West about where they are with that and why it isn't on the map.
- h. Chairperson Jones asked if the land owned by the school should be neighborhood residential or something else. Vice Mayor Lincoln Litchfield stated schools are usually in a residential area. Chairperson Jones stated she thinks they should put it as open/recreation.
- i. The Board proceeded to look at individual lots along Chestnut and zoned them accordingly. Chairperson Jones stated high density is IR which is

intermediate residential. Chairperson Jones stated medium density is NR which is neighborhood residential. Chairperson Jones asked what they decided on Freddy's. Chairperson Jones stated it is going to be RV. Member Donnetta Skinner stated it is going to be RV because they are not going to let him put in mobile homes after he takes them out. Chairperson Jones asked what green was. Vice Chairperson Anna Dean stated it is intermediate residential. Chairperson Jones asked if it was x's. Vice Chairperson Dean said yes. Chairperson Karla Jones asked if it was big x's. Vice Chairperson Anna Dean said yes it is cross stitching. Vice Mayor Lincoln Litchfield stated this is the 50/50 garage. Vice Chairperson Anna Dean stated this is the Silver Sage RV Park, that is a house, Huntley's, Pooley's. Chairperson Karla Jones stated they just rezoned back there. Chairperson Karla Jones asked what they rezoned it as. Melinda Harris asked what it is. Chairperson Karla Jones replied Sonny's. Chairperson Karla Jones asked what RV is. Chairperson Karla Jones stated they didn't give RV a zone. Chairperson Karla Jones stated they can do MH for mobile home, MHP for mobile home park, and RVP. Chairperson Karla Jones stated she is worried that they will not have enough colors. Member Donnetta Skinner stated she thought we had enough colors last month. Chairperson Karla Jones stated she thought they did to but they had not done RV's. Chairperson Karla Jones stated she is going to leave the mobile home parks and RV parks alone for now until they figure out what they are doing.

- j. Chairperson Karla Jones asked them to tell her where there is more green. Member Donnetta Skinner stated it should be all of this through here. Chairperson Karla Jones stated we have all of this. Chairperson Karla Jones asked why all of this is commercial. Vice Chairperson Anna Dean stated because that is on Bush Street and everything used to be kind of commercial on Bush Street. Chairperson Karla Jones stated they parceled all that out so they could sell it. Chairperson Karla Jones asked what 802 is. Vice Chairperson Anna Dean stated they decided that is where Babcock's used to live. Chairperson Karla Jones asked where Tut's is. Chairperson Karla Jones stated they are on Bush Street and that 13th Street is going to be different. Vice Chairperson Anna Dean stated a lot of the houses on Bush Street have been done so they could sell them including Beaman's, Patty's and the house next to it. Chairperson Karla Jones stated it is a different one because it is not on a permanent foundation so it is going to be in the low density even though they do not have that yet. Melinda Harris stated they changed it to intermediate residential. Chairperson Karla Jones stated they are still going to do low density otherwise when you replace yours you are going to need a permanent foundation and we said that we didn't want to do that. Chairperson Karla Jones stated they wanted a piece of land that people could just bring in a trailer and not have to convert to real property. Member Donnetta Skinner asked if that is on 10th Street. Chairperson Karla Jones stated it is from 10th to 13th Street. Chairperson Karla Jones stated they wanted an area

where you could do that. Vice Chairperson Anna Dean stated this is that area. Chairperson Karla Jones stated you can always upgrade you just can't downgrade and asked if that is where they were going to put that low density or were they going to put that as straight up mobile home. Member Donnetta Skinner stated that would be correct. Vice Chairperson Anna Dean stated she knows on Beaman's they did turn it into residential so they could get the loan. Chairperson Karla Jones stated it would still be mobile home. Vice Chairperson Anna Dean stated Tinker's is a single wide and it is not on a foundation. Chairperson Karla Jones stated the new one across the street isn't. Chairperson Karla Jones stated they should change that zone to mobile home residential. Vice Chairperson Anna Dean stated they could do that. Chairperson Karla Jones stated then they could either have it on a foundation or not have it on a foundation and still get a loan because it has the word foundation in it. Vice Mayor Lincoln Litchfield stated he is not a good one to ask because he thinks all mobile homes should be on a foundation because it increases the property value. Chairperson Karla Jones stated their Board did not vote it that way. Vice Chairperson Anna Dean stated she thinks all down 13th Street they are on a permanent foundation. Chairperson Karla Jones asked where they should put mobile homes. Vice Chairperson Anna Dean stated when she moved here it was set up that 11th Street to 13th Street they could have mobile homes in here. Chairperson Karla Jones stated how about they do all of the ones along 13th Street as mobile homes. Chairperson Karla Jones asked if she should not do Bush Street. Chairperson Karla Jones asked if the corner of 11th would be green. Vice Mayor Lincoln Litchfield stated it should be blue. The Board went through the properties and determined which were stick built and which were not.

- k. Chairperson Karla Jones asked if the apartments next to the old senior center would be left neighborhood residential or otherwise it would have to be spot zoned. Member Donnetta Skinner stated they should leave it.
- l. Chairperson Karla Jones stated they would move down to 13th Street and Cedar. Chairperson Karla Jones stated Krantz is not on a foundation but all the neighbors are. Vice Chairperson Anna Dean stated she doesn't think the single wide is on a foundation. Chairperson Karla Jones stated she thinks they should make it mobile home. Member Donnetta Skinner stated she doesn't think so. Vice Mayor Lincoln Litchfield stated he thinks they should leave it residential. Vice Chairperson Anna Dean stated she doesn't think so. Member Donnetta Skinner asked if you have to put a foundation. Chairperson Karla Jones stated they do not have to for a single wide. Chairperson Karla Jones stated they had a mobile home area when they did the code and they can't change it. Member Donnetta Skinner asked if in that one little block they are going to make a mobile home. Chairperson Karla Jones stated they are just going to do this one little area. Vice Chairperson Anna Dean stated from 11th to 13th. Chairperson Karla Jones stated it only goes to Hamilton. Vice Chairperson Anna Dean said no it would go to Railroad. Chairperson

Karla Jones stated that it is a park. Chairperson Karla Jones stated Laura is the only one that has a mobile home park down there and all the other are stick built. Chairperson Karla Jones stated they could go to Railroad the north side. Chairperson Karla Jones stated that is five blocks plus 13th. Member Donnetta Skinner stated they do not have to put just single wide with no foundation. Chairperson Karla Jones stated they do not have to. Vice Chairperson Anna Dean stated the problem is that those lots are only 50 x 100 so you try to put a double wide on a 50 x 100. Vice Chairperson Anna Dean stated she knows people are doing it but it doesn't allow for a yard or a garage. The Board continued to move down Cedar Street and colored in the map.

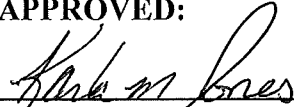
Vice Chairperson Anna Dean moved to table approval of the proposed Title 3 Zoning Map and all related matters. Member Robert Smithson seconded the motion. The motion passed.

- 6. 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 Lincoln Litchfield asked if they had heard back from the lawyers yet on whether they need to send letters out to everyone. Melinda Harris stated she had not heard anything on that specifically but she would ask them again.

7. Adjournment. (For Possible Action)

Member Donnetta Skinner made a motion to adjourn. Member Robert Smithson seconded the motion. The motion carried. The meeting was adjourned at 8:00 p.m.

APPROVED:

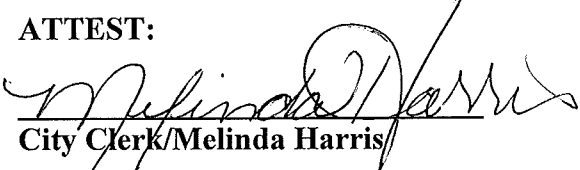


Chairperson Karla Jones

5/2/2018

Date Approved

ATTEST:



City Clerk/Melinda Harris