

CARLIN PLANNING COMMISSION
City of Carlin, State of Nevada
Regular Meeting and Public Hearing
Carlin City Hall
101 S. Eighth Street
Carlin, Nevada
June 6, 2018 at 7:00 p.m.

1. **Call to Order and Roll Call:**
 - a. Members Present: Karla Jones, Chairperson, Isabella Bender, William Bender, Robert Smithson, Donnetta Skinner, and Vice Mayor Lincoln Litchfield.
 - b. Members Absent: Khatlyn Micheli.
 - c. Staff: Melinda Harris, City Clerk
 - d. Public Present: Arnold Huntley Jr., Stacey Beeson

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)**
 - a. Arnold Huntley stated he is there for the Agenda item about turning the area behind his house into agricultural. Arnold Huntley stated he doesn't want that.

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 June 6, 2018, at 7:00 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 # 002-280-005, more commonly known as 231 15th Street, Carlin, Nevada, 89822, from Residential Mobile Home 1 zoning to Rural Residential and Farming zoning, 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 read into the record a letter from Valerie Myers stating the rezone of the property would cause irreparable damage to her home and rental properties from 1637 to 1721 Puett Drive.
 - b. Chairperson Karla Jones read into the record a letter from Fred Montes De Oca stating he is against the rezone.
 - c. Chairperson Karla Jones read into the record a letter from Arnold Huntley Jr. stating he is against the rezone.
 - d. Member Donnetta Skinner stated she had to go look where 15th Street is and she doesn't understand why they want that there.

- e. Melinda Harris stated the adjoining property is already rural residential and farming.
- f. Chairperson Karla Jones stated where they are at in the pit is where Cat and Wren already have horses and stuff and they will not be in the trailer park because they already rezoned that. Chairperson Jones stated that the day they came for a parcel map they were told that she wanted chickens and goats and that they would be back so they knew this was coming.
- g. Member Donnetta Skinner stated she did not move to Carlin to be near farmland and the animals are the dirtiest.
- h. Member Robert Smithson stated he is against it because it is in a residential area and it shouldn't be.
- i. Chairperson Jones stated she wanted it on the record that chickens are already against the zones anyhow but people have them everywhere so until our code enforcer/animal control officer does something with chickens they are going to be in this town regardless of the zone. Chairperson Jones stated that personally she doesn't think it should be in that area because of the surrounding areas.
- j. Stacey Beeson stated her parents are right above where Wren and Cat are and you cannot smell Wren and Cat's because they are down there cleaning all the time. Stacey Beeson said that cattle or hogs are different and much smellier.
- k. Member William Bender stated he raised hogs in Wyoming on 5 acres twelve miles out of town and his neighbors were not happy campers. Member Bender stated it is the wrong precedent to set if they were to allow this.
- l. Member Donnetta Skinner stated she does not see cattle on the list.
- m. Member Robert Smithson stated it could be cattle because they have the umbrella clause of farm animals and that he is strongly against it.
- n. Member Donnetta Skinner stated that if it was a little further out.
- o. Member Karla Jones stated if they did it on the other side of the tracks like Carpenter because he wanted cattle. Member Jones stated she understands their point but she is against it.
- p. Vice Mayor Lincoln Litchfield asked for clarification about the surrounding zoning.
- q. Chairperson Jones stated everything around Wren is residential mobile home except for one section which is now Commercial Two.
- r. Vice Mayor Lincoln Litchfield stated if they deny it then Wren's property would be a spot zoning. Member William Bender stated it would be grandfathered in. Vice Mayor Litchfield stated it is not grandfathered in because they are rezoning the whole town. Vice Mayor Litchfield stated if they say that the one property is rural farming then it is spot zoning. Member Karla Jones stated she disagrees. Chairperson Jones stated she feels that if they make it rural residential and farming then that would be spot zoning. Further discussion was held about the surrounding properties and the size of the lot.

- s. Vice Mayor Litchfield stated he feels allowing Wren to have horses is very similar especially since he has a smaller lot.
- t. Member Donnetta Skinner stated that Wren's horses are very organized.
- u. Chairperson Karla Jones stated they cannot look at the owner they must look at the parcel. Chairperson Jones asked Member Skinner if she would allow it if it was Wren asking. Member Donnetta Skinner stated no.
- v. Member Isabella Bender stated she drove out there and she doesn't think it is appropriate for the location.

Member Isabella Bender made a motion to close the hearing to review, discuss, and possibly approve a request to rezone parcel # 002-280-005, more commonly known as 231 15th Street, Carlin, Nevada, 89822, from Residential Mobile Home 1 zoning to Rural Residential and Farming zoning, and all related matters. Member Donnetta Skinner seconded the motion. The motion passed.

- 4. **REZONE: Review, discussion, and possible approval of a Request by Sonny & Teri Atkins to change the current Residential Mobile Home 1 zoning to Rural Residence and Farming zoning, for Parcel # 002-280-005 in the City of Carlin, County of Elko, State of Nevada and all related matters. (For Possible Action).**
 - a. Chairperson Jones asked if there was any more discussion or public comments. Chairperson Jones asked for a motion.

Member Robert Smithson made a motion to reject the request by Sonny & Teri Atkins to change the current Residential Mobile Home 1 zoning to Rural Residence and Farming zoning, for Parcel # 002-280-005 in the City of Carlin, County of Elko, State of Nevada and all related matters. Member Isabella Bender seconded the motion. The motion passed.

- 5. **Review, discussion, and possible approval of the Minutes of the Carlin Planning Commission for May 2, 2018, and all related matters. (For Possible Action).**
 - a. Chairperson Jones stated the name Christensen is spelled wrong.
 - b. Member Isabella Bender stated she was not present.
 - c. Member William Bender stated he was present.

Member Donnetta Skinner made a motion to approve the Minutes of the Carlin Planning Commission for May 2, 2018, with changes, and all related matters. Member William Bender seconded the motion. Member Isabella Bender abstained. The motion passed.

- 6. **Review, discussion, and possible election of a Vice Chairperson and all related matters. (For Possible Action).**
 - a. Member Donnetta Skinner stated she would like to nominate Isabella Bender.

- b. Chairperson Jones stated all you have to do is read the thing when she is not there.

Member Donnetta Skinner made a motion to elect Isabella Bender as the Vice Chairperson. Member William Bender seconded the motion. The motion passed.

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

- a. Vice Mayor Litchfield stated they are at 317 Bush.
- b. Chairperson Jones stated they messed up because these are ones that do not have to be on permanent foundations. Member William Bender asked why they can't go with the grandfather and then in the future they have to change. Chairperson Jones stated nearby homes are stick built so that is what they are doing. Vice Mayor Lincoln Litchfield stated all that between 3rd and 4th on Cedar should be high density residential. The Board agreed it should all be on permanent foundations when the trailers are moved out. Member William Bender stated they should go all the way to the trailer park. The Board recognized that there are a lot of mobile homes in the area but agreed that when they are moved or changed they should all be put on permanent foundations.
- c. Chairperson Jones asked why they made the Senior Center commercial when it should have been white for a government building.
- d. Chairperson Jones stated all the parcels by the fire department are mobile homes and will never be put on permanent foundations. The Board agreed to make it mobile homes. Chairperson Jones stated the only exception is LaDawn's garage because it was built as part of a house but then was parceled out.
- e. Discussion was held regarding when a rental should be classified as commercial property or residential.
- f. The Board addressed the remaining properties and colored them according to use.
- g. The Board looked at Poplar Street and Griffin. The Board agreed it would be RV and Industrial mixed.
- h. Vice Mayor Litchfield stated he has still not heard back from the lawyer about whether they have to send out a letter to everyone in town about the new code and zones or not.
- i. Chairperson Jones stated they do not have storage sheds at all. Vice Mayor Litchfield said they can add it when they go to Council with it. Chairperson Jones asked Melinda to make a note to add storage sheds to Limited Commercial C2 they need to add storage units. Member William Bender stated he found storage units under General Commercial C-1 which is blue.

Member Robert Smithson made a motion to approve the Title 3 Zoning Map. Member William Bender seconded the motion. The motion passed.


8. 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 stated he will inform the Council that the parcel map is done.

9. 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 8:37 p.m.

APPROVED:




Chairperson Karla Jones

10/3/18

Date/Approved

ATTEST:



City Clerk/Melinda Harris