

**CARLIN PLANNING COMMISSION
City of Carlin, State of Nevada
Regular Meeting and Public Hearing
Carlin City Hall
101 S. Eighth Street
Carlin, Nevada
May 2, 2018 at 6:30 p.m.**

- 1. Call to Order and Roll Call:**
 - a. Members Present: Karla Jones, Chairperson, Robert Smithson, Donnetta Skinner, William Bender, and Vice Mayor Lincoln Litchfield.
 - b. Members Absent: Anna Dean, Vice Chairperson, Khatlyn Micheli.
 - c. Staff: Melinda Harris, City Clerk, Joe Lindsey, City 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)**
 - a. Vice Mayor Lincoln Litchfield asked if they had heard back from the lawyers about whether they need to send out letters to everyone in Carlin or if it was just changing the map. Melinda Harris stated she had not heard back yet. Vice Mayor Litchfield stated he would talk to Lauren.

- 3. Review, discussion, and possible approval of the Minutes of the Carlin Planning Commission for March 7, 2018, and all related matters. (For Possible Action).**
 - a. Member Skinner stated the word time needed to be added to Agenda item #3.
 - b. Chairperson Karla Jones stated Robert Howan should be Robert Howard.
 - c. Vice Mayor Litchfield stated the word immaterial should be different. Member William Bender stated it was incorrect.

Member Donnetta Skinner made a motion to approve the Minutes of the Carlin Planning Commission for March 7, 2018, with changes, and all related matters. Member William Bender seconded the motion. The motion passed.

- 4. Review, discussion, and possible approval of moving the Carlin Planning Commission meeting time from 6:30 p.m. to 7:00 p.m. beginning June 6, 2018 and all related matters. (For Possible Action).**
 - a. Chairperson Jones stated that Isabella Bender's shift changed at work so she doesn't get off early enough for the 6:30 meeting.
 - b. Member Robert Smithson stated he would prefer 6:30. Chairperson Karla Jones stated she would prefer it at 6:30 as well.

- c. Chairperson Jones asked Vice Mayor Litchfield if they could call a recess for 30 minutes until Isabella gets there or could they have her on the phone. Vice Mayor Litchfield stated he would prefer to have her on the speaker phone.
- d. Chairperson Jones stated they could set their time limit at an hour now that they are just working on the master plan and be home by 8 p.m.
- e. Member Donnetta Skinner stated she didn't care.
- f. Chairperson Jones stated they had to set a time limit because they could be there a long time.
- g. Member Skinner stated that they may need that extra body. Chairperson Jones stated they could start at 7 and set a time limit of 8 p.m.

Member Donnetta Skinner made a motion to start the meeting at 7:00 p.m., and all related matters. Member Robert Smithson seconded the motion. The motion passed.

- 5. Review, Discussion, and possible approval of canceling or moving the July 4, 2018 meeting to another date and all related matters. (For Possible Action).**
- a. Chairperson Jones asked if they want to cancel it or reschedule it.
 - b. Member Skinner stated they should cancel it.
 - c. Vice Mayor Litchfield said he agreed.

Member Robert Smithson made a motion to cancel the July 4, 2018 meeting and all related matters. Member William Bender 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 Jones stated they need to color.
 - b. Member Donnetta Skinner asked how much more they have to do.
 - c. Chairperson Jones stated they have a lot but she at least wants to get it started so she can take it home or Melinda could work on it when they have a spare moment.
 - d. Chairperson Jones asked if they got all the way on the purple. Member Skinner stated she thought they did. Chairperson Jones asked what purple was. Member Robert Smithson stated purple is high density residential R-5. Vice Mayor Litchfield stated they did not get it all done. The Board discussed which parts of the map still needed to be colored purple.
 - e. Chairperson Karla Jones stated that the intermediate residential zoning on Hamilton will not fit lot size but if they ever pull the trailer out they will never get another one in. Chairperson Jones asked if triplexes could be in the intermediate residential zoning. Member Robert Smithson stated it allowed multi-family dwelling and they all agreed. Chairperson Jones stated it would never change.
 - f. Chairperson Jones stated they have two lots that are nothing and then clear over between Railroad and Hamilton on 12th Street. Member Robert

- Smithson stated that whole area is residential mobile home. Chairperson Jones stated it shouldn't be. Chairperson Jones stated Juliana's shouldn't be. Chairperson Jones further stated that she bets they are supposed to be blue. Chairperson Jones stated they do not have to have foundations. Chairperson Jones asked if they should put it as blue. The Board agreed.
- g. Chairperson Jones asked what was between 12th and 13th Street on Railroad and on the north side. Member Smithson stated it is residential mobile home which is blue. Member Smithson asked if that allows travel trailers. Chairperson Jones stated it does.
 - h. Member Smithson asked what they are doing with the travel trailers. Chairperson Jones stated they have to decide where they are putting them. The Board discussed the various places where travel trailers are now. Chairperson Jones stated some of the places have to be split between RVs and mobile homes. Chairperson Jones asked what color are mobile homes. Member Smithson stated it was yellow.
 - i. Chairperson Jones stated 14th Street to Tuscarora road is mobile home and the park itself is travel trailers. The Board went through the colors and various zones because of confusion with the colors. Chairperson Jones stated recreational vehicles would be orange.
 - j. Chairperson Jones asked about Tuscarora and Fir Street. Member Smithson stated it is a mobile home park. Chairperson Jones stated some of them are privately owned but others are rented as if a park. Chairperson Jones asked what they should zone it and she would rather do it as a mobile home park. Chairperson Jones stated since it is a mobile home park it has one water shut off but they want people to have to install their own hookups. Member Smithson stated he thinks they should be mobile homes and not a mobile home park. Chairperson Jones asked them to look up mobile home parks to see how many there must be. Member Smithson stated it was 8. Vice Mayor Litchfield stated it could all go into blue because if a new one is put in then they would have to do a new hook-up. The Board agreed to make it blue. Member Smithson stated they should block it all out because it forces when someone puts in a mobile home to conform to certain standards that they have. Chairperson Jones stated she would be mad if her water had to be shut off because someone else had a water problem because they do not have individual shut offs.
 - k. Chairperson Jones stated these guys are rural residential and farming and asked what color. Member Smithson stated it was light green. Chairperson Jones stated Dresden, Tangreen, Christensen, Taylor right. Member Smithson asked if they could go all the way down to Chestnut. Chairperson Jones stated some of the lots were not big enough. Chairperson Jones asked Melinda Harris to find out the square footage of 721 Tuscarora. Chairperson Jones pointed out some open areas. Chairperson Jones asked Melinda Harris to also find out the square footage of 1542.

- l. Chairperson Jones stated this right here 1602 is light industrial and that she thought they could keep it light industrial because it is storage sheds. Chairperson Jones asked Melinda Harris to find out if 1602 is zoned light industrial because they want to keep it that way, find out the size of 1542 and 721. Chairperson Jones stated 1542 is on Chestnut Street.
- m. Member Smithson stated this lot right here is zoned intermediate residential and he didn't know why. Chairperson Jones stated it was a rezone by Tangreen. Chairperson Jones stated she thinks it should be rezoned to rural residential and farming because of the spot zoning issue. Member Smithson agreed. Member Bender stated he understands now but wondered if he could just apply for a zone change. Chairperson Jones stated he could but she didn't know why. Chairperson Jones stated they need to look up 1121 and find out why. Chairperson Jones stated it would be spot zoning and the lawyers told them they could get back to changing out of spot zoning. Member Smithson asked if it was kept for access off of Chestnut. Chairperson Jones stated it could have been but she wasn't sure.
- n. Chairperson Jones stated they could do Irvintown and asked if they were going to do a mobile home park. The Board agreed. Chairperson Jones asked if they were going to allow RVs at all. The Board affirmatively stated no. Chairperson Jones stated Mutchler is privately owned and it would have to be blue. Member Bender stated it is off topic but asked if that place was in violation of some code because it is an eyesore. Member Skinner stated it is getting worse of all the time. Member Skinner stated it used to be nice. Chairperson Jones stated she thinks something should be done and they have Chapter 10 but she doesn't know if she is the one that fills out the nuisance. Member Bender stated two of those trailers have been stripped, without windows, for over a year. Member Skinner stated she needs to get those ones out of there that are icky and that no one is living in. Chairperson Jones stated in Maggie Court some are owned and some are not but she doesn't know which. Chairperson Jones asked Melinda Harris to find out if the lots on Mutchler pay lot rent or if they are owned. Member Bender asked why Irvintown is four different colors. Chairperson Jones stated it isn't anymore and now it is just two colors because part if a mobile home park and part is privately owned.
- o. Chairperson Jones stated they would do Huntley and that it would be all blue. Chairperson Jones stated around the corner it is privately owned mobile homes which would be blue.
- p. Chairperson Jones asked where they are going now. Vice Mayor Litchfield stated it was Commercial by Scott's. Chairperson Jones stated then they have the bank and then the new house. Chairperson Jones stated then they have Bill McKelly, Nacona, and Val. Chairperson Jones then stated there are apartments or multi-family and then across the street are stick built homes. Chairperson Jones asked what is behind the bank. Chairperson Jones stated it is a trailer. Member Smithson asked if the area behind Scott's and the Bank should be a different color. Member

Smithson said it is currently neighborhood residential. Chairperson Jones stated several lots were commercial and that includes Edith Pretties house is commercial. Member Donnetta stated her surprise at it being commercial and said it couldn't be. Chairperson Jones stated that purple is now their medium density and looked at Chapter 4 to see what was allowed there. Chairperson Jones stated all of it needs to go green. Member Smithson stated he didn't think they should cross Bush to the south. Chairperson Jones agreed. Vice Mayor Litchfield stated that the area should be purple. The Board discussed whether it should be green or purple and determined that based upon the lots sizes in question it should be purple.

- q. Chairperson Jones asked about up 5th and Peters. Chairperson Jones stated the apartments are multi-family and are purple. Chairperson Jones asked if they could change that all because they have houses and an empty store. Vice Mayor Litchfield stated they make the houses and vacant lot purple and the empty store as commercial. Chairperson Jones stated that would be spot zoning. Chairperson Jones stated they would leave it as be because it is already commercial but when he gets rid of that it will be made all residential.
- r. Chairperson Jones asked to look at between 3rd and 4th. Vice Mayor Litchfield stated it is residential mobile home three. Chairperson Jones and the Board went through each lot. Chairperson Jones stated she is confused about the triangle lot on Chestnut. Chairperson Jones decided to do Peters Street and asked for someone to pull up Google Earth. Chairperson Jones asked what they put churches in. Vice Mayor Lincoln Litchfield stated a church could be in residential.

Member Donnetta Skinner made a motion to table the Title 3 Zoning Map. Member William Bender 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).**

None.

- 8. **Adjournment. (For Possible Action)**

Member Donnetta Skinner made a motion to adjourn. Member William Bender seconded the motion. The motion carried. The meeting was adjourned at 8:06 p.m.

APPROVED:

ATTEST:

Chairperson Karla Jones

City Clerk/Melinda Harris

Date Approved