

CITY OF ELKO
PLANNING COMMISSION
SPECIAL WORKSHOP MINUTES
6:00 P.M., P.D.S.T., TUESDAY, JUNE 15, 2010
WESTERN FOLKLIFE CENTER, G3 BAR THEATER,
501 RAILROAD STREET, ELKO, NEVADA

CALL TO ORDER

The meeting was called to order by Chairman Jeff Thompson.

ROLL CALL

Planning Commission Present: Rich Perry, Doug Owen, John Anderson,
Jeff Thompson

Planning Commission Absent/Excused: Brent Elmore, Reece Keener, Alene Sutherland

City Staff Present: Delmo Andreozzi, Asst. City Manager
Scott Wilkinson, Development Manager

Others Present: Jim Conner, City Councilman
Donald Buaku, CRSA Planner
Jim Neilson, CRSA Senior Principal
Susie Becker, LYRB
Katie Cole, Fehr and Peers

I. WORKSHOP

This workshop is being held to review a draft of the Master Plan update to include goals and objectives and existing conditions analysis and maps, brainstorm additional projects, review photos and discuss what's to come. **DISCUSSION ITEM ONLY, NO ACTION REQUIRED.**

Mr. Buaku said we will have some Powerpoint slides but the packet of material has more detail in it. Within the packet is a sample survey which will be mailed to 10% of residents in Elko next week. What you have is a letter from the Mayor introducing the survey and the English version of the survey. The one that will be mailed out will have a Spanish version as well and a business reply envelope.

Chairman Thompson said will the survey be online?

Mr. Buaku said the survey is not online but if need be we can put it online. 10% is statistically balanced.

CRSA's agenda was reviewed.

Mr. Buaku said we can discuss comments today but we would prefer you send them to us by email or post them on the project website. We are about midway through the process. During today's meeting we are sort of focusing a lot on Land Use. In July's meeting we will focus more on Parks and Recreation. In August we will talk more about Transportation. Today we will discuss some Land Use principals that we as consultants are proposing you incorporate into your Master Plan.

The Elko Master Plan Proposed Document was reviewed with revisions that were made since the last workshop meeting.

Ms. Cole said to get the Transportation goals and objectives we listened to some of the comments we got at the workshop and we also took a look at the goals and objectives that are in the current Master Plan. We tried to condense those into six overall objectives to help shape the transportation network in this community.

Mr. Neilson said are we getting closer to what people are thinking? Did we get it right or do we need to continue to massage and make changes?

Mr. Wilkinson said with Objective 2.6, I know we have to meet some population thresholds for an MPO.

Ms. Cole said we brought this from the previous Master Plan. We thought it was still an important objective to include, and as we look more at Land Use and how the city will grow, we may need to massage that one a little bit. The Transportation section is right after the Land Use section in the packet.

Mr. Neilson said we decided to put Transportation and Parks and Rec first and then we'll jump to the Land Use.

Commissioner Perry said are these all the result of the last public meeting we had at the college where we went through these one by one and modified them and these are the edits?

Mr. Neilson said as best we could.

Catherine Wines, Chairman of the Arts and Culture Advisory Board, said is there any consideration for environmentally sound paving that doesn't create a lot of runoff and things?

Ms. Cole said that's not specifically an objective that's included in any of these six. That could be more of a policy or implementation for new facilities.

Mr. Neilson said if people choose, that could also be an objective but at this point it hasn't been on the table which is not a bad idea to think about.

John Carpenter said what worries me is right now the city is going to concentrate on Idaho Street and they're going to be giving all of their money away for maybe the next 20 years. If you remember when they did the same thing down on Errecart Bridge we didn't have any money to fix the streets in Elko and we finally got that paid off so we had money for 2-4 years and now

we're going to get back into that same mode and there's not going to be any money. I don't know how we're going to meet any of these objectives without funds.

Chairman Thompson said this just sets an overall plan for the future. It doesn't address any specific issue. Hopefully when we do get some more money we'll have a guideline to implement some of these projects.

Mr. Wilkinson said a lot of our infrastructure's paid for along with development. A lot of these objectives would just fall into being a guiding document as additional development takes place where people are building streets and things like that, not only for city projects but for private development also.

Mr. Carpenter said that's probably right for new development but the streets that are there, I guess maybe in 20 years this objective will still be feasible. I just bring that up because I know a lot of people who are worried about it because we saw what happened. You guys probably can't do anything about it.

Chairman Thompson said a lot of this we can't afford right now but just as Mr. Wilkinson said it's a guide for future development and that's the main objective of it.

Mr. Wilkinson said specifically with Objective 2.5, the city does have a management system in place right now where the Street Department is classifying the severity of deterioration of streets and it is all contingent on funding on how they address that. I don't know if that would be the same maintenance system that they would have going forward but they do that now. They have a classification for deterioration and repair methods for the various streets throughout the community and they do present that to the City Council annually, a recommended street maintenance program.

Ms. Cole said they have provided that information to us so that we can at least take a look at it and use that knowledge as we're putting together the Master Plan.

Meg Glaser said I like Objective 2.1 where it mentions pedestrians but I was confused about what you meant by supporting adjacent land uses.

Ms. Cole said the objective is to provide context sensitive to design so as new development is happening or as we're looking at existing land uses to make sure we're providing the right transportation facilities whether it's what type of sidewalks: are they wider or narrower, what type of bicycle facilities: do you need a lane or path or can you do some type of share the road type element. If we know we have a school we need to heighten sensitivity for some of those other roads.

A member of the public asked if the parking corridor is addressed.

Ms. Cole said there's a Redevelopment Plan for that area and there may be some more information that can be provided on an Arts and Culture and Parks and Recreation perspective but from a Transportation perspective we're looking at how that one way couplet system works and how you might facilitate transportation to or from some of those parking areas or what that

might look like in the future, whether or not those parking areas are not working. That's part of the future implementation aspect.

Mr. Neilson said projects are derived from these objectives.

Ms. Cole said we would love comments about what you think about that area and what you would like to see.

Mr. Neilson said we often consider any ideas from the community in developing that because in many ways that asset in the middle of town will define what Elko is.

Mr. Wilkinson said towards the back of your document there are projects listed for the various components of the Master Plan. Those projects have been taken from the public comments received so if you see one you don't think is important you should email CRSA or get on the web and make that comment. Eventually we'll go through and pull projects that aren't feasible for whatever reason. If recommended projects don't make this list I think we'll have a section of the Master Plan that at least recognizes them and gives a reason for why they didn't get included in the project list.

Ms. Becker said the Parks goals and objectives are a reflection of what we heard about a month ago and then we'll be working in more detail to reach the specific programs. There are really five components: parks, trails, open space, recreation programs and a recreation facility. One of the themes that ties these together is we want to build on the natural resources we have here. Just to update you on Objective 3.3 and the recreation facility, we are working on a feasibility study to look at doing an indoor recreation center and we met for the past two hours going into some detail on this project. What was presented was work done by three firms. The Richardson Group was presenting nine sites that might be considered for the recreation center. There were no decisions made, it was just to discuss the relative advantages and disadvantages of different sites within the City. There was information presented by CRSA that gave detailed space allocation to the building based on what we heard at the public meetings for what types of facilities were most desired in a recreation center, and then a model was left with the Committee to play with to see what happens with total square footage and total costs as things are moved, removed or added. The part LYRB presented dealt with capacity, demand and facility preferences: leisure pools, additional lanes, lazy rivers, more amenities, higher level of service, fitness rooms, indoor track, gymnasiums, etc. After these were discussed, costs were applied and then we discussed potential funding options: geobonds, partnerships, etc. We looked at preliminary operating costs and operating revenues and compared those with about 15 other recreation centers and their budgets.

Mr. Wilkinson said could you discuss how the results of the survey will be factored into the feasibility study?

Ms. Becker said in terms of the feasibility study, what the recreation survey does is it helps us identify priorities. When we had the focus group we got a lot of input. What a survey forces you to do is rank your answers in order of importance. We know we have limited funds. It will also give you a lot of information about public perception of the sufficiency of existing programs, what else is desired, park facilities, what else is most needed in terms of parks, usage of parks, perceptions of how clean you're keep them and things like that. You should get some pretty good feedback park by park as well as a broader overview of the facilities.

Dave Jamiel said I don't see anything that talks about the California Trail Interpretive Center and the things that have gone out there in the potential Humboldt River corridor. There are a lot of things that have gone on over the last few years there and it's continuing to grow. I would like to see that included in the study. We already spent \$18 million on this facility and it's not mentioned.

Ms. Becker said it's in the Arts and Culture section rather than the Parks and Recreation section.

Mr. Jamiel said I looked there too and didn't see it.

Mr. Wilkinson said we had that discussion this morning about including that and where that facility should fit into the Plan. You're right, it isn't in here but we did discuss it with the Arts and Culture Board. Maybe it should be included in both places.

Mr. Jamiel said the reason I ask is I talked to Curtis Calder and a few other people in the City about the corridor along the river to the hot hole and then extending it out to the Trails Center as a bike or hiking path.

Mr. Wilkinson said we did discuss the hot hole this morning also and the historical importance of the hot hole.

A member of the Arts and Culture Board mentioned part of the discussion was about that area not being within the city limits. Their discussion also questioned including Lamoille, Tuscarora, etc. and the answer was no because this is just a city thing.

Mr. Jamiel said the city is \$2 million into it and about 3 weeks ago there were about 1,000 people out there and it included diverse cultural activities so I think even though it's 8 miles west of town it should be included.

Mr. Wilkinson said I don't think we want to lose sight of it, but I don't know that you would see any city projects where the city is expending funds to complete that trail outside of the city limits. We talked about the need to repair roads and things like that.

Mr. Jamiel said Objective 3.6 talks about partnering with federal, state and county, which you already have a history of working with. I'd like to be able to explore that further.

Mr. Wilkinson said that could be a project that results out of Objective 3.6. There may be something more specific you could offer in regards to that.

A member of the public said the parks are used a lot for cultural activities but I don't know whether that is incorporated in the language.

Mr. Neilson said the main goal tonight is to think about Land Use in general, what our objective is, what we're trying to achieve and the specifics to support that. Did we do a good job of cataloging the input we got at our last meeting or are there some gaping holes there? Is there anything about the individual objectives to achieve the main goal that stands out to you as a particular problem, gives you bad vibes or you think we didn't quite get it right? We were talking

about Objective 1.4 earlier today and your current zoning actually allows a great degree of mixed use. Your current Commercial Zone allows residential to happen within it. Right now you have a remarkable degree of flexibility there.

Commissioner Perry said when you mentioned the discussion about the existing Zoning Code being able to accommodate mixed use development, can you expound on that? I'm not sure I'm there with understanding that.

Mr. Neilson said what we've been told and our review of the document at this point, the Zoning Ordinance, is your existing Commercial Zoning is broad enough that it's downwardly compatible. It sort of incorporates all the other uses so by its nature, even though it's not called mixed use, it allows residential. It's a cascading structure.

Mr. Buaku said eventually we will go into more detail about what we mean by mixed use.

Commissioner Perry said when you see Commercial and the big red zone, I realize what you're saying, although there are some nuances there with respect to requiring Conditional Use Permits and Variances to allow certain things, so my comment is it may allow it but it doesn't encourage it. It's not a friendly thing to say you can do other things here than put commercial.

Mr. Neilson said in other words it can be made a permitted use as opposed to a conditional use. Right now it doesn't require a rezone which is even less friendly than having to go to Planning. I agree we can make it a more friendly process.

Commissioner Perry said in other cities is there a zoning classification called mixed use that has all of these things in them instead of calling it commercial? Going into this I thought we were going to attempt some of that, particularly in the downtown Redevelopment Area that would encourage some of those things.

Mr. Neilson said instead of just making it a conditional possibility. Absolutely, we can vastly improve it. Your commercial zone gives you more flexibility than many communities' commercial zones do.

Mr. Wilkinson said that could be a project.

Mr. Neilson said you may move away from, in certain areas, a true Euclidian Zone. You may have some overlays where you allow more than one possibility. There are some other form-based approaches you can use.

Mr. Wilkinson said maybe we can include the Convention Center on Objective 1.3.

Mr. Neilson said that should be there.

Mr. Carpenter said I don't know if I'm reading Objective 1.6 wrong, but it seems to me you're encouraging development in neighborhoods and I don't see that we have enough population to do those kinds of things. I don't know if Elko will ever reach that size.

Mr. Neilson said we're not going to develop the kind of density you have in other places at least not in any of our lifetimes, but later in this presentation we're going to show some principles about these neighborhood centers that can be applied with varying degrees of density to provide some amenities in localities that may serve the residents in ways that they're not served when they only can go downtown for all their services. There might be a hybrid or a blend or we might be able to do a little bit of it, maybe not all of what you're thinking but we may be able to achieve some things. The old fashioned idea of a corner grocery store, there was some real value to some people in that and whether that's something that works here or might work, or maybe it's a little restaurant or some nucleus for a neighborhood. That idea has some merit to consider. Let us show you some ideas about that a little bit later. How it gets applied in Elko is really the City's decision.

Mr. Carpenter said doesn't that take away from what you're trying to develop especially downtown?

Mr. Neilson said it's easy in life to think of things as either/or propositions and what I'm suggesting is we may be able to think of both. If we can find small ways to empower people in their neighborhoods, I don't know that it has to detract. It may create some synergy on its own that actually adds to the whole. Some of your developments are quite a ways from the core. They may actually be able to strengthen the community by developing a little bit more of a sense of a neighborhood among themselves. It's a balancing act.

Commission Perry said the best thing I can think of as an example of what I think he's trying to say there is that little store, R Store, on 5th Street, a neighborhood store. It's in a residential neighborhood that's zoned residential and it's actually a red spot there so at some point in the past somebody came and got it rezoned and it kind of goes back to that Euclidian Zoning boundary thing of it being a little intransigent and rigorous and how do you maybe rethink and break those things. Little stores like that, I think that's what they're trying to say.

Mr. Neilson said yeah and the question we have is does that detract from downtown or does it build that neighborhood in a way that makes the overall community stronger?

Commissioner Perry said can you walk to 25% of the places you're going to and not get in a car, right?

Mr. Neilson said exactly, if you can take a few more steps instead of turn to your wheel I think we're all better off.

Dave Overcast said I was looking at Objective 1.8. Could we include the public lands?

Mr. Neilson said so in other words you're also saying Federal lands right, a total intergovernmental cooperation? Yes, that makes all the sense in the world. In my opinion coordinating with the County and coordinating with Federal government are two totally different animals.

Mr. Buaku said I know this is a short time to meet and synthesize everything but you can always send us an email or go to the project website and add your comments. We don't want you to feel rushed but we may have to speed things up to get to the other things.

Mr. Wilkinson said if you get an individual email with regard to changes to an Objective, would you just adopt that or are we going to discuss it before we make any changes from what we have tonight?

Mr. Neilson said I would suggest we filter everything through the Planning Commission. We'll collect things and present them and you can give us feedback before we incorporate them. Is that fair? Moving on to Arts and Culture, we met on this earlier today and we got some really good input there. In your community we're getting a lot of input on this. We made some changes today with other city agencies. The main goal is about getting people involved in the arts and encouraging people to learn about the arts. In some ways those are really two different things, and then supporting public activities and private activities to incorporate the arts. There was even a suggestion this morning that might turn out to be a project that as we look at ways to encourage the incorporation of public arts into projects, we might as part of this process develop the guidelines of what we're hoping to achieve and we can look to implement those guidelines in public projects but we can also find ways to encourage them in private projects. If people are coming in looking for a Conditional Use Permit for example or the City is involved in the Redevelopment Agency of providing City assistance to a project, in exchange for that, the City could potentially ask that the private group consider incorporating art into the project as a gift back to the community in response to what the community is giving to the private developer. Those are potential approaches of things we can look at for encouraging public art in private development.

Mr. Buaku said with regards to the existing conditions, what we are doing is building upon what the existing Master Plan for the City has. We are not scratching what exists. We are building on and updating some of them based on changes that have come over the past years. Arts and Culture is a new chapter and we will need a lot of your input with that.

Ms. Cole said in the process of updating the existing conditions for Transportation, a lot of it is carried over from the existing Master Plan document with some changes to the traffic volumes and things like that. We took the existing Master Plan and did some enhancements. We've looked at the functional classification system and broken that down a little bit further and started to add some more roadways than what was in the previous Master Plan. We know that there are several roadways that are functioning as collector streets for example and so we started to add to that list and we actually met with the Public Works Director today and went through that list. It looks like there are a few more that we are going to add to the collector list that will be beyond what's in your packet.

The Existing Functional Classification Map was reviewed. The orange, principal arterials were described as NDOT roadways. Then, the Existing Conditions of the Transportation Section were reviewed.

Ms. Cole said we are enhancing this and adding to it based on driving around and seeing how the roads are really functioning and input from both the community and City Staff. Level of Service is rated from A to F. It's not necessarily supposed to be correlated to grades in school. Ideally for a roadway to be functioning and using its investment in the best place possible, you're looking at a Level of Service D. That's saying you haven't spent a lot of extra dollars making your roadway too wide and it's not at capacity. We are going to do some additional data collection. We're

actually going to be counting the vehicles during the peak hour for the turning movements to look at some localized intersection operation to see if there are some places where we can maybe add a turn lane or improve signal timing and things like that to make traffic flow easier.

The Existing Conditions of the Parks and Recreation Section were reviewed.

Ms. Becker said gymnasiums are where we're most in trouble. As we look at the existing facilities and during the peak periods, when we have the most demand for basketball and during the peak hours of the day, we find we are short 45 hours a week to give people the time they want to practice with teams they're on. To meet that demand at peak period would require two additional gymnasiums. In addition there is roaming demand for drop in gymnasium time. That could require two to three gyms. Those would be in addition to still using the existing facilities. In terms of the programs, they range from one day classes to the Fun Factory which is offered throughout the summer, the schools are used for these programs. We can currently serve the need through the schools. There is some desire that these be put into a Recreation Center because then programs such as the Fun Factory would have access to the pool, cooking classes, things that they don't now have. There has also been a lot of demand for more teenage type classes than we're currently offering and a Rec Center would also offer greater availability to have these classes year round. Whether that is something you'll chose to pay for when seeing the costs lined up remains a question to be answered, this is the feedback we're not hearing online. On the pool, the interesting thing is that the official capacity is 450-500 but if you were to put that many in you'd be standing shoulder to shoulder. Since people actually like to swim the capacity is actually closer to 200-250. We are there now at peak periods. We're at capacity but not over. Sometimes in the lane pool where we have six lanes there was the feeling we could use eight lanes. There is also a lot of usage of that pool by the schools during the winter months, which makes it unavailable for the public when they want to use it. The recommendation has been that the new pool be eight lanes if we do a Recreation Center. There's also been a lot of demand to raise the Level of Service of the pools so that we can have things like a lazy river, a zero entry where it goes in shallow and slopes down in for the children, children's toys, slides and these types of things. We're going to get a price tag on them and you'll have to evaluate how important that is. One other thing we're working on is some mapping of capacity by location for the parks in the City to see where some of the demand is greatest. We're also going to be looking at the surveys to see some of the priorities. How important is it to people that we have pocket parks in their neighborhood, within a quarter mile or half mile? Where do we serve that? Where don't we? We'll sort the results on geographic area. Do we have different perceptions of the parks in different geographic areas of town? Are we serving some needs better than others?

A member of the public asked if the maps were online.

Mr. Buaku said we'll post them online.

The Existing Conditions of the Land Use Section were reviewed.

Mr. Buaku said we added some new segments: airport and tribal lands. Every category has been expanded based on what's going on. There are some areas where we're not very certain about some of the information. If you have input on that you can fill us in as time goes on. Most of the information on the Tribal Lands segment we got from the Elko Band Council website. We'll

look for more information. We'll also update the current Vacant Land sizes and percentages with respects to land area in the City limits.

Commissioner Perry said I'm struggling with the 52.8% of vacant land. When I look at your table (City of Elko – Land Use Categories 2010), this was something I thought is actually pretty critical from a planning perspective to understand. I know the Public Utilities/Facilities percentage is not right. We better go back and drill down on this and really get classifications that are meaningful to us. We have some issues we have dealt with in the Planning Commission with regards to major requests for annexations into the City and resource issues like how much water right do we have, and discussions about focusing on infill development because the infrastructure is already there but we really don't have anything that shows us. Is that true or is it not true? Have we really sliced and diced and taken a GIS look and classified these things into what they really are so that City Staff, the Planning Commission, City Council and everybody can say we really do have a lot of potential for infill development or we really don't, most of this stuff is unbuildable? That's a big question.

Mr. Buaku said this information was from the GIS data that we got from the City. We may have had to group some of them together. You can see Public Utilities/Facilities here but you are right, we have Vacant Land on the other side so it would be important for us sort of choose which one to use to express exactly what we think within that table.

Mr. Neilson said this is from the GIS data but we need to drill down and do a survey to find out what the real uses are and describe it more completely.

Mr. Wilkinson said this table's with area and I'm assuming the GIS information was showing area only for lots of record not FEMA Floodplain area. Maybe that's a bit of the problem with the Vacant Land acreage. We may have a lot of river bottom where we don't have lots of record that got pulled in. If they're not lots of record that could be developed maybe we need to know that difference.

Commissioner Perry said we almost need a map. It's not the Land Use Map in the old Master Plan, it's not the Zoning Map that we keep, it's the Existing Uses that tallies up to something that shows whether it is or isn't, that actually highlights undeveloped blocks of land within the city. From a development standpoint, if you're on the Planning Commission, those are the right targets to develop because they don't require extra infrastructure. There are usually roads, sewer and water already there.

Mr. Wilkinson said a piece of information we should provide you is the Utilities Department did a very crude preliminary analysis of area that was vacant that they thought could be developed and then they just applied a residential density to it. I don't remember the specifics of it, and they came up with some acreage. That's probably a piece of information that we can look at.

Mr. Neilson said they didn't do an advanced study?

Chairman Thompson said they did an inventory of Public Facilities.

Mr. Wilkinson said it really had to do with the Utility Department taking the position that there was plenty of area for infill development and that we shouldn't annex anymore without water

rights. The basic flaw in that is that we own all the water rights in the basin. First of all that's a City Council decision not a Planning Commission or Utility Department decision to say we're not going to allow our city to grow anymore. We have all the water rights. The Utility Department's concern is would we consume all of our water rights with the infill development that we have available to us. They concluded that there was a possibility of that occurring. I'm not sure that we have a detailed analysis that would lead us to that conclusion.

Mr. Buaku said that's good that you pointed that out because we were trying to just have a quick breakdown. We'll look into that and probably come up with a map or maybe a number of tables which are very detailed.

Mr. Wilkinson said we'll get that information to you. I think we can end up with a good product as a result of that, but I think we may have some acreage that's not of record and couldn't become of record, I don't believe, that's not developable.

Mr. Andreozzi said the point with that is we talked about the City of Elko having some other studies and plans that are available. We talked about for example a 1998 study or Airport Master Plan or some of the other plans that we have, and keeping in mind that our land use develops how say for an example a tank farm develops, as we have some limitations with our current model with our elevation and where we can serve now, and what type of strategies we may need to have in place to continue to develop into those other places that aren't currently served.

Mr. Wilkinson said we have preliminary engineering on those future water zones so we don't need to get into that. We pretty much have that wrapped up. How do we accomplish developing those zones is probably something to look at.

Mr. Buaku said in terms of Mr. Andreozzi's comment will it be good to describe them in Existing Conditions or should we get to them later in the Plan under Best Practices or Limitations?

Mr. Wilkinson said probably the development of zones would be a Limitation or Best Practice. We do need the existing conditions with respect to land that we feel is developable.

Chairman Thompson said this table.

Mr. Neilson said under Existing Conditions we're talking about existing land uses. Having that map with exactly where things are right now would add to that.

Commissioner Perry said it would be the single most used product of this effort going into the future because the thing that we refer to the most from the previous Master Plan is the Land Use Map because most of what comes in the door that we're dealing with is annexations and variance land use issues for the most part. It would be very useful I think to have a really good Land Use Map.

Mr. Wilkinson said I think that would actually lead into the proper development of land uses going forward. If we have areas that just aren't developable pieces of ground, instead of having a blank low density designation, we can take those out.

Mr. Andreozzi said I think in turn that will help drive some of these other studies making sure, let's say for example the Water and Sewer Department does a study for infrastructure, there's something tangible at the end of the study that can be implemented.

Mr. Buaku said we'll make sure to incorporate it into the list of maps that will be produced.

Mr. Wilkinson said we'll get the preliminary information. I'm not sure it's something you can use. It probably needs to be refined.

Mr. Buaku said is there anything you think we should have added to Existing Conditions under Land Use?

Commissioner Perry said the Mixed Use Zoning Classification. I just think that should be an action plan somewhere in there to really review our zoning classifications in the Ordinance.

Mr. Neilson said it's coming up but we won't put that under Existing Conditions.

Mr. Buaku said you want to put that as Best Practices.

The Existing Conditions of the Arts and Culture Section were reviewed.

Mr. Buaku said we didn't have any precedence to look at so it's up to us to decide what goes into Existing Conditions. We came up with sort of sub-areas for cultures that we think could go into the Plan. With our earlier discussion we got a lot of input, someone talked about Ranching, Railroad and Recreation, all these sort of come together to define the culture of Elko. If there are any others that we all missed we can still add them. Under the Events and Festivals we talked with the Advisory Board about if we wanted to talk about everything or just list them as bullet points and we came up with the decision to create something like an events calendar to slide into the Master Plan and then pick a few to elaborate on and give direction as to where people can get more information such as directing them to websites. For Visual Arts we are going to get more information from the Advisory Board and you as well. There are two points we came up with that are not listed here which are Literary Arts and Folklore.

Mr. Neilson mentioned the California Trails Center falls under Landmarks and Places of Interest Section and said there is a new map that will become the map of Cultural Assets that's not there yet.

Mr. Buaku said we are thinking of creating a Cultural Map as well which will give somebody a quick overview of what goes on, when, landmarks and events.

Commissioner Perry said I was in Chico, California a while back that was in the midst of a Master Plan update and they had a brochure for their Arts and Cultural Component of their Master Plan and it was the walking tour of Art in Chico. So much of their art is in the City Center and it's done with partners of the Art Department at the college and stuff like that where they were building a fountain and they had students and people come in doing work. It just seemed like it made a lot of sense. It got people out and walking around.

Mr. Buaku asked if that was incorporated into the Master Plan.

Commissioner Perry said it was an action item and then they did it and you could pick them up all around town. It had a map and little pictures. We have art in Elko. We want more but there are places to go. There really isn't a walking tour brochure of this town and yet there's a lot of history up and down the street that a lot of Elkoans don't know. That could be a component.

Mr. Neilson said maybe that's projects.

Ms. Wines said there are a lot of things like in the history part that we need to give to you. We've got some work to do yet.

Mr. Buaku said one thing I didn't say earlier is when we come the next two months even though we are going to be focusing on Parks and Rec and Transportation, we will actually be touching on Arts and Culture every time just because it's a new chapter.

Mr. Neilson said we come to listen but we also come to share some experience we have in other communities and what best practices are being done. One of the things we talked about that sometimes gets misunderstood is sustainability. That's a word that has a lot of connotations. It's a bit of a buzz word. I think a lot of people use it without thinking about what it means. It informs all of our decisions in one way or another, but in very simple terms what it means to be sustainable is to do things and make choices today in a way that doesn't detract from our children's abilities to do the same thing and make those same choices. Does that make sense? A lot of things are economic sustainability issues. If we spend all the money on Idaho Street like you say, if we spend or bond in a community and do things that make it so that we won't be able to do those things ten years from now, that may not be economically sustainable. There is something about culture that's inherently very sustainable because how do we sustain the qualities that define our community and pass that on from generation to generation. That's part of the reason that Arts and Culture is a piece of this Master Plan. We can plan for how the Folklore will be passed on in which this community distinguishes itself. How does that become part of our grandchildren's lives? If it's not, they will be the poorer for that. With environmental sustainability, again making choices about the way we build our community that doesn't detract from a life style our children and grandchildren will be able to have in the way we use open space and the way we construct the town so that it enriches people's lives. For social sustainability we talk about culture, employment opportunities and then economics sustainability which is back to the thing we were talking about with the roads, if we don't put enough money into maintaining the roads ultimately the price tag in 30 years will be unsustainable if we don't make that investment along the way. All those are factors we talk about when we use the word sustainability. I think in our world today that's an overriding concern to all of us. I don't think it has to be about one's politics. I think it's about our stewardship over a plot of land that we call our own and we call our community's. It's about making it the best it can be.

Mr. Buaku said sometimes we hear about sustainability and we see so much out there. We think it is somebody else's job to do that. When you look at some of the things that we broke down under each segment you realize that these are things that are achievable in your community. These segments coming together can easily make Elko a sustainable community. How close are activities together? Do people have to drive every time from one to the other? If we are able to make an attempt to put those in close proximity together we will be achieving some form of sustainability. Is there a vacant land in the neighborhood that we can use as a community

gathering? How can this affect the total environmental sustainability? We talk about local business and local industry, when we have those available those are what lead to economic sustainability. You talk about education and culture and improving the people's educational attainment by having local activities or community colleges or things like that. We can expand on these in the Master Plan and see whether some of these can be turned into projects. Neighborhood Centers work such that we don't need to have a huge commercial component to create a center within a neighborhood. In places where you have a large zoned area or low density residential you could have something as a catalyst to the development of the area which could be like a corner grocery store, a park, a church or a civic facility, create a center where people can walk to, meet and talk. We can put guidelines in place where there could be neighborhood centers. These centers are usually workable, dense, mixed income or mixed use such that you have a lot of activity. It could be centered round a park or open space and you could also have a pedestrian centric design. You could also have schools, work places and big activities in close proximity to each other. Even though you come to downtown to do major things, when you go back home you can have a space that you can walk to later on in the evening. This is one principle we believe in because they help to create a sustainable community which people are going for. As far as the mixed use, we think even though your zoning allows for some elements of other land uses within a commercial zone, to achieve good mixed use we believe as a project the city can look at ways by which certain Zoning Ordinances can be made within the downtown core and other areas, maybe where there is a PUD, or a way by which there can be amendments to certain commercial uses or the use of form based code, where you can have an area zoned as commercial but as a form based code that says that all first floors should be retail, second floors should be residential and maybe third floors should be professional offices. Then there could be a definition of how these should look. Even though it's zoned one thing within those codes you can help to achieve a mixed use. We realize the mixed use brings a lot of different opportunities. There are a variety of buildings, use, and people. Rather than everybody going out at night, people can actually stay in their community.

Sketches of how mixed use was applied in American Fork, Utah were presented.

Mr. Buaku said we were able to overlay some of the commercial districts with mixed use and some of the mixed use can also be used around some neighborhoods as well as concentrated in the core.

Mr. Neilson said the population of that community is not unlike Elko, but it doesn't have as strong of a downtown as you do. It has the misfortune of being near some larger communities.

Mr. Buaku said there is always a way of doing mixed use, each community is different. One more thing is diverse housing. We are hearing that people want diverse housing. These are things we can allow for within our Zoning Ordinance, maybe if it's residential allow for multi-family residential units to be embedded or maybe a zone will not just be zoned largely single-family but we'll have residential with clauses for other residential types to come in. As we go on with the process we'll be showing you how we would like to incorporate, with your support and with your criticism on how to incorporate, some of these principles into the Plan.

Mr. Andreozzi said I'd like to find ways to have mixed use housing stock but sometimes there's a negative stigma that's associated with high density living. How do you address that stigma? How do you embrace that so that you relieve those fears and eliminate that stigma? How do

convince developers the issue of what they want to do on their own private property, that balance of what you're trying to achieve, what the developer wants to do with his or her own property and then the stigma that's associated with high density because right now we have a lot of high density on the south side of our community. It's not disbursed throughout the community so then you don't have a choice of where you'd like to have your children go to school. It just goes on and on.

Mr. Buaku said I don't know if I have all the answers and I know there a lot of good thoughts in this room, but to get out the stigma in terms of the quality, low income housing usually shows from the outside. You know if a place is low income or multi-family from the outside just by the quality, the style and design. There are ways and measures of incorporating low income or multi-family residential into other residential units which are high quality and which don't create a stigma immediately. With regards to how developers will embrace that, it all comes from what we have as outlined in our Master Plan. That goes back to what I was talking about in terms of neighborhood centers. If neighborhood centers are identified in the Plan and they have higher density residential, zoned and designed within some of the commercial units, it doesn't even have to be as big as a block it could be just a small unit within that big Master Plan development, then you know that around that core you are likely to have higher density. Looking at the radius, you will have some high density residential even though it will be dominated by low density single-family. It all depends on how successfully the Master Plan is done.

Mr. Neilson said it is incredible how much difference there is between one multi-family development and another. There are some I don't spend much time in because it all has to do with the quality. In terms of developers, with options for multiple use and increased opportunities for multi-family, what we're talking about is giving private property owners increased ability to make choices about how they use their land because we're saying instead of it has to be 8,000 or 10,000 square feet per residence or whatever is the minimum, we're saying now you have more flexibility so a developer who is thinking openly will find income opportunities and be able to put more units on the property they have if we're careful about the way we structure it. Ultimately the economy and the market will direct them that way if we give them that flexibility. Right now too often our zoning does not give people the flexibility to use their land, depending on where they are.

Mr. Andreozzi said it just seems to me in terms of property management, if I was going to manage an apartment complex, the more I could get on there, the less spread out. It seems like if it was a little more dispersed then it would comingle better instead of having a great big giant block of apartments.

Mr. Neilson said there are a lot of ways to handle that and that's something we can get into detail.

Mr. Buaku said it can even become practical integration where it could be residential units maybe a couple of floors of retail, so it's almost like a commercial zone and multi-family. It depends on how you want to incorporate it.

Judy Hire said we've been watching our mailbox for the survey and I see that now you're only sending it out to 10%. What if somebody wants to complete the survey that does not receive it?

Mr. Andreozzi said there's the website format to leave comments on. During the survey, the idea was to have a statistically balanced survey so that it goes out to a certain amount of people and then that information comes back and there's more statistical value to that than if just anybody could submit it. We wanted to survey everybody but the price tag to do that was way out of budget. We had to trim that down to 10%.

Mr. Neilson said one other thing we can consider is putting the survey on the website and aggregating those answers separately from the ones that go out because if you let them self select you don't get exactly the same response as if you choose. That would give people an opportunity.

Chairman Thompson said it will be 10% plus everybody that has one here. They can be dropped off at the City Hall.

A member of the public said if we don't get one in the mail do you want us to fill this one out?

Chairman Thompson said sure.

Mr. Andreozzi said if you are ok with that, I am. We can have the one that's statistical and then we can make the survey available to other folks.

Mr. Buaku said we can do something that will be filled out online or they can print it off.

II. PUBLIC COMMENT PERIOD

This agenda item is to provide time for the general public to address the Planning Commission regarding items of concern not specifically listed on the agenda. Action cannot be taken at this time, but a matter can be set on the agenda for a future meeting, as appropriate.

There were no comments made at this time.

NOTE: The Chairman or Vice Chairman reserves the right to change the order of the agenda and if the agenda is not completed, to recess the meeting and continue on another specified date and time.

III. ADJOURNMENT

There being no further business, the meeting was adjourned.

Jeff Thompson, Chairperson

Reece Keener, Secretary