

**CITY OF ELKO**  
**CITY COUNCIL AND PLANNING COMMISSION**  
**JOINT SPECIAL WORKSHOP MINUTES**  
**6:00 P.M., P.D.S.T., TUESDAY, SEPTEMBER 21, 2010**  
**ELKO CITY HALL, COUNCIL CHAMBERS,**  
**1751 COLLEGE AVENUE, ELKO, NEVADA**

**CALL TO ORDER**

The meeting was called to order by Mayor Michael Franzoia for the City Council and Chairman Jeff Thompson for the Planning Commission.

**ROLL CALL**

City Council Present: Mayor Michael Franzoia, John Patrick Rice,  
Jim Conner, Jay Elquist, Chris Johnson

Planning Commission Present: Jeff Thompson, Reece Keener, John Anderson,  
Alene Sutherland, Doug Owen,  
Rich Perry (arrived later)

Planning Commission Absent/Excused: Brent Elmore

City Staff Present: Curtis Calder, City Manager  
Delmo Andreozzi, Assistant City Manager  
Ed Wynes, City Planner  
Scott Wilkinson, Development Manager  
Don Zumwalt, Chief of Police  
Eric Howes, Parks and Recreation Director  
Jeremy Draper, Civil Engineer

Others Present: Laura Hanson, CRSA  
Susie Becker, LYRB

**I. WORKSHOP**

Over the last few months, Salt Lake City based consultants, CRSA have been working with the public, City Staff, and the City Planning Commission to update our City of Elko Master Plan. This workshop is being held for CRSA to present an overview of the current draft copy of the City of Elko Master Plan and to hand out a copy for review over the next month. **DISCUSSION ITEM ONLY, NO ACTION REQUIRED.**

Laura Hanson mentioned there has been an incredible amount of public input. We're hoping this draft plan is a good reflection of what you'd all like to see for your community as a future and reflects your values. Tonight I'm going to give you a cliff notes version of the Master Plan. It's about a 200 page document, so it's pretty dense. We have a project website at [www.envisionelko.com](http://www.envisionelko.com). You can click on the draft plan link there and you will be able to download copies of the document.

The Master Plan Process slide of the presentation was reviewed with Ms. Hanson noting the kickoff meeting was for the general public with about 80 people in attendance. Their ideas became the foundation for the goals and objectives that you see in the Plan. Everything you see in the Plan is based on public input. We hope to spend the next month reading through the document and really digesting it. If you see something that was missed or doesn't quite fit your vision for the community, make a note of it, email me, leave a comment on the website, leave a comment on Facebook, or call City Staff. In October we're hoping to collect final input from the Planning Commission, City Council and any Advisory Committees we've been working with and then start finalizing that. Then we'll have an open house with the general public to present that. We may take off November and December since the holiday season is always a hard time to be making big decisions since people are busy and out of town.

The Table of Contents slide of the presentation was reviewed with Ms. Hanson noting Implementation is basically the same thing as the Action Strategies in the existing Plan. We've just consolidated them all into a single chapter.

The Introduction section of the presentation was reviewed with Ms. Hanson noting the Master Plan doesn't actually enforce anything. The enforcement comes from your Capital Improvements Plans, actual Ordinances and budgeting decisions. There is a typo on the section of NRS that authorizes this. It should be NRS 278. *150-170*. The Community Vision Statement is basically the big umbrella statement: Who do we want to be as a community? The Introduction section has a summary of Elko's history and a few demographic figures. It's noted the Demographer's projections are typically pretty conservative. They want to be cautious and they're often a little bit low. We want to say we don't need to start declining as a community in population growth. We want to keep growing and having new businesses come here, and this Plan can be the vehicle and mechanism to stimulate that new development and growth, and make sure that Elko continues to prosper.

The Land Use section of the presentation was reviewed with Ms. Hanson noting the Assessor's Land Use map shows vacant or undeveloped parcels. There are obviously a few more like the Railroad corridor that's not shown in there, and we have some gaps in data, but we're working to fill that in. There's a pretty significant amount of vacant land within the municipal city boundaries and certainly in the areas beyond for future annexations, so lots of development potential here, you just need to make sure you have the water to support that new development. The Approximate Development Potential table shows about 80% of developable vacant land within the municipal boundaries, which takes into consideration acreage for roads, utilities and things like that, and then some of it there are topography constraints that limit development. On the Neighborhoods map we actually changed the Silver Street boundary to the Humboldt River. Within each chapter we have a goal and then we have a series of objectives of how we're going to implement that goal. Under that we have yet a third level called Best Practices, which are specific tools on how to accomplish some of these things. The top photo under Objective 1 is actually a manufactured home, so there are lots of new developments and technology happening that can make a manufactured home, which is inexpensive, look very much like your traditional standard stick frame construction home. There's a lot of potential for providing affordable housing within your community. A second idea is the bottom photo which is accessory dwelling units, and your existing City Code allows these kinds of things already. This is a finished room over a garage. Different ways to enhance the civic heart of the community are to add new civic buildings to the area, maintaining big green spaces, large setbacks, maybe adding some public art

and really identifying this is a special place for special functions. Mixed-use tends to be a more sustainable development pattern over the long term. This encourages people to walk around. You get more of your daily needs met within a smaller area. It reduces dependence on the automobile. Best Practices for Objective 5 are analyzing the impacts of new development on your infrastructure systems and coordinating with the County so that you have an agreement over what types of development happen just beyond the municipal boundaries, so that when they are ultimately annexed in or when they start asking for City services that it makes sense and they meet City standards.

The Transportation section of the presentation was reviewed with Ms. Hanson noting the three pictures under Objective 2 are depicting Level of Service. In school an A grade means you're doing really well and an F means you're doing really terrible. In transportation you want to aim for about a C, which is a little counterintuitive but if you plan for an A it means you've overbuilt your roadways. You've built more than you really need and you've just wasted a lot of money. Objective 3 is to explore transit and I know you're probably saying we don't have enough people here to justify transit, but you might in the future and it's good to think about it now. This document is a 20 year vision, so we want to plan out that far. You'll have more people here and you may get to a point where you can justify a transit system.

The Parks and Recreation section of the presentation was reviewed with Susie Becker noting we did a survey asking people how they felt about the parks, their condition, and top priorities to make improvements at existing parks before we started talking about expanding and future parks. Objective 2 comes up with the Humboldt River Parkway area. It was mentioned over and over again as let's preserve this wonderful asset, capitalize on it, make it feel safe, but let's do more with it than we have. It would be a wonderful benefit to that part of town, and let's connect it through trails to the rest of the community. A separate Recreation Feasibility study has been done and is nearing completion, so I won't go into a lot of detail with that, but that addresses some of the community desires of what might be included into a community recreation center. As we looked at Objective 4 we cataloged all of the existing recreational programs, the capacity of facilities that you had to provide these recreational programs, we looked at trends nationally where we might be able to add some programs and we also heard a lot of comments about doing more for teens. I just want to mention the idea of national standards in respect to facilities and maintenance. As part of the Plan there is a Level of Service Analysis in terms of facilities which you then have to pay for and maintain as you go along. The Level of Service Analysis was based on three different sources. One was public input through a lot of interviews, the public involvement as we met in these meetings, and the community surveys. We also did benchmarking with other communities and we looked at national standards. The National Recreation and Parks Association years ago put out standards then they kind of pulled them back and said every community's unique, but yet they're kind of still out there and we'll kind of look at them to see if we're in the ballpark. As we looked at them and what the community said we saw a lot of correlation. We didn't hear people telling us they wanted more football fields, soccer fields, or outdoor basketball courts, and your level of service with the number of facilities exceeded that standard just a little bit so that seemed to make sense. However, we heard more ball fields and if you were to have two more ball fields, that would put you at exactly the national standard. The same with indoor basketball courts, it looked like two to three more there would put you pretty close to the national standards. In terms of park acres, the general standard is 6 -10 acres per 1,000 population and you're pretty close if you only look at Elko, but if you start looking at a little bit larger area coming in and then eventually the County area, then you would

be below that standard somewhat. What we did for all of these facilities is we looked at them in a small area which was Elko City, in a mid area, and then a larger area which a recreation center would attract, and this is how we dealt with the issue that you raised in previous meetings of what is truly the market area. We assigned a little different market area to different facilities, it's kind of like when you go shopping you want the grocery store pretty close. If you're going to go make a one time purchase like a car or a large appliance you're willing to travel a little further, well the same with recreation. People will come here for tournaments, but they're not going to come here for using smaller areas like your outdoor basketball courts or something like that. Sort of the standard on maintenance plans is a book called Municipal Benchmarks that's been used for years and you look at staffing levels in parks and they are all over the board. It's really going to come back to, and we've made some recommendations, as you look at what the community is saying about levels of cleanliness, maintenance, the type of facilities you have and the level of recreation programming you offer, will sort of determine the number of staff and employees that you need.

The Arts and Culture section of the presentation was reviewed with Ms. Hanson noting this is not an update but a new chapter. Objective 1 ideas include entrance gateway features, beautification, landscaping and what's the first impression of Elko, specifically in the downtown area. Objective 2 ideas include hosting an annual arts festival and expanding on current programs like the rodeo. One idea for Objective 3 was to combine all the lists of events from different websites into one big list to create a community calendar and really promote that, maybe even on a sign out by a street pole or on a kiosk somewhere downtown where you'd know what's happening within your community, also, promoting the area working art into different development projects and just teaching people about art in general. With Objective 4 you can use roadways to beautify a city through sculpture, landscaping, banners and things like that, but also different land uses. The downtown's a great opportunity for artist housing, sort of live work studio spaces, facilitating that mixed use environment, and more venues for performing arts and arts education.

Ms. Hanson noted the Implementation chapter lists very specific projects as identified by the public, City Staff, the Planning Commission, advisory councils, as well as carried over from other existing adopted plans such as the Redevelopment Plan, the Humboldt Area River Plan and things like that. The projects are identified by phasing so it's near term, mid term, or long term; what purpose it accomplishes and where they're located. The Atlas chapter is where we've grouped all of the maps within the document.

The Appendix section of the presentation was reviewed with Ms. Hanson noting the cross-reference table was for the Planning Commission, Council and City Staff to be able to see how this differs from the existing adopted Plan; where ideas have been carried forward, and if they haven't why, if new ideas have been added where are they.

Mr. Andreozzi said we have our next meeting scheduled in a month. What we want to do is provide coordinated correspondence back to our consultants so if a member of the City Council, Planning Commission, one of our advisory committees or the public has any specific note or suggestions, get those to us so we can consolidate our correspondence back to the consultant. Tonight really is the first time we've had an opportunity to look at this latest iteration, so there's a lot of review that we need to do and we'll spend the next month going over that information and getting it to you.

Ms. Hanson noted there are a few loose ends and things that we're still trying to fill in. It's been a little crunch trying to get it all wrapped up in time for this meeting, so there are a few things we haven't quite solidified. It's very much a draft.

Commissioner Perry said since we started the process with the first public meeting, through all the iterations of each chapter, and City Staff spending a lot of time on Friday afternoon meetings that many of us attended, it's come a long way. I think a lot of the raw stuff at the very beginning, particularly what I saw tonight in the detail that was helped by the County GIS guys, the acreages and so forth within the city which was a major issue for Land Use, was just to identify some of those things so that we as Planning Commissioners going into the future can look at the areas where development is happening. We as Planning Commissioners are involved in this one evening a month and it's been a real helpful process to go through this because it's sort of an evolution of the thought of what Elko's going to look like in 10 – 20 years. I'm pleased. I know there are other things to do here, but I think all of the people that have put time into it have done a great job.

Councilman Elquist said it looks like a great start and I appreciate all the hard work that's gone into it. I'm just going to point out a couple notes I made and comments I have. I'll start with transportation on the airport. I don't know if it's just an area that we're happy with and we think over the next 20 years that the town will grow adequately around it and there are no plans to actually look ahead at where it could end up or if it's fine in the middle of town. It seems ok but it doesn't seem that it's been looked at very closely in this Plan, or it's in the details somewhere that I haven't seen. The other thing, trails for example is something that interests me a little bit. Those trails that radiate out, is there an overlay or something that we should have that if a developer comes to town for a new development that we say this little corridor is in the Master Plan as a trail and it's going to eventually complete a loop around the city. I would think we want something kind of specific and a plan in place. Are those in stone or is that what the plan is so if a developer came after this is adopted that we can tell them we want a trail through your development? Maybe that's up to us to implement. That would be the kind of thing I would like to see that would help the Planning Commission as things develop we want it to fit in to what our plan for trails are and that sort of thing. Will this document kind of address or show what some immediate needs are or short term in terms of Parks and Transportation?

Ms. Hanson said the Implementation chapter addresses that.

Councilman Elquist said I think industry will drive the jobs which will require the housing and bring the retail so we definitely don't want to overlook the need to accommodate industry to keep the jobs and vibrant economy.

John Carpenter said in the Cultural section I don't see anything mentioned about the California Trails Interpretive Center and I think that needs to be in there. I'd like to see a recommendation that we move the Department of Transportation out of town. I think now is a good time to proceed on that endeavor. If that was not here it would open up a lot of land for a lot of uses.

Commissioner Perry said I was looking at the Trails map and thinking about what Councilman Elquist said and perhaps the logical thing to look at there is the ring road, which is in the Future Roadway Transportation map, which is Jennings to the north and Errecart to the south to be

developed with a bicycle and trail path with it. That's the logical thing to make a loop out of it. I don't see it in here, but I remember one evening you presented a spreadsheet that puts some assumptions in with respect to population growth and stuff like that and it spit out a number of how many more baseball fields are needed, etc. There's actually a model for that there and what I remember in it was what standard do we want in Elko and there was a comparison of Fallon and some other cities in Utah and so forth.

Ms. Becker said there's a spreadsheet in here that does that. We did take out the benchmark cities to make the table simpler. We just show the national standards in comparison, but all those different factors were kind of driving into what we had thought you said you wanted, this many more, this many more, and then it kicked out what the standard was and we compared it with the national and those were the ones I told you about so it is still a part of it.

Councilman Conner said I think what we keep doing is we get off track. We're always worried about the kids, which we should be, but there's also the senior population. That's where my big thing is with the Rec Center is it's something for everyone. We need to make sure we have the facilities for everybody. Kids are an important part of it but kids grow up too. Just because you're not a kid anymore doesn't mean you don't deserve some services.

Councilman Rice said I think it's a terrific, comprehensive document. I'm happy and I thank you for it. I've been thinking about economic sustainability and workforce development. We're in a real good time here in Elko. There was an article in the paper a week or two ago about the average mining income being \$81,000 a year. What I see now with that is the opportunity over the next 10 – 15 years to be planning for after the mining industry because it will happen and we get complacent when things are really good. I think this plan coupled with plans that the college is making, the school district is getting into a strategic planning mode as well, gives us a huge opportunity in the community to be looking at all those aspects in terms of workforce and economic development.

A member of the public said I like what you've done with the plan and everything. I like what's going on. My only concern is the Parks and Recreation. We may need more ball fields and everything else, but I don't think we need to take the existing parks that we have to do this with. We take away from the other uses that other people need those parks for.

Ms. Becker said the Park and Recreation plan does suggest you need more park acres, so it doesn't mean to take away from the ball fields and reduce those numbers.

Chairman Thompson said I think there's a lot more detail in here than we've all read tonight and I think a lot of issues are addressed in there that we just didn't have time to cover. We all need to just go through it and digest what we have information wise now and then look for more input at the next meeting.

Mayor Franzoia noted you're exactly right it was just a quick little overview. With 200 pages it's hard to do an overview. Any trends that are depicted by State related documents such as growth must be weighted accordingly because we're in uncertain times right now with the economy. At least Elko's somewhat stable against the rest of the State, so some of the data may not be fulfilling.

Chairman Thompson said when you compare it to the old document there are a lot of changes in here, and a lot of good changes I think.

Mayor Franzoia said the old document was 12 – 13 years old, I believe. I think the technology related to how Master Plans are revived or readjusted and all the technology and data that's out there, I think this is going to be quite excellent. This is definitely better than the one we had before, no question, but then again we have to remember that this is strictly a guiding document. It's not set in stone that you will do it this way. It's a guideline to go forward, not only for those that oversee the community, but those that come into the community to see what basically the City has for a vision or what the potential is for the City based on all these aspects of the Master Plan.

Chairman Thompson said the Planning Commission in five years may see some revisions that they want to make and like you said it's a living document so it will change.

Mayor Franzoia said for those who haven't been to these before, over the years through the process of the Planning Commission, when people come in for zoning changes or other things related to land use, every time it's been changed against what's shown on the Master Plan, we need to update the Master Plan accordingly with those revisions based on Governing Board actions, so that's why it's a living document. This is actually more comprehensive where the prior one wasn't because of the fact that as planning grows, the sophistication of the process has become evident and I think they're more thorough. They cost more but then the end results are very productive.

Mr. Calder said I have a question regarding the demographics. Do you know when the final census numbers will come out? Will it be out after this is already published? It's probably our own internal policies that could input the new data, but it'd be nice once we know what the census numbers really are to actually amend the document and put those in there. It'd be mid 2011? Ok.

Commissioner Perry said I know we've discussed a number of times in the last few years dropping new numbers into the old Master Plan, specifically the demographic numbers as they come out and also the housing numbers; numbers of multiple and single family dwellings and so forth. I know the comment that we were always faced with was in order to do that you have to go through the whole process of approving it, so as just something to explore, as this progresses forward and assuming the City Council adopts it, can it be made such that certain tables can be automatically updated by City Staff without having to go through this process again like demographics, housing and stuff like that? Not the text of it, but just so it's easy for the Planning Department to just do it without months of the process because those are really just keeping it updated and sharp.

Mayor Franzoia said I'm sure there are some NRS standards that allow you how many times in a given year or a period of time you get to update the Master Plan. I think there's no question when you're looking at expanding City boundaries, and we've done that over the last 14 years substantially, every year or every other year we add boundaries to it and we change zonings, that those things should be available for updates in the Master Plan because that's the actual document. That's the current standard. Anytime we make adjustments at a City Council meeting or a Planning Commission meeting where that's the final judgment or final decision, then that's

the actual document and it really should be added into the Master Plan so those coming through the community who want to look at it, it's always current, at least with the map because those things as you now are always changing. I think it behooves the City to be on the edge of everything to be current with the mapping, which is your water system and sewer system as they expand, park system as it's approved, and your housing subdivisions that come online and we've seen that even in the last couple of years. We need to look at NRS and see what's applicable. Maps may be easy, but other components of the Master Plan may not be as prevalent to adjust on an annual basis or in a given year, than maybe every couple years.

Commissioner Perry said I think we're limited to three times changing it going through the process, but I was thinking more like just dropping in the population demographic table as it comes out from the census and those kinds of things.

Mayor Franzoia said you should have an amendment or part of the process that the Master Plan based on population will be adjusted annually based on the State Demographer's information.

Commissioner Perry said that's really what I was saying.

Mayor Franzoia said we do City Council meetings and have caveats; everything's conditioned upon this happening. Things that are moving targets: population base and others, even recording traffic counts on your major arterial roadways, should be an amendment in the document that says these items will be adjusted annually based upon data from NDOT, based on traffic count annualized, as well as the State Demographer's estimate because not only is the Master Plan a tool for us living in the City of Elko, it's something that people coming in looking at the opportunity to invest in the community by either buying a home or more importantly relocating their businesses here, that's a great tool for them. It shows them some guidelines of what we're thinking without divulging their privacy on looking at the community; you know basically sneaking in to see what's there. If they like it they'll build. If they don't they'll leave, but that's a document I think that people would seek out first and foremost as a guiding tool than anything else. I think it's an important tool and that's why the City spent the money we did to get this thing done.

Mr. Calder said with the population, those annual estimates that the Demographer does are based on a model. It starts with each census as the benchmark and then each year it builds on itself. If there's a mistake with the census in 2000, that mistake gets changed 10 times until the next census comes out and you readjust it. I think most people that live here probably dispute the Demographer's number as it stands right now of about 18,500. That's actually less population than we supposedly had in the mid 90's, so it's really a suspect number. It wouldn't surprise me once the census comes out if we're already looking at our 2020 projected number which would have an impact potentially throughout the document. If it comes in we're at 21,000, then we're probably going to have to go back and change different sections of the Master Plan before the ink's even dry on it. That's why I was curious as to when you think the data starts coming out.

Mayor Franzoia noted the State will never give us an accurate account except for a census and even then it's not quite accurate, but probably better than an estimate by the State. Maybe it's not practical or standard, but we've always balanced what the State says we have for population and we look at active water connections based on residential, and get information from the other providers primarily the power company looking at active developed property, residential

primarily to see if they're active or they're not active and then we conclude based on national averages that if it's still 2.5 people per household we can basically estimate that way as a side issue to the State Demographer. Really that's only a tool for somebody coming into the community, i.e. a business or industry relocating to see two different angles as to what's closer in reality to the population base than just a guess.

Ms. Becker noted you have to watch water meters. Sometimes you just have a master meter with multi-family units and that type of thing.

Mayor Franzoia said you could balance that off against the utility hookup though.

Ms. Becker said you have to watch out with those and another way is to track through building permits. We see a lot of communities tracking through the building permits by whether they're single family or multi-family, have a household size for each and they usually will start with the 2000 number, track those building permits each year and multiply it by an average household size and compare population with that. Most State Demographer's offices are pretty good. They're off sometimes but then they'll go back and adjust after those come out. They keep tracking those. I find that more often they're projections in some areas. They do them over a larger area then sometimes we'll see some real specific area of growth, especially in real populated areas where cities are adjacent, one will pick up a lot more at the expense of another just because of the type of development occurring. I see a lot off there and so I see them adjust it a lot after, but generally they're pretty good to go back in, unless you have some real concern. If you have a unique zip code Postal Service is another way that one community I know of looked at their numbers to try to adjust them as well. Some things you can track through other means.

Ms. Hanson said the next steps would be to get us all of your comments back. If you can funnel them all through Mr. Andreozzi, Mr. Wynes or Mr. Wilkinson just so we have one consistent funnel to get them all to us so we don't lose anything that would be helpful. If you have them early we can try and incorporate them before October. In October I'm kind of expecting a long meeting where we really just kind of sift through and go through the plan almost page by page and say where the big changes are. Don't look so much for typographical or editing errors. We'll do a real thorough read and make sure that we catch all of those. Look mostly for content. Read for content. We'll go through it in detail in October.

Mayor Franzoia said the intent then would be to have another joint session of the City Planning Commission and the City Council, which I think would be logical. How about a separate meeting outside of either the Planning Commission meeting or the City Council meeting? It's an important document and really I'd rather just focus 100% on this and not have any other side issues.

Councilman Elquist said Elko's not going through it right now but a lot of other municipalities and communities are actually cutting services and contracting. Over the next 20 years we could find ourselves in that cycle and I'm just wondering if this plan, at the onset of it, have you noticed anything where we're over-serving the public or are there opportunities if we get in that situation with our own budgets and we have to contract or pull services, which areas? In a Master Plan that might be a new reality for communities that we've always thought as we grow, just to spend a little time or maybe a page on the devil's advocate position I guess, something to think about in responsible planning.

Commissioner Perry said during this process and reading the various drafts there was a lot of thought about some of the economic drivers and how you address that in a city and what if gold is \$600/oz. We talked about that once or twice because it is a reality out there and what industries are going to take its place. I think we more or less, at least I can speak for myself, concluded that that's not something that we can really delve into too much with respect to a Master Plan. It's an economic contingency that the City has to have. That's obviously always on people's minds, even with gold at approximately \$1,200/oz. I always remind people of 1997 – 2001 when I remember lots of layoffs, attrition plans, and less than \$300/oz. gold. Things were pretty tight back in those days and those days will come back here and what's going to take their place, I don't know. This can be in my estimation an enabling document for decisions in the future by the Planning Commission and the City Council as the city grows. During some of these public meetings we also had to remind ourselves and everybody that this was an enabling document. It's not next year's City Capital Plan because there's not a fine line but a big line there. That's not what it's meant to do and that was an education for a lot of people as we went through this and it was well done. It certainly is a quantum leap from the one that we all sat up there and looked at during Planning Commission meetings. That had a lot of good stuff in it and we reflected back a number of times and talked about how a lot of things that were in there really did happen over that 15 – 20 year period and got done. There were five maps in the old Master Plan I think, and as we looked at it we said it really did drive these things with time. It's a powerful tool and an incremental baby step way as you go along the process of it, but this one has pictures. The old one had none. There's vision here and a lot of people took a lot of these pictures including members of the Planning Commission and the public sent them in. I like to see all those. I realize there are a lot from other cities too and that's great, but there are a lot of Elko pictures here that do paint a picture. If I was somebody thinking about building a plant in Elko this is probably my number one sales document that I would use if I was ECEDA or the City, and I think that in itself is going to make this a really powerful tool. I've been on the Planning Commission four years and I think we went through one change in the Master Plan, and I think we're remiss for not doing that more often on stuff just to remind ourselves, particularly people who come in who are new to the Planning Commission because digesting the old Master Plan takes a while. This one is going to be an education for new Planning Commission members, and City Councilmen and everybody who's involved.

Mayor Franzoia said technology has advanced quite a bit in the last 14 – 15 years and obviously you said we have more maps in this plan that's presented. Earlier you addressed the undeveloped properties within the City of Elko, you have some on the edges which are growth related, then you have some on the interior, so that there are x number of acres and about 65% of those acres are developable and the rest isn't. Is it practical as a document, for those coming in discretely to look at it and see if they're looking at Elko as an opportunity, to have those undeveloped lands maps with the topography on it because we have the technology already to be incorporated in that? A lot of times people come into the community and nobody knows they're here looking at us, but they're finding the documents. They know where to find the documents. There's a wealth of information and the easier they can acquire that, I think there are some that would think the City of Elko or the community's very efficient because it's all encompassing in one document. I know there's probably a cost but we already have that information. It's a matter of some additional pages.

Mr. Wilkinson said I'm not sure that's part of this scope. The scale of these drawings or maps in here would pretty much render that useless. I think we'd need a larger scale that you could really look at if we were going to pursue that.

Ms. Hanson said what we can do is apply an aerial photo so you can get a sense for what areas are flatter and what areas are rockier.

Mr. Wilkinson said we could do that and then maybe change the shading. We'd just have to play with the shading so that those areas would stand out.

Mayor Franzoia said maybe something simple so that at least they could identify that better, or maybe put a reference in there that the City of Elko has maps that shows topography.

Mr. Wilkinson said 10' contours might show up and be worth taking a look at on that map.

## **II. PUBLIC COMMENT PERIOD**

This agenda item is to provide time for the general public to address the City Council and 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.**

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Mayor Michael J. Franzoia

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Jeff Thompson, Chairperson

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Shanell Owen, City Clerk

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Reece Keener, Secretary