

CITY OF ELKO
PLANNING COMMISSION
SPECIAL WORKSHOP MINUTES
6:00 P.M., P.D.S.T., TUESDAY, JULY 20, 2010
ELKO CITY HALL, COUNCIL CHAMBERS,
1751 COLLEGE AVENUE, 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, Reece Keener, Alene Sutherland

Planning Commission Absent/Excused: Brent Elmore

City Staff Present: Delmo Andreozzi, Asst. City Manager
Scott Wilkinson, Development Manager
Ed Wynes, City Planner
Jeremy Draper, Civil Engineer
Eric Howes, Parks & Recreation Director
Wade Finlinson, Lead Park Maintenance Tech.

Others Present: Laura Hanson, CRSA
Susie Becker, LYRB
Kelly Gillman, CRSA

I. WORKSHOP

This workshop is being held to review a draft of the Master Plan update. The discussion will include updates to the goals and objectives and existing conditions analysis. Preliminary ideas for the Land Use Best Practices have been drafted and detailed discussion of these will be the focus of a future meeting. Specific focus will be given to the Parks and Recreation element of the Master Plan at this meeting. All Draft Plan materials to be discussed are available for public review on the project website at www.envisionelko.com **DISCUSSION ITEM ONLY, NO ACTION REQUIRED.**

Ms. Hanson said we're making good progress on the draft Plan. If anyone hasn't had a chance to see the document so far, it's posted on the website. It's www.envisionelko.com. There's a tab there that's called draft plan and you can click on that and you'll be able to download copies of everything that's been produced so far. It's a work in progress and nothing is set in stone until adoption day, so we're actively asking for input, questions, and ways to make it better. If we miss something or put something in that you have problems with, let us know so that we can talk about it and figure out how to make this reflect your vision. As far as our schedule, we started in March with some background review. We had a kick-off meeting and envisioning meeting in April with the general public. We've been working through developing some goals and

objectives and existing conditions analysis. Last month, in June we focused primarily on the Land Use Component of the Master Plan. We started to present a few general concepts for the future Land Use just to get a pulse for where the community was falling on particular issues, different techniques and strategies: which seemed like it fit Elko and which seemed like it didn't, so we've been working towards drafting some of the future text there but we'll come back and discuss that at a future meeting. Tonight we are focusing on Parks and Recreation. We had originally scheduled to start the adoption process in September but to give a little bit more time for everyone to review this and make sure you're real comfortable with it we're thinking that's probably going to be almost November. Once we make it through Land Use, Parks, Transportation, and we've been visiting with the Arts and Culture Advisory Committee on that piece of the document, we're thinking that in September we'll have a complete draft Plan for everyone to take a look at and really review with a fine-tooth comb, give us feedback, we'll finalize that in October and then start the adoption process after that. We'll post the PowerPoint presentation on the website as well.

The Summary of Last Month's Comments slides of the PowerPoint presentation were reviewed.

Ms. Hanson said we've been working through the Existing Conditions Analysis and the Goals and Objectives, basically saying here's where we want to go in the future and here's an inventory of how our city is working today. The next section is Best Practices and this is where we start getting into the recommendations, what we'd like to see within the future. As far as the format of that, I just wanted to give you a quick overview. If you go to the Land Use chapter we've started to draft a couple of these. Again, it's very much a work in progress, but you can get a sense for how this will work. Essentially we will go back and provide a detailed description of each of the objectives in the Plan. For example, in the Land Use chapter there's an objective about providing a mix of housing to meet different age, price points, incomes, lifestyles, various different things, so we will call out that objective and have a little text about it: why is a mix of housing important, what constitutes a mix, what types of housing are out there, how do you distribute the mix, and all of these different things to give the city a little bit more information rather than saying as a policy we want to promote a mix of housing. What does that mean? Why is it important? How do we do it? That's the goal here. We'll repeat all of the objectives from the beginning and then explain them with diagrams, text and images. Next will be Parks, Recreation, and Open Space.

Ms. Becker said what I'd like to do is give you a little bit of background of where we are in the process. I'd love to get some feedback to see if we're on the right track, what else we should be covering and doing, or if we need to change direction in some places. We know we have some areas that we're still looking at and still gathering information on. Last month I came out and we had everyone go through the goals and objectives before we turned the time over to Land Use. This is what we've heard from the community and what we've put in as your overall goals and objectives.

The Goals and Objectives of the Parks, Recreation, and Open Space Section of the draft Master Plan were reviewed.

Ms. Becker said in regards to Objective 3 we have done quite a bit, as well as a separate study on a Recreation facility. We did a separate presentation on that a month ago and I'll refer to it tonight but we're not going to go into detail on that, on the cash flow and that type of thing, as

part of this tonight. We're looking more at parks and rec city-wide and the Rec Center in general. Is there anything we missed?

A member of the audience mentioned the word and should be inserted in Objective 3 between underserved and indoor.

Ms. Becker said what I want to do is talk about current trends in recreation in general and then compare that to what we heard from you the last couple times we were out here. These come from the National Sporting Goods Association that we're members of, who does great research every year, surveys cities all over, and recreation management, so these are reports that come from them as our sources.

The Current Trends slides of the PowerPoint presentation were reviewed, which highlight some of the Current Trends listed in the Parks, Recreation, and Open Space Section of the draft Master Plan

Ms. Becker said we heard from you that you want an indoor track and we heard a lot about swimming as well. This is just to give you a feel of where it's going. The reason I put this in is one of the weaknesses you mentioned as a group is you have a lack of teen programs, interesting, the top programs that people are planning for the next three years nationwide are teen programs, which was up from number five last year. We'll talk about what kinds of programs those could mean. Fitness programs are up from number seven, environmental education is down from number one but still high, educational programs, and active older adult programs, which I think we will continue to see rise as the baby boomers age and retire.

The Community Input slides of the PowerPoint presentation were reviewed, which are also highlighted in the Public Meeting Summary Table 1 of the Parks, Recreation, and Open Space Section of the draft Master Plan. These were described as information that was gathered from Elko, not nationwide, and are not listed in any particular order.

Ms. Becker said one opportunity that wasn't mentioned, but is becoming popular is something called bouldering that we see in a lot of communities where you're actually climbing on boulders. There are different abilities and there are all age ranges, and that's very popular with teenagers. They'll even have sort of a rock night on Friday and have rock music. There are some cute things that have been done. You can get creative with this because you have to do some marketing for them. Are there any other strengths we should add to our list? Strengths can become opportunities.

Delynn Jones, 829 Hillside Drive, said I see it as a strength that we're an Arbor Tree City even though we're in a high desert and it is difficult to grow things here. It's nice to have the trees in the park, and my understanding is that we have one of the last stands of American Elms in our City Park because most of them on the East Coast were killed by the Elm Beetle. We do have the aquifer down there once trees get established.

Commissioner Perry said I've always considered, for a town of 18,000 residents, that we have one of the larger and nicer City Park Facilities for a town of this size. It's kind of spread out a bit, but connecting it together with paths and so forth to get to it might be an opportunity. There are a couple references to Spring Creek but it's not in Elko, it's over the hill eight or nine miles.

Ms. Becker said with the trail system you could sort of connect them and have a larger regional trail area.

Commissioner Perry said that would be a trail up and over the summit on the State Highway, which is outside of our power.

Ms. Becker said it was just commented on so we put it in. We didn't know if people wanted any connections or if that would be impossible to do.

Lina Blohm, RDA Advisory Council, mentioned our geothermal and aquifer in the area, then said it just brings to mind water, and in this hot weather season the fact that perhaps we could take into consideration more water type fountains and displays to attract people.

Ms. Becker said did we capture the weaknesses?

Julie Caldwell, 165 West Oak Street, said I'd like to build on community support for parks by highlighting a weakness. I really believe we need an outreach. We need the City to back our Parks Advisory Board. We need Staff. In the Plan it talks about, which is a wonderful thing, neighborhood community centers. We actually need identified leaders in each of our neighborhoods who are working for Open Space and Parks, who can address the needs and they can be working together. We're not there yet but Erik Howes is leading us there.

Ms. Becker said if you can identify the weakness you can also identify the solution. That's not often done. Are there any other opportunities or threats?

Commissioner Perry said I'll go back to weaknesses. There is a lot of mention of parks but our parks are not really connected with respect to defined trails or bicycle paths, which many cities have accomplished in the past, which really gets people moving around a lot better. I see that as a weakness and believe that from a long term planning perspective we should develop a map, as part of this process, of what avenues and lanes we are going to do.

Ms. Becker said that's where we're headed, but we want your input on that. Those are huge. Are there any others or do you disagree with anything that's on here that needs to come off?

Ms. Caldwell said without having seen these synopses beforehand it's really difficult to look at it and tell you what are threats up there or not. If the report is going to be coming out based on this then more time needs to be given.

Ms. Becker said there will be a draft and then you can go back.

Ms. Caldwell said where can we find the draft?

Ms. Hanson said it's on the website.

Ms. Caldwell said the updated draft will be when?

Ms. Becker said well we're going to keep adding to it. I think after this meeting you'll see significant additions within about two to three weeks.

Ms. Hanson said this version is on there currently.

Ms. Becker said it is limited. It's just an overview of where we're going. I'll bet it will triple in size of what we have up there now within the next couple weeks, at least our part on the Parks and Rec. I don't know on the rest. We have quite a bit more to drop in. Keep watching. What we heard the most was people wanted some walking paths, trails and track. We thought it was interesting that when we looked at national trends the walking has the highest participation rate, so you were very similar in saying that you wanted that as well. Specifically mentioned over and over is seniors need a place to walk. The Survey Summary is blank because we just got all the surveys that were returned. We will have this for you next time. These are a huge part of what we look at when we look at a Parks and Recreation study. It helps us identify priorities of what people are saying numerically. We sort it by age groups because you need to meet the needs of every age group. Sometimes you see different needs in the seniors compared to those with a lot of young children at home. Also, different geographic locations in town often have different perceptions about safety, cleanliness, and the need for more neighborhood parks plus the need for more bike trails in their area. We generally see pretty significant differences based on geographic location, so the survey will be sorted that way as well. That should probably be available with charts and everything within the month. Another thing that often ties in with Parks and Recreation are special events the community holds. They help a community. They're part of its identity. It brings the community together on a different scale and often involves large groups at a time. These are the things you are now doing.

The Analysis of Existing slides of the PowerPoint presentation were reviewed, which highlight the Community Recreation Programs and Facilities Analysis of the Parks, Recreation, and Open Space Section of the draft Master Plan.

Ms. Becker said I was told the Nevada Day Parade is not really under Parks and Recreation but I still think it's important to just have it here because it is a community event. We can put a footnote to mention that.

Ms. Caldwell said I'm having a difficult time and I don't know how to express it. Everything is moving so fast. You're talking so fast. I don't know what page I'm on. I can't see the screen and I would love to give you input but you're saying is there any input, no so let's move on. Is this your meeting or is this our meeting? That's a real question after reading some of the documents that I've read.

Ms. Becker said how would you like to proceed from here? What would help?

Ms. Caldwell said I don't know. It would be nice to have a two way dialogue.

Ms. Hanson gave Ms. Caldwell a copy of the draft Plan to take home and look at during her leisure.

Ms. Becker said I will talk a little more slowly. I've been told before that I talk too fast. Maybe I'm rushing because I want to get to the Park Capacities and Locations and I don't mean to be

doing that but I really want your feedback on those. If you have thoughts on Special Events though, we can add those in. I think some of those could fall in Arts and Culture as well. This was just a little bit of a background slide. Some of these slides are intended to be background before we really get into a discussion and I kind of assumed you'd have a little comments going through but a lot of discussion more toward the end. I wanted to give you a little education background about where trends are going and what we have heard, have you add to that, but then give us some direction to move forward. Let me give you the background on your aquatic center so far. We're told that the capacity on that is 450-500. That's if you want to stand in the pool and not swim. They say if you really want to enjoy it you really can have about 250-300 at the most. I was over there today and there were about 45 when I was there. There was plenty of room but you definitely don't want to go beyond the 250-300. When you have numbers that are at capacity you know there are going to be times when they're peaking even higher and a little bit lower, so really we are over capacity at our pool. You probably need some more space, but the question then becomes what type of space. I'm not going to spend a lot of time on this other than to tell you what we heard was that people wanted, the trends we're seeing nationwide, more of a leisure family pool where they could have playground structures. It can be anything from a little tower with water turrets or the water buckets so kids can gather water coming out of spouts, the little pirate ship, or there're all kinds of creative things, as well as water slides. A lazy river is also pretty popular. Wave pools are on the bottom of the list of amenities when you do pools, with only two percent of communities wanting those. The thought is, if we do a Recreation Center, the focal point would be a great aquatic center to add maybe from six to eight lanes to accommodate some of that demand that's at capacity right now, and then to add these family features on the pool. We are currently working on cost recovery information for the Non-Sports Programming. When we compare your fees with other areas, they're low fees. We're going to see if you are really truly covering costs. It's a philosophy and a policy decision for the community. Some issues that we have with the programming are they are limited, there are only a few offered for teens, and there are none offered for active adults. Those could be growth areas if we were to do a rec facility. You could have a kitchen to offer cooking classes. As we look at the survey we'll see some priorities of what the community most desires and as we put costs to it that will make a difference too. As part of the report there is going to be an inventory of all facilities, what the facilities are used for, and the percent usage or the capacity. As we look at fields we're finding that some of them are under capacity while others are significantly over. These numbers are low because they are based on only the teams that are registered, giving their game times and two hours of practice time per week. 100% capacity is not where you're aiming for a field. You have to be significantly under that and then you're at capacity at about 75% because everyone isn't going to schedule their time. We need drop in play just for those kids that want to go out and play. We are really at capacity at most of the fields. What do we need to do to meet current demand? Do we want to raise a level of service? Do we want to have tournaments and that type of thing? We're not going to discuss trails tonight. We will do that next time. I just wanted to bring out the Alternative Recreation Providers because it was a real concern in the community that a Recreation Center didn't duplicate those.

Commissioner Perry said we have listed Special Facilities which is the Golf Course. The Golf Course is a City asset and a sizable City asset that actually has, I suspect just like you look at baseball diamonds and so forth, a capacity. I'm not sure that we've really gathered up any stats there that would tell us, do we need to be planning for the future? The City does have a Golf Course Committee that does that and they have fees and all that. I just wonder if we should capture those numbers in here because actually compared to some of your fields here, the

numbers at the golf course are huge, of the use that it gets, and it's not just one age group. It's an age group that spans.

Ms. Becker said that's true. That's why you involve teens in that one as well. My understanding on the Golf Course is that demand has been flat lately. It's declined since the mid-90s from about 40,000 rounds per year to, depending on the weather so it varies from year to year, 27,000 – 30,000 rounds per year. That has been a concern in terms of expanding, that we wouldn't get enough rounds. I think we need 15,000 more rounds and those are old numbers. I think it's even more now to cover doing another nine holes, if you were to go to 27 holes. I think it's more of a capital cost issue. Golf Courses don't pencil, but if you have the land already, which I think you do, you could expand. That would help somewhat. I think it was a question seeing those declining numbers. The rounds were down. They raised fees some to just break even. It's a break even for the City right now is my understanding.

Mr. Howes said not a lot has changed. The last few years, and it really is weather based, our rounds play go up and down slightly. We have changed the fees for the passes and the pass structure this year. We did away with couples passes and now it's just individuals, but as far as rounds plays we stay pretty consistent. Last year we saw a little bit of an increase over the previous year but that year was down from the year before that. We're seeing pretty consistent play but I think as far as expansion that those numbers are still pretty accurate because we haven't seen major increases.

Ms. Becker said that was written up in the report I just didn't bring it in as part of this discussion tonight. We'll have a section to talk about that.

Commissioner Perry said I just really wanted to say let's capture those numbers just like baseball and so forth because they're there. They may be these numbers now but 10 years from now, especially if we do see the population statistics trend, there may be more and more people on that Golf Course.

Ms. Becker said it definitely will be in there. It's important. You're right we don't want to overlook it.

The Level of Service Analysis slide of the PowerPoint presentation was reviewed. The numbers were changed with various questions and discussion.

Ms. Becker said there are two things we want to show, first is how many facilities we need of each type today to get where we need to be. What's our deficit? Where do we need to be today and where do we want to be in 2020? To get at that there are a lot of different resources we're using: your input tonight, the survey, and benchmarking to compare with other communities. A standard measurement is to compare how many of the facilities you have per 1,000 of population. I think that Elko is more recreation oriented than some communities.

Ms. Hanson said just to clarify, it sounds like you're almost working backwards, so rather than toggling the suggested ratio per 1,000 you're working backwards based on our existing capacity, overuse and demand for fields to say we need two more fields and then work backwards right?

Ms. Becker said yes and no. In some categories like the fields where we have that kind of usage and capacity information the answer is yes. In the other areas like the courts where we don't have the usage information the answer is no, then we go and use some of the averages. We're waiting for the survey. When the survey comes back that will give us a little more information about availability and how much they use them, so we'll play with them a little bit then.

Mr. Andreozzi said I know that in little league there are some real specific dates and times they have to follow and unfortunately Elko has a very short playability season. I know there is a little bit of a downward trend in the Elko area, maybe not so much with boys little league but certainly girls, and my thought process behind that is obviously it takes a tremendous amount of resource to have a ball field. Like you were talking about you don't see the basketball courts being used, well outside of the regular seasons there's not a lot of activity on the little league field so I'm wondering how that's factored in.

Ms. Becker said we did these on peak periods just like when we look at impact fees for water or electric and you run your things for those. You have to be able to serve people at the peak periods. It's based on another spreadsheet which literally was from working with Parks and Rec, month by month and using only the times that games could be played whether they were weeknights, 5 p.m. to 9 p.m. or whatever they were, for every sport and the specific months. When we hit the peak capacity that's the number we used. These are your maximums. You would have some empty but this is peak. You could pick beneath that. What feels right to you in terms of baseball fields and softball? What's your gut feeling? Do you feel like you need one or two more? What feels right to those of you who use them?

Mr. Wilkinson said will this information make it in the Master Plan?

Ms. Becker said if you want it in there yes. Do you want it in there? This will probably be in the appendix but summarized up front.

Mr. Wilkinson said I think it'd be important to have this because as a result of this you will have some Best Practices and recommendations, and then just my observation, we need more ball fields especially during practice because the green space over in the park is consumed with people trying to practice so obviously there is a shortage of that.

Ms. Becker said that's what we've been hearing, and that's what seems to be backing into the numbers when we look at the number of teams and hours and we get like 231 that was the highest percent capacity, but I want to hear from you. I kind of want to go over and see how you feel about each one as we go. We know you'll grow but the standard stays the same so it takes into account growth. Do you feel like you're short on soccer? We didn't hear as much about it as baseball.

Mr. Wilkinson said what are your growth projections?

Ms. Becker said because you have a standard per 1,000 it will automatically kick out an additional field. The growth projections are 20,808 and today it's 18,428, and those are from the Nevada State Demographer's Office.

Commissioner Perry said I had kids that played soccer for many years but not ball. I think what you've done there is a really good mechanism by which to plan. That seems very logical to me because it looks like there are capacity issues in certain areas that from a longer term planning perspective in the City, maybe it's not a question so much of do we have enough, obviously we're deficient in some areas, but do we have them often times in the right place?

Ms. Becker said that's the weakness. I'll show you on the map. We're trying to say, what do you need if we could move around, dual use or whatever, but you may have to add in because of location if we have too many in one area and we haven't distributed them properly.

Commissioner Perry said I'm sure the City thinks of this all the time, but some of these seasons are discrete and some overlap. I don't know if, from a planning perspective as we go into the future and if there is money to build a new park someplace in a neighborhood that is growing that needs one, it can be designed such that it could be used multi. In other words, can it be a soccer and baseball field during those separate seasons and things like that because right now they are very discrete, soccer fields are generally soccer fields.

Ms. Becker said yes, yours are. We do see that. There's always that overlap. You're going to get a lot of that April, May, especially with soccer and baseball is generally some of June, so there is some overlap but a lot of communities do that and it is a way of stretching facilities.

Mr. Andreozzi said another interesting thing that happens here in Elko is our high school sports actually compete and use the same fields as well, not so much in the little league but certainly high school baseball, softball and soccer are using our municipal fields.

Ms. Becker said we had them on that table. I think we accounted for them but let's double check. That takes a lot of the capacity as well. Outdoor basketball will become a location issue. We're not hearing a lot more about that especially if we do indoor with a Rec Center. That's probably not a high priority. They seem to be fairly spread around. Indoor basketball, we're seeing people really wanting those, two to three is pretty much what we were hearing on gyms, four is nice for drop in, the issue here is whether we use the schools or not.

Commissioner Perry said that was my question, does that include the school gyms?

Ms. Becker said four would assume you replace and do not use the school gyms. If you still use the schools some we figured you could build a Rec Center with two and then add on later if you wanted to use less on the schools.

Ms. Caldwell mentioned a Recreation Center draft (not presented to Planning Commission), where it talks about the usage of our gyms, and then said after reading that I definitely think we need a minimum of three.

Ms. Becker said what you don't have is drop in play and that is a rising trend that's becoming more and more popular. The problem is the cost. It's really costly and you're going to look at this Rec Center and say we're going to have to make choices because it's going to cost you so much per month. If we put in everything that you want, we're probably not going to go to those numbers tonight, it's more per month than I think would pass in an election if we had our wish list so we will have to do some priorities, maybe putting in two gyms, just a thought, and having

it signed with a third or fourth later would be one way to get a community center with the pools and the track.

Ms. Caldwell said without having three in there you're not allowing for growth. Maybe that's what the community wants.

Ms. Becker said maybe they need to hear that. No, I'm with you, we have three to four.

Mr. Wilkinson said the school systems are using our park facilities because they can't afford to go out and build all of these. Here we are saying we're not going to factor in the school indoor courts, which drives us to this four court requirement, but as a community can we afford all this duplication or do we continue to share?

Mr. Howe said we have a lot more gyms available in the middle and high schools, but they're being used. PAL basketball throughout the year has more than 1,000 participants, so they're using the gyms that are available in Spring Creek and using the gyms that are available here in Elko. Last year we started working with the adult men's basketball league. The only available gym time we were able to find outside of the Indian Colony Gym was at the old high school gym. We could use it Monday, Wednesday and Thursday nights from 8:30 p.m. on, so we were pretty limited. We had somewhere in the neighborhood of 30 teams. We did utilize the Colony Gym, but that's \$50 per hour so it makes it very difficult to run some programs. If we had to rely only on that gym we wouldn't be able to afford to run those programs and that program would completely go away.

Mr. Wilkinson said is there some way to reflect that usage of the school gyms in here? To me, if I don't know that, I'm looking at this thinking this is being manipulated to steer the community towards a Rec Center. I could draw that conclusion if I was against the Rec Center, so if you can reflect that those school gyms are being utilized in the data that's presented I think that's a true representation of the circumstances.

Ms. Becker said we will show that it's a choice in there like we just showed you with all the numbers, with or without them this is what you need depending on the use and convenience. We've heard that comment. It's in the notes. We just wanted to be objective and show you what the choices are. Without it that's where you're at. We'll get more information from the survey. The reason I'm hesitant to put it out yet is I wanted to see the community survey feedback to put in it. I really wished I'd had the community survey before we were doing this meeting because it's great information. I think it will help us refine the recommendations.

Ms. Caldwell said how many people have participated so far in the survey?

Ms. Becker said I don't know I just got them tonight.

Ms. Hanson said we were trying to maintain a statistically valid survey. What we did was identify all of the mailing addresses in the City and mailed a survey to exactly 10% of those, so they come out randomly. It worked out to be, I think, 865 surveys were mailed out in both English and Spanish and we received, I think, 75 mailed back, a couple handed back and a couple that were received at the last meeting. The ones that were just handed in that weren't mailed out aren't counted within the statistically valid responses, so we got about a 9.8 – 10%

response rate back, which is a little lower than we'd like to see in communities but you can't force people to do it. One thing we have talked about doing is posting the survey online. We'll have to keep the responses of those turned in from that separate just to maintain the validity of the statistical analysis but we can hopefully get a few more people that way.

Ms. Caldwell said is there a way to have a community meeting in each of the neighborhoods and have someone in the neighborhood actually sponsor it so that you actually get a draw into the neighborhoods and make it more community based?

Ms. Hanson said we'd love as much input as possible.

Ms. Caldwell said I don't know much was spent on the mailings but that could have been used. I think people are all overloaded by emails and envelopes.

Ms. Hanson said we'd love for this to be a community based process so if there are people who are willing to volunteer to help host a meeting like that we would love it. We probably can't come and help facilitate those but if you can facilitate it, get people's comments and send them back to us we'd love it.

Ms. Caldwell said that's part of the issue. I'm on the Park Advisory Board and I've been traveling a lot. I got that document with so many pages it literally took me eight weeks to open the packet. It's very clear there's not a lot of input from the community. When I read it my heart dropped because I'm really aware our community is not here. Look how many people are in this room tonight, so that's a big issue when you're trying to do a Master Plan for a whole community. I love Elko.

Ms. Hanson said we are glad. It's great to have people who are passionate and want to participate to make sure it's a better city. I think that's what we're all working towards. The more community input the better. We've been trying really hard through Facebook and the internet to try to find lots of ways for people to provide input. With the meeting at the beginning, we'll also have an open house in September for this. Remember that you have between now and probably November to review and provide comment so we've got lots of time.

Ms. Caldwell said I'm happy to help organize things but you can't do it by yourself.

Ms. Becker said on this survey it does have you indicate which section of town you live in, and we'll take the surveys and put the responses by each section of town if that will help a little bit. It's always so fun to see the results come back from a survey to see what people say.

The Top Priorities for Recreation Center slide of the PowerPoint presentation was reviewed.

Ms. Becker said this was benchmarked with what was being built in other communities for the Recreation Center study. Obviously there would be lockers, concessions and all of that as well but these are the main amenities that people wanted. I'm not going through the User Fee Analysis. It's just here to update the Planning Commission to let you know that we will have some fee information. They'll be benchmarked and compared with other areas. Given what you now charge at the aquatic center, what we see recreation centers charging, it would probably go up a little bit if you were typical with other areas. That's not to say what the fee will be because

we'll back into, what would be it to completely cover your costs, then what's the benchmarking, and the city will make policy decisions. That's just to give you an idea there will be a great level of detail going into that.

Mr. Andreozzi said you were talking about some of the other community things, you mentioned Gold's Gym and the Elko Indian Colony, I didn't know if you wanted some other ones but there are other ones.

Ms. Becker said yes, if I've missed some I want them for sure.

Mr. Andreozzi said Great Basin College has all types of classes, weight rooms, rock climbing, and basketball courts, so there's quite a bit of stuff going on there. There's also stuff at the high school as well, obviously there's the sports, but I also think there's a little bit of an outreach program there. I don't know the specifics of that but there are facilities within the high school. As far as recreation there's an outdoor archery range, the shooting range, gymnastics and martial arts. I think martial arts is coupled with one of the dance studios that's here as well.

Ms. Becker said we don't want to duplicate in the private sector where we don't need to. I wasn't aware of Great Basin College's facilities. Are they available to the public or is there a cost?

Mr. Andreozzi said they are if you're taking classes there. You have to take a certain amount of credits I think it's three credits, but you could also take classes they have Pilates and yoga.

Ms. Becker said you could take a recreation class to use the facilities, so it's kind of like a Gold's Gym type of arrangement in a sense if you're not a student. Is that correct?

A member of the public said there's also Fitness Zone on Lamoille Highway.

Commissioner Keener said there's also a 20,000 square foot gym that's being built right now on Mountain City Highway that will be available probably in the next eight months or so.

Ms. Becker said do any of them have an indoor track? That was the thing that people wanted more, but then if they wanted the track and we tried to stay away from the fitness type of rooms or weights they said no because it was in the private sector as we just talked about, but then the comment back was we want it in one place. We do need to document that in the demand.

Mr. Wilkinson said where are we in the feasibility process for the Rec Center?

Mr. Howes said we received some information from the consultants on that and we're kind of digesting that as an Advisory Board, determining the next steps, but we received a lot of information and there's a lot to go through so it's kind of in our court right now for the next little bit.

Ms. Becker said our first focus was the Rec Center and then we kind of focused this last month on this. When we came out last month we did a presentation on that and gave a lot of numbers and options, showed a lot of cash flows, benchmarked with a lot of other communities: recreations, revenues, fees, expenses, what you might expect in operating costs, would there be subsidies, what would capital costs be, what would that be per \$100,000 of value, and then

CRSA came out with a great model where you could go in and literally change the spaces and then your total square footage would come down so our capital costs then would change if it were all bond, and we looked at a lot of revenue sources, it'll be a combination but what would it be an average for \$100,000 of assessed value, payments, so that's kind of what we presented and the committee is looking at that. We're sort of waiting on that, that's why I kind of hit that light tonight on the Rec Center. We've gone through that in detail and wanted to get a broader feel for the city. This is where we're still working: benchmarking, we are still bringing in more data from other communities. It takes forever for some of them to respond. We have some but we don't quite have all the ones we want. We are still benchmarking standards and we would like to refine those standards from those other communities. What we're particularly working on now and I didn't bring it to go through tonight are the management and the financial of Parks and Recreation Departments: how many full time employees, what types of revenues, what's cost recovery for various programs, those are some of the details that we're focused on now.

The Existing Park Facilities Maps of the PowerPoint presentation were reviewed.

Ms. Becker said we have shaded them by capacity because you need to see it by location. It's fine if it's spread out and balanced but it's not and we have issues in certain locations, so that will be a determinant of where we look for more park space. The light green is where we have parks, and based on things that have been said and heard in the past, these are some of the darker green, some of the suggest areas where park space might most be needed. What do we need to be doing? What are your thoughts?

Commissioner Perry expressed strong concerns that even though there is discussion and analysis about a recreation facility and other public ideas of what the community wants Elko to look like as it grows, the Master Plan is not next years capital budget and most projects will happen through individual development. The Master Plan component is well defined in Nevada Revised Statutes as a planning document to use as the city grows. He then said, the Planning Commission is responsible for putting forward a plan and updating it and that's what we're doing to the Master Plan here is updating that. It's the City Council that makes the decision on where those funds are expended and so forth. We discussed that at the very beginning of this process, and I actually see that you have a very good section that you've added here on what is a Master Plan and it's components, which I thought was very good. I wanted to compliment you positively on that one.

Ms. Becker said is there anything you disagree with in terms of the information, any different direction? What should we be working on this next month? What would be most helpful to you? Where do we go from here in terms of Parks and Recreation? How can we help you most? I kind of told you where we're headed a little bit: some of the refining, looking at the surveys, cleaning up the benchmarking, financial analysis, looking more closely at the maps after the surveys to see where facilities might be needed in general.

Mr. Wilkinson said once we get that survey information that's really going to allow us to offer more intelligent comment back to you, but once you start looking at your Best Practices I think we will have more comment then. People are going to start seeing projects that we're looking at because right now we went through the presentation but what we don't have in front of us are recommendations on projects. It's obvious a Rec Center's going to be one of those. Is the feasibility going to become a part of this that justifies that Best Practice, or doesn't justify it? The

City's spending \$25,000 for that information. I think it's important, positive or negative, that that comes out and then maybe the connectivity of the parks and stuff like that so then we can start offering some comment on that.

Commissioner Perry said now that you really do have some numbers in there that say we're deficient in some areas in fields and so forth, and given that you've evolved the maps here to a pretty good state including paths and bike trails, should we look at the five neighborhoods that are divided up in this, and then find City or vacant land and decide where we should think about putting these parks.

Mr. Becker said exactly, parks and trails both.

Mr. Andreozzi said just to echo that a little bit, we should probably identify not only City and vacant land, but we have a lot of BLM land around the City that would be logical that we could get through the RP & P Lease process which is a great opportunity for the City. Maybe it's one of those things where it's a build it and they will come sort of a scenario. One thing that kind of recurs to me over and over again, I'm just going to point to the little league field as an example, there are essentially two fields and maybe a couple of practice fields over there and then the whole place becomes a practice field during baseball season, it would be helpful for us to be able to discern location. It would be very difficult to add more fields in this location. We continue to do infrastructure over there; we spend a lot of money in parking lot upgrades or other types of infrastructure upgrades. Do we need to really evaluate? We had a great start up here at the softball complex where we have one concession stand that serves two fields because of their orientation, and I know you could do that very easily and have a full four fields around there and kind of reduce your infrastructure costs and stuff like that. It seems to me that from the City's priorities and our expenditures it would be good for us to know what's a good investment and what's a bad investment. We don't want to be in a position where we're throwing good money after bad money. Are we going to get to a point where we start making those types of decisions where maybe a recommendation comes back that we need to relocate fields, and I'm not saying that we are, I'm just using that as an example. As we move forward we want to make sure that whatever money we spend, it's so critical that it's spent as wisely as it possibly can be. That would be something from my viewpoint that would really help us.

Commissioner Perry said I've heard that there has been some work done already on the parks.

Mr. Howes said we've talked about it quite a bit with the Parks and Recreation Advisory Board for the last couple of years. A lot of that information's been passed on and also the existing Master Plan has that inventory. It was in the last month maybe that the inventory and some of that mapping was sent to them, so it hasn't been that long that they've had that. I'm sure that will be included.

Ms. Becker said that's nice of you to say that. We did have a delay getting the mapping. We've had it for about a week. We haven't had a chance to play with the mapping as much as we would like either.

Mr. Howes said we've looked at all the field usage, and I don't know how we would quantify, but areas of the Main Park are now Ernie Hall No. 2 field, both of the T-Ball fields have been carved out of the block that is Johnny Applesseed. Those types of areas in the past have

disappeared. Upper Kump field actually was not initially a baseball field either. We're limiting our passive areas in the park. The Peace Park is an attempt to try to fix some of that but we're very limited on picnic areas. All of our demand right now is in the Main Park because that's essentially the only real area we have.

Ms. Becker said that's right, it's great though isn't it. You want to preserve that. I love it. I was in there today and it was one of the few shady places in the parks.

Ms. Hanson said I would encourage all of you to check out the website and download the draft document if you don't have it already. You can provide comments right on the website. It's set up like a blog so you can reply there or you can reply on Facebook if you're a fan there. We actually have this online map set up that you can access from the website that's really cool. You can click and add a placemaker to a map of the city, so you can drop a little point and then add a comment to a specific space, so if there is an intersection that you think is dangerous, a place where you think sidewalks need to be completed, or whatever, you can drop a little placemaker and add some comments there. We'll be working through that. We'll be back next month focusing on the Transportation Analysis and then back again in September with kind of a complete draft of the entire document to just sit down and hear your comments on every last thing you want to share with us.

James Glennon, 303 Rolling Hills, said can I see the far left of the spreadsheet where you had what was driving the demand, what you were ballparking off of?

Ms. Becker said we're still waiting to get a few more.

Mr. Glennon said how much service is figured for people that are outside the boundary that are coming in to Elko and utilizing the space as well because in Fernley I don't see that. I don't think there are as many people outside the Fernley area that are coming in to use Fernley, and Pahrump I'm not sure. How much is that being accounted for that spillage?

Ms. Becker said we tried to get some areas which would pull from bigger areas like Brigham City does, like we thought Pahrump did from a little bit around it as well, that were somewhat similar. Obviously we never have an exact match but then probably what it tells you is we can bump the population up a little bit when we play with the standards. If we were to change this, it will automatically change your standard. I used bigger on the Rec Center, so I can use those numbers. I don't think you do that as much for Parks and Rec as you do for a Rec Center but you can jump it.

Mr. Glennon said with Spring Creek and the other areas, and that original slide you said County hub; I would say you need to add two more counties to that. Not on baseball fields as much and stuff like that but I think Elko is a lot more because of how rural Northern Nevada is. You can't just look at the population of Elko and say that's the population.

Ms. Becker said these others draw from other areas too but let's just play with it for a minute.

Commissioner Perry said I was wondering if you got many photo submissions. You were asking for those and I just was curious what the response was.

Ms. Hanson said we didn't get any. I posted a few on there to try and get some stimulated a little bit but we haven't received any from the community yet. We'd still love to see those. I know Lina Blohm mentioned she had taken a few pictures and hadn't gotten them developed yet but she'd be passing them on. We would love photos. You can email them to me in electronic format. You can post them right on Facebook. You could bring hard copies to a meeting and we'll scan them but we'd really like to infuse this whole document with images of Elko, not images of places where we've worked in the past or visited. It's always nice to see local examples of: this is what we want to see or wouldn't it be great if we had more of these kinds of things. We wish we had more.

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