

City of Carlin
Nevada

**Community
Master Plan**

DRAFT
02.17.13

**MOVING
FORWARD**

City of Carlin Planning Commission
Glenn Trust, City Manager
With:
CTA Architects Engineers

February 17, 2013



Image 1: Chinese Gardens/Nature Study Area, Carlin, NV. (CTA, 2013)

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Image 2: Pedestrian Bridge over Railroad, Carlin, NV. (CTA, 2013)

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Image 3: Union Pacific Railroad Train East of Carlin, NV (CTA, 2013)

Foreword

As with the original document, this master plan provides a general overview of the City of Carlin's development with a focus on land use and community development. The primary objectives of this document are:

- 1) To provide information to Carlin's citizenry and community leaders;
- 2) To provide a comprehensive, long-range view of the opportunities for growth; and
- 3) To influence the public's attitudes toward decisions that affect growth.

The Master Plan takes into consideration impacts of the mining industry on the community and the potential that continued growth in this market will have in the area. Community leaders aware of the continued cyclical changes in a resource based economy recognize the important need for a public policy that can address these changes in particular in relation to providing the communities essential public services and the compatibility of land uses.

Carlin's brief history has been marked by rapid change which

has been largely due to outside economic forces. Considering the scope of changes which have occurred in the past and today's accelerating rate of change, it is difficult to predict or

Plan future development; however, minimum community standards and basic policies can be developed so that new growth is in harmony with the existing community. In developing policies for future growth, consideration must be given to future generations who will inherit what we have left.

Today's growth and development serves as the foundation for tomorrow's community. If development is planned and built wisely, it will be an asset; if not, it will be a liability to future generations. To be effective, planning must involve more than compulsory standards and regulations. Planning must be included in the community's attitudes and values which cannot be regulated but are a matter of individual conscience. Today's economic climate increasingly supports values of conservation and durability, but it also rewards speculation and quick profits which, in many cases, run counter to sound community planning. The quality of future development will depend on the community's awareness of the need for planning and the values of individual landowners who make the decisions concerning land use.



Map 1: Aerial View of Carlin, Nevada. Google Earth (2013)

Introduction

The Planning area for Carlin's Master Plan includes the incorporated area of the City of Carlin and an urban growth boundary limit line containing unincorporated land. In total the study area is 12.96 square miles and is comprised of some 5,230 acres of land.

The urban growth boundary was created to manage development occurring in the unincorporated land adjacent to the city. Many of the existing industrial users outside of the city but within the urban growth boundary use city services, (e.g. fire and police). In the future, the community develops, the purpose of the urban growth boundary is to allow the city to plan for future demands of city services.



Image 4: Carlin Library, Carlin, NV. (CTA, 2013)

“ Important in the growth and development of a community is the opportunity for the community to prepare for the future while accommodating the present. Community planning activities help communities anticipate change by maximizing the collective community strengths.”

City of Carlin Vision

A vision statement is a declaration of goals for the mid-term or long-term future. Ranging from one line to several paragraphs, a vision statement identifies what a community would like to achieve or accomplish. A good vision statement provides the inspiration for the daily operations of a business and molds its strategic decisions.

The City of Carlin’s Vision statement was revisited during the update of the Master Plan to re-establish it’s relevance to the community. Carlin’s vision states:

“ It is our Vision to provide a community of planned growth preserving the rural aesthetic while promoting diversification of commercial and industrial opportunities in order to maintain a desirable atmosphere in which to Live, Work, and Play for all generations.”

Carlin’s vision reiterates the need for community planning as a means for the citizens of Carlin to be self determining. It reminds its citizenry of the collective community strength that it

has successfully employed. It is this vision that will be required to take Carlin to the next level of community development. The City Fathers and Carlin Community will need to:

- Respond to local, state, national and international change as it effects the local economy,
- Establish Community Leadership and Coordination for vital community needs,
- Plan for future urban expansion through strategic acquisition of land resources
- Develop a Sense of Community
- Provide for the Communities Health, Safety and Welfare.



Image 5: Carlin Fire Department, Carlin, NV (CTA, 2013)

Local governments should be allowed to flourish in order to better provide for a communities essential services, provide direction and vision for land development, and create a “Sense of Community” that is reflective of it’s population.”

City of Carlin Mission Statement

Unlike a vision statement a *Mission Statement* are present based statements on why an organization exists. The City of Carlin’s Mission statement was revisited during the update of the Master Plan to establish if it is still an accurate representation of the desires of the community.

“It is our Mission to promote Economic Diversity, Planned Growth, and Quality of life by supporting partnerships between local governments and the private sector while providing high quality cost efficient services to meet the needs of the community.”

Reflective of Carlin’s mission, this Master Plan is intended to reflect the *community’s values, goals, and objectives*. This Master Plan is zto be a resource for guiding community policies as they relate to *economic and physical development*. And that isolated decision making or limited decisions that serve only a single interest or entity be avoided.

As a public resource, the Master Plan document is to ensure the decisions of economic and environmental development are appropriate and adequate based on the views and input of the citizenry of Carlin. That public facilities and services are available for future growth. And that protection of exisitng and future community investments and property values are ensured.



Image 6: City of Carlin entry sign. Carlin, NV (CTA, 2013)

Purpose

The purpose of this Master Plan is to inventory and analyze the existing resources and facilities of Carlin and to provide a basis for anticipating future needs and opportunities. The plan is also intended to provide advice, in the form of policy recommendations, to public agencies and private groups within the city. The plan provides information and direction to the city's governing bodies so that they can formulate decisions and achieve a better community environment than would occur by chance.

A Master Plan is also a resource for creation of any development ordinances or regulations which may be adopted in the future. In areas where future land use needs have been analyzed and mapped out, it provides a means for growth to occur in a more orderly fashion.

A key element of any planning document is legibility, and the layout of this document is designed to easily and quickly communicate the city's visions, ideas, and facts. As such, a variety of visual elements are used in the text. Further, the key features of this document are prioritized. In other words, we introduce existing conditions, and characteristics of the community in Part I. Part II outlines the Communities Goals, and Objectives identified as a result of the community input, and proposed steps for Implementation. Lastly, in Part III, proposed recommendations for future Land Use and city wide improvements are illustrated for reference.



Image 7: Ranch Hand Rodeo, Carlin, Nevada (*Elko Daily Statesman*, 2013)



Image 8: California Trail Near Carlin, Nevada; (2013)

Need

Up until 1950, Carlin could be described as a railroad town. As the rail yard and the maintenance facilities were the dominant employer within the community. In the 1980's Carlin began to see a modern gold mining boom begin that continues today. As a community situated at the foot of one of the premier gold mining areas of the world, Carlin is poised to attract a diversification of people, and business activity. Current demands for housing, community services, and public facilities are outpacing improvements. The primary concern is that new growth be in an orderly and efficient manner and be compatible with existing services and facilities. The only means available in having some control on growth which takes place within the city limits is through zoning or other similar types of regulation.

Before any land use controls can be implemented a Community Master Plan must be adopted and more specifically, a land use plan must be developed identifying areas where growth can occur.

The effects of haphazard growth may not be immediately apparent but sooner or later it will present obstacles to orderly urban growth and increase the costs of providing public services, as well as creating a conglomeration of conflicting land uses.

Other problems may include the development of land which is not suitable for the use intended which can result in property damage due to flooding or structural failure. In other cases access to new development may be inadequate for public use

or create traffic hazards onto public roads. The conversion of prime agricultural lands to other uses is not seen as a pressing concern in Carlin, however, the cumulative effect results in a weakening of the community's agricultural base. As urban growth and mine related development continues to increase, it can create problems for agricultural producers. Although it is difficult to immediately solve these problems, certain first steps can be taken to begin reducing their effects as much as possible.



Image 9: Carlin Equestrian Park. Carlin, NV (CTA, 2013)



Image 10: Immigrant Trails, courtesy California State Library.

History

“Where the Train Stops and the Gold Rush Begins,”

Carlin derives its name from Union General William Passmore Carlin, who during 1863 was stationed in the area at the Government Military Indian Reservation. Carlin’s history is filled with colorful characters and frontier exploits. It is a place described as a respite for immigrants on their way to California, as a place of conflict between White Settlers and Native Peoples of the area, as a Stage stop for the Overland Stage, and a major railroad hub for the Central Pacific and Western Pacific Railroad.

The Carlin area first saw white settlers during the 1840s as “the shouts of men and the creaks of harness and wagon became common as the great migration west began. It started in 1841 when the Bidwell-Bartleson party became the first emigrant group to thread its way through Carlin Canyon. Two years later the Walker-Chiles party, traversing the California Trail from Ft. Hall, Idaho, rolled the first wagons into view. Over the next several years, hundreds of thousands of men, women and children bound for California and western Nevada passed this way.”

City of Carlin was officially founded in 1867, Carlin started as the eastbound end of the line for the original Central Pacific Railroad until 1869 at the completion of the Transcontinental Railroad and the driving of the Golden Spike at Promitoy Point, Utah. For many years, Carlin was a main stop on the Southern Pacific route, with maintenance shops, crew quarters and ice houses based in Carlin’s rail yard. With the Eastward expansion of the railroad came many Chinese immigrants who worked on the railroad and later settled in the area.



Image 11: William P. Carlin. Carlin derives its name from Union General William Passmore Carlin, who during 1863 was stationed in the area at the Government Military Indian Reservation.

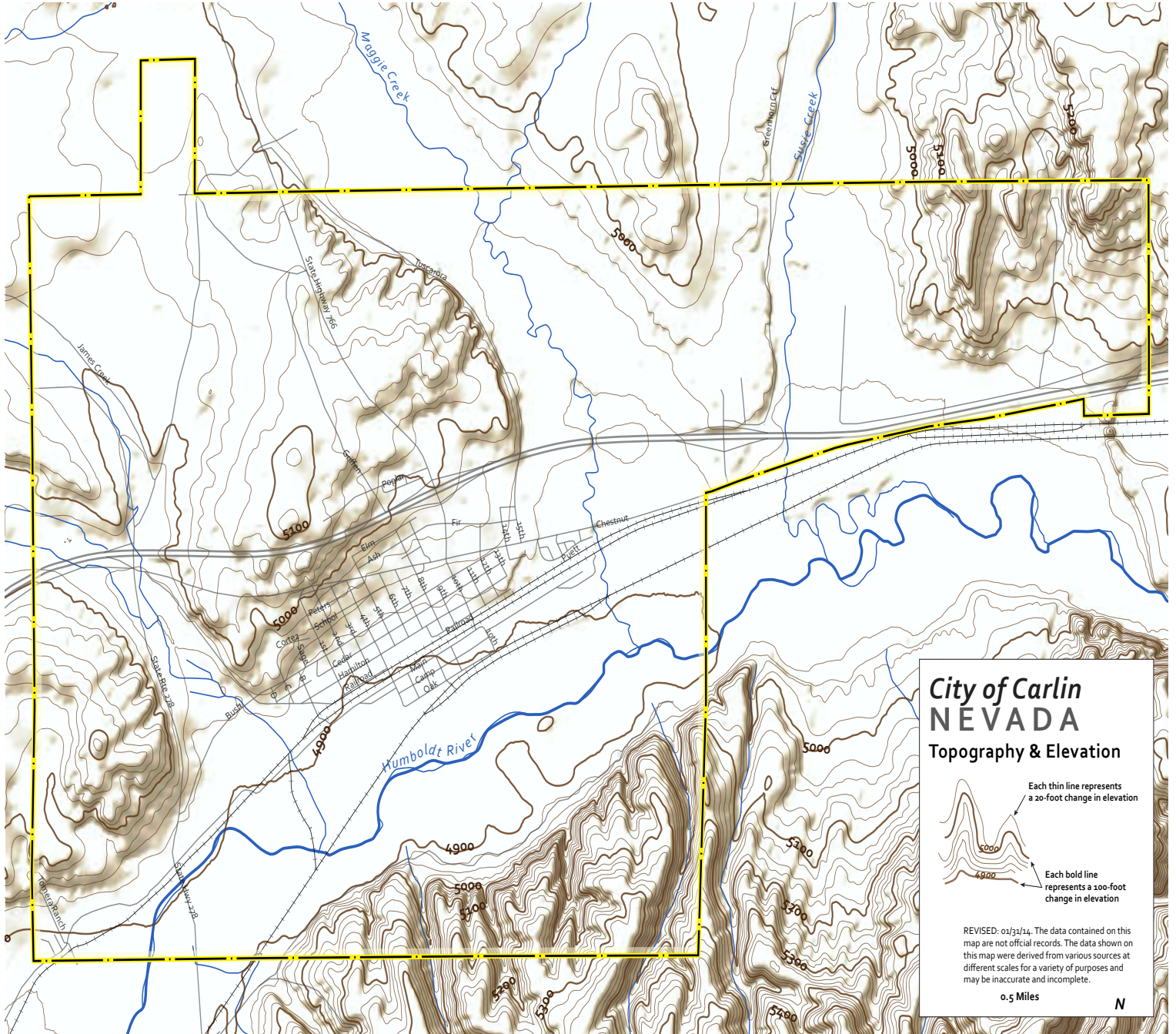
During the early years of Carlin, the community was a point of supply for prospectors and ranchers. The Tuscarora trail came into Carlin from the North and moved South through the Pine Valley. It was this trail that saw mule trains transport gold, wool, and other provisions to the miners and ranchers in the area. Carlin has consistently been at the crossroads of commerce in the region. Today Carlin has entered a new era. It is significant as the gateway to the world’s largest gold mines. Mining became a major employment base in the early 1960’s with the



Image 12: Original Catholic Church in Carlin's Old Town District. Carlin, NV (CTA, 2013)

development of the area commonly known as the Carlin Trend. The Carlin Trend boasts two of the largest open pit gold mines in the world, processing approximately 3 million ounces of ore annually.

The developed portion of the City of Carlin covers roughly one-half square mile and is located near the center of the roughly thirteen square miles which make up the jurisdictional area of the city. Approximately 75% of the land within the city limit lies north of the Humboldt River with the remaining 25% south of the River. Important tributaries to the Humboldt River which flow through the city are Maggie Creek and Mary's Creek. The two creeks generally serve as the east and west boundaries of the City.



Map 1: Topography, Carlin Nevada Study Area. (CTA., 2013)

PHYSICAL CHARACTERISTICS

“The more knowledge a community has about itself, the better it can manage its resources.”

TOPOGRAPHY

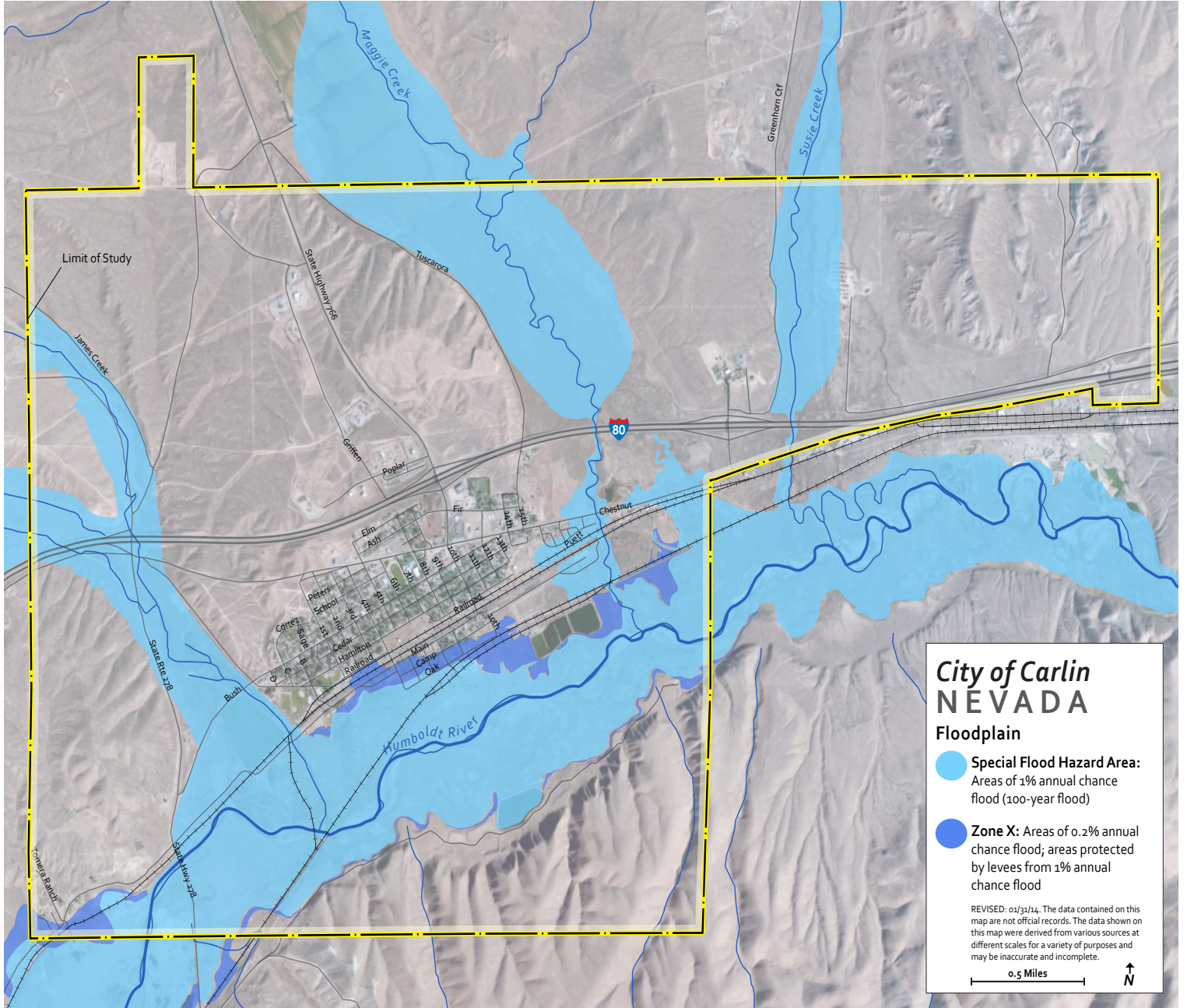
The developed portion of the City of Carlin is a compact area lying within the 12.96 square miles of land that make up the city. Elevation of the urbanized area is approximately 4,900 feet above sea level. Surrounding the developed portion of the city are large parcels of undeveloped land having diverse physical characteristics ranging from steep slopes to low lying wet lands along the creeks and the Humboldt River.

Generally, the northwesterly area of the city is comprised of low hills dissected by Mary’s Creek and other small drainage courses. These hills rise about 225 feet above the urbanized area of Carlin with a maximum elevation of 5,125 feet. In the southeast portion of the city, south of the Humboldt River, the mountains are higher and steeper. Within the city limit a maximum elevation of 5,360 feet is reached, however, farther south much higher elevations are attained. Drainage courses reaching the city from the south are minor and not significant.

The principal physical feature to the south of the city is the Humboldt River with its mile-wide river plain. Approximately 75 percent of the land within the city limit lies north of the Humboldt River. Important tributaries to the Humboldt River within the city are Maggie Creek and Mary’s Creek. The two creeks generally serve as the east and west boundaries of the urbanized portion of Carlin. Maggie Creek, east of the developed portion of Carlin, also is located in a wide river plain.

SLOPE

About one-half of the area within the city limits of Carlin could be characterized as mountainous or hilly (slopes over 15 per cent) while approximately 10 percent of the total area of the city have slopes in excess of 25 percent. Most of the steepest slopes are located outside of the urbanized areas. Scattered areas having slopes between 15 and 25 percent are found within the city primarily in the northern and western portions of the city. As the city moves South towards the Humboldt River, the slope lessens and the city becomes part of the flood plain of the river.



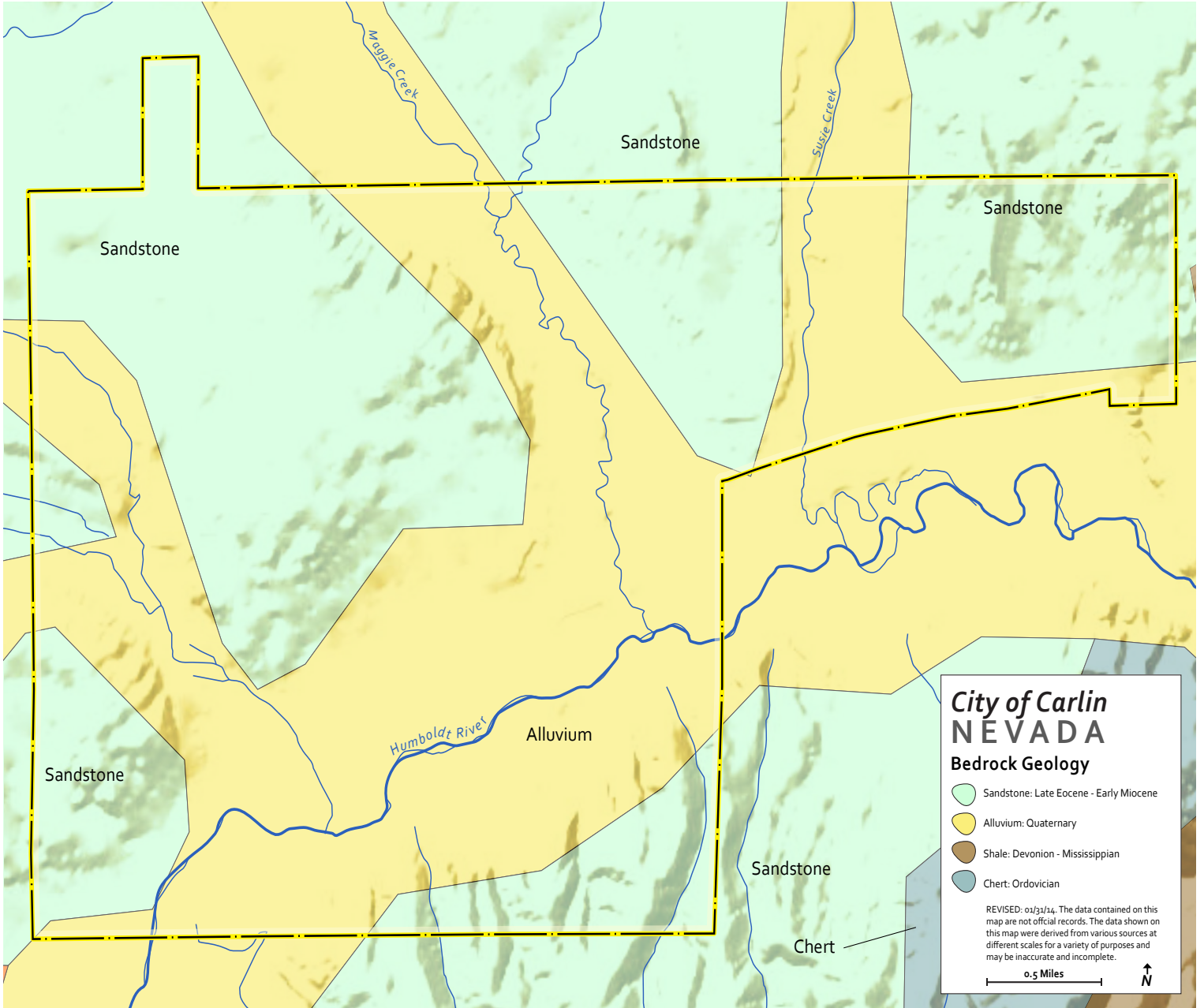
Map 2: Carlin Nevada Floodplain. CTA (2013)



DRAINAGE

The main source of water for the planning area is the Humboldt river and its tributaries, Maggie Creek, and Mary's Creek. The water is mainly used for irrigation. At lower elevations, water for livestock and wildlife is provided by the Humboldt River and its tributaries. Municipal water is provided from strategically located wells that supply the community.

Within the planning area are three principal flood prone areas of the city. These are the areas adjacent to the main water courses traversing Carlin: the Humboldt River, Maggie Creek and Mary's Creek. The extent of flooding probability for the entire city is shown on the Flood Plain map to the left. Much of the urbanized area is located outside these three flood prone areas.



Map 3: Carlin Nevada Geology. (CTA, 2013)

GEOLOGY

The landforms of the intermountain basins are characterized by two major physiographic land forms, the Basin and the Range. These land forms are made up of bounding mountains, piedmont slopes and the basin floor. The mountains in general rise more than 1,000 feet above the surrounding basin floor. The piedmont slope and basin floor are gross topographic forms that slope from the bounding mountains down to a flood plain. These formations are generally comprised of shale, siltstone, sandstone, and chert pebble conglomerate. Faulting that occurred during the Tertiary and Pleistocene eras are responsible for many of the topographic features in the survey area.

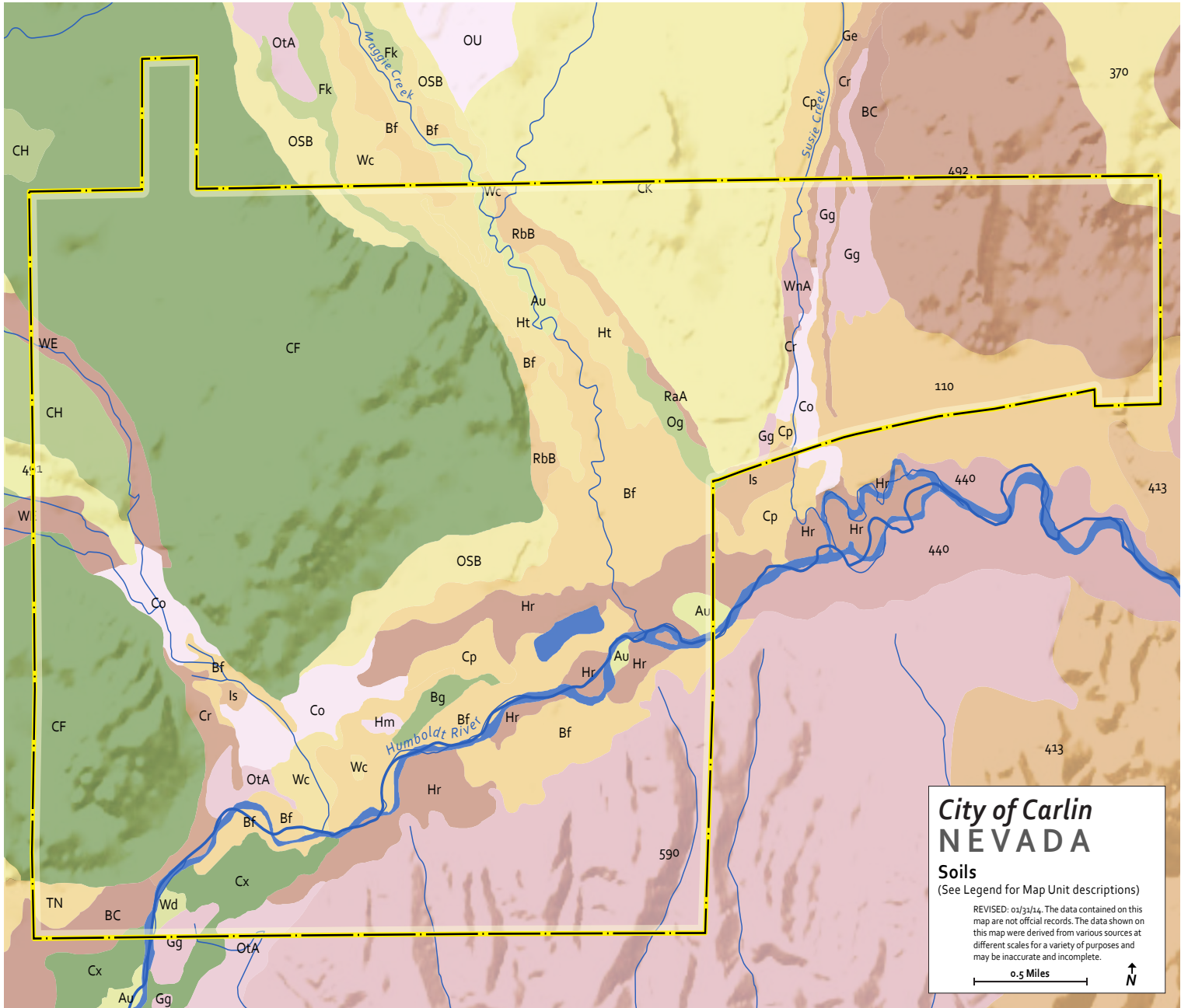
The intermountain basin holds a history of volatile land formation resulting from earthquakes and volcanic eruptions. Early faulting of the earth resulting from earthquakes occurring during the Tertiary and Pleistocene eras are contributors to the topographic features seen here today. Landscape features such as lake beds, ash tuff, and clastic deposits laid down by streams are the results of quakes, active volcanos, and water erosion that occurred during the Tertiary and Pleistocene epochs.

SOILS

As indicated on the Soils Map that follows, there are a variety of soil conditions found in and around Carlin. Typically Donna, Eboda, Stampede, Hunnton, Wieland, and Puett soils overlie, the shale, siltstone, and sandstone that makes up the native rock of the region. Recent alluvium is the youngest material in the survey area. It is on the flood plains adjacent to the Humboldt River and its tributaries. It is stratified clay, silts, and gravel. Typically Devils gait, Woofus, Sonoma, Ocala, Welch and Crooked Creek soils overlie this material.

Understandingly then the youngest soils and those with the greatest diversity within the Carlin study area are located along the lowland areas adjacent to the three major drainage courses flowing through the city; the Humboldt River, Maggie Creek, and Mary's Creek.

Upland areas exhibit more uniformity in soil types. Soil types found within the planning area are shown on Table I. Followed by a listing of characteristics including slopem irrigation capability, limitations on septic tank absorption, shrink-swell potential, erosion potential, and depth to water table.



Map 4: Carlin Nevada Soils Map. (CTA, 2013)



Map Unit

 110: Monarch-Ocala-Orovada association	 Cp: Cluro silt loam, drained, slightly saline
 133: Zevadez-Wieland-Dewar association	 Cr: Cluro silt loam, slightly saline
 191: Tustell-Gance-Mahala association	 Cx: Crooked Creek silt loam
 228: Enko-Kelk association	 Fk: Four Star loam
 282: Bloor-Enko association	 Fm: Four Star loam, drained
 283: Bloor-Connel-Kelk association	 Ge: Geysen silt loam
 370: Chiara-Cherry Spring-Orovada association	 Gg: Geysen silt loam, strongly saline
 413: Vanwyper-Bilbo-Soughe association	 Hm: Humboldt silty clay, strongly saline
 440: Devilsgait-Woofus-Devilsgait, gravelly subst*	 Hr: Husa loam
 465: Stampede-Gochea-Zevadez association	 Ht: Husa loam, slightly saline
 486: Hunnton-Chiara-Wieland association	 Is: Iron Blossom silt loam, strongly saline
 491: Orovada-Puett association	 ME: Mascamp-Carstump association
 492: Orovada-Humdun-Puett association	 OSB: Orovada gravelly fine sandy loam
 583: Sumine-Cleavage-Rock outcrop association	 OU: Orovada-Humdun association
 590: Bucan-Kelk-Orovada association	 Og: Ocala silt loam, strongly saline
 712: Samor-Nirac-Samor, steep association	 OtA: Orovada silt loam, 0 to 2 percent slopes
 810: Nirac-Izod-Izod, very steep association	 PC: Pie Creek-Susie Creek association
 971: Izod-Porrone association	 RE: Rad-Brock association
 992: Eboda-Loncan-Leevan association	 RG: Ramires-Chen-Pie Creek association
 993: Eboda-Quarz-Loncan association	 RH2: Ramires-Creva association, eroded
 Au: Alluvial land	 RH: Ramires-Creva association
 BC: Beowawe silty clay loam, heavy subsoil variant	 RaA: Rad silt loam, 0 to 2 percent slopes
 BZ: Bucan-Humdun-Rock outcrop association	 RbB: Rad silt loam, slightly alkali, 0 to 4 perce*
 Bf: Bicondoa silty clay loam, drained, slightly s*	 SR: Stampede-Donna association
 Bg: Bicondoa silty clay	 SU: Susie Creek-Pattani association
 CC: Chen-Pie Creek-Ramires association	 SW: Susie Creek-Short Creek association
 CF: Cherry Spring-Berning association	 TN: Tomera-Cherry Spring association
 CH: Cherry Spring-Cortez-Tomera association	 W: Water
 CK: Cherry Spring-Orovada association	 WE: Welch-Bosco association
 Co: Cluro silt loam, drained	 Wc: Welch loam
	 Wd: Welch loam, drained
	 WnA: Wholan silt loam, slightly alkali

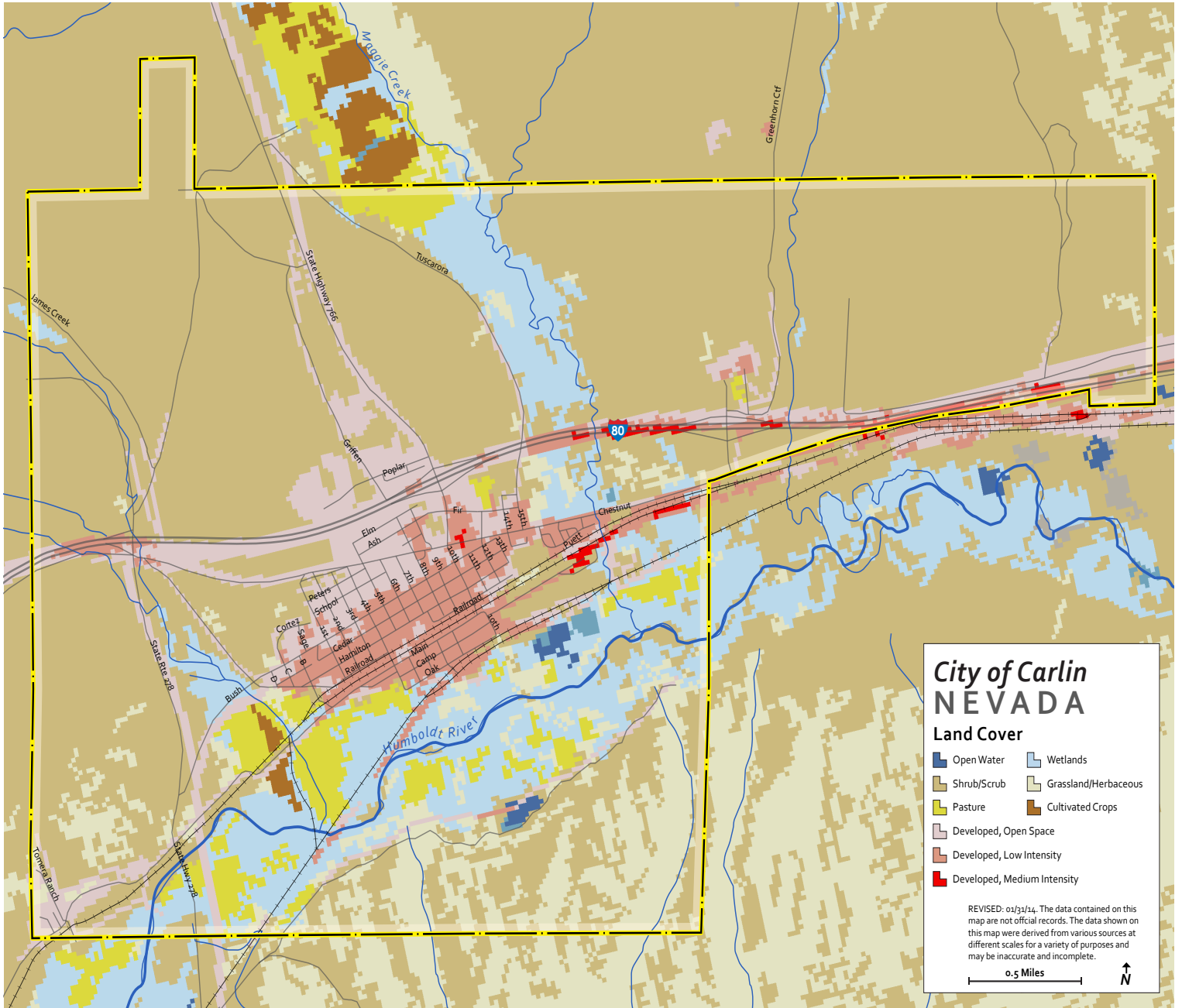
GENERAL SOIL CHARACTERISTICS

MAP SYMBOL	SUB-CATEGORY NOT SHOWN ON MAP	% SLOPE	IRRIGATION CAPABILITY CLASS-1	LIMITATION SEPTIC TANK ABSORPTION	SOIL SHRINK SWELL	WATER EROSION FACTOR-4	DEPTH TO WATER TABLE (FEET)-5
AU		0-2	NR	NR	NR	NR	NR
BC		0-2	NR	SEVERE	MODERATE	0.43	>6.0
Bf		0-2	III	SEVERE	MODERATE	0.28	3.5-6.0
Bg		0-2	IV	SEVERE	HIGH	0.28	0.0-1.5
BU	BUCAN	30-50	NR	SEVERE	LOW	0.32	>6.0
	CLURIDE	4-15	NR	SEVERE	LOW	0.55	>6.0
	OROVADA	4-15	NR	MODERATE	LOW	0.43	>6.0
CF	CHERRY SPRINGS	2-8	III	SEVERE	LOW	0.55	>6.0
	BERNING	15-30	NR	SEVERE	LOW	0.37	>6.0
CH	CHERRY SPRINGS	2-8	III	SEVERE	LOW	0.55	>6.0
	CORTEZ	2-8	IV	SEVERE	LOW	0.55	>6.0
	TOMERA	2-8	III	SEVERE	LOW	0.49	>6.0
CK	CHERRY SPRINGS	2-8	III	SEVERE	LOW	0.55	>6.0
	OROVADA	2-8	-III	MODERATE	LOW	0.43	>6.0
Co		0-2	II	SEVERE	LOW	0.49	>6.0
Cp		0-2	II	SEVERE	LOW	0.49	>6.0
Cr		0-2	II	SEVERE	LOW	0.49	4.0-6.0
ex		0-2	IV	SEVERE	LOW	0.32	1.0-1.5

Table 1: Soil Characteristics; NRCS (2011)



MAP SYMBOL	SUB-CATEGORY NOT SHOWN ON MAP	% IRRIGATION SLOPE CAPABILITY CLASS-1	LIMITATION ON SEPTIC TANK ABSORPTION FIELDS-2	SOIL SHRINK-SWELL POTENTIAL-3	WATER EROSION FACTOR-4	DEPTH TO WATER TABLE FEET-5	
Fk		0-2	IV	SEVERE	LOW	0.28	1.5-2.0
Gg		0-2	N	MODERATE	LOW	0.43	>6.0
Hm		0-2	R	SEVERE	MODERATE	---	0.5-2.0
Hr		0-2	I	SEVERE	LOW	0.37	0.0-1.0
Ht		0-2	I	SEVERE	LOW	0.37	0.5-1.5
Is		0-2	N	SEVERE	LOW	0.55	>6.0
Og		0-1	N	SEVERE	MODERATE	0.43	3.0-3.5
OSB		2-4	I	MODERATE	LOW	0.37	>6.0
OtA		0-2	I	MODERATE	LOW	0.49	>6.0
OV	OROVADA	4-15	N	MODERATE	LOW	0.43	>6.0
	PUETT	15-30	N	SEVERE	LOW	0.28	>6.0
RaA		0-2	I	SEVERE	LOW	0.55	>6.0
RbB		0-4	I	SEVERE	LOW	0.55	>6.0
TN	TOMERA	2-8	I	SEVERE	LOW	0.49	>6.0
	CHERRY SPRINGS	2-8	I	SEVERE	LOW	0.55	>6.0
We		0-2	I	SEVERE	LOW	0.32	1.0-1.5
Wd		0-2	I	SEVERE	LOW	0.32	4.0-6.0
WE	WELCH	0-2	I	SEVERE	LOW	0.32	4.0-6.0
	BOSCO	0-2	I	SLIGHT	LOW	0.24	>6.0



Map 5: Carlin Nevada Land Cover. (CTA, 2013)



LAND COVER

The developed portion of the City of Carlin is a compact area lying within the thirteen (13) square miles of land that make up the city. Elevation of the urbanized area is approximately 4,900 feet above sea level. Surrounding the developed portion of the city are large parcels of undeveloped land having diverse physical characteristics ranging from steep slopes to low lying wet lands along creeks and the Humboldt River.

These undeveloped lands are characterized with native trees, shrubs and grasses depending upon the physical locations and soils. Some of the more common native trees, shrubs, and grasses include:

Native Grasses

Bluebunch wheatgrass
Idaho Fescue Bluegrass
Bottlebrush squirrel tail
Basin Wild rye
Western Wheatgrass
Alpine Timothy
Mat Muhly
Meadow Barley
Stream bank wheatgrass
Nevada bluegrass
Thurber needle grass
Basin wild rye
Indian rice grass
Webber rice grass

Bluegrass
Other perennial grasses
Globe mallow
Sedge
Rush

Perennial Forbs

Taper tip hawks beard
Balsam root
Arrow leaf balsam root
Taper tip hawks beard

Woody Shrubs

Cinquefoil
Low sagebrush
Antelope bitterbrush
Mountain big sagebrush
Snowberry
Serviceberry
Big sagebrush
Woods rose
Currant

Trees

Willow
Cottonwood



Image 13: Carlin Canyon Rock outcrops. (2011)

CLIMATE

The climate of the region includes hot summers in the lower elevations, and cold winters. Precipitation is normally light at the lower elevations during all months of the year. At the higher elevations, precipitation is much greater and snow accumulates to considerable depths. Much of the snowmelt irrigates crops in the valleys. In winter the average temperature range in Carlin is 20 - 27 degrees F. The lowest temperature on record in the region is -43 degrees which occurred at Elko on January 21, 1937.

In summer Carlin's temperatures average between 68 and 80 degrees. With 107 degrees; the highest recorded temperature, of the region occurring in Elko on August 4, 1978.

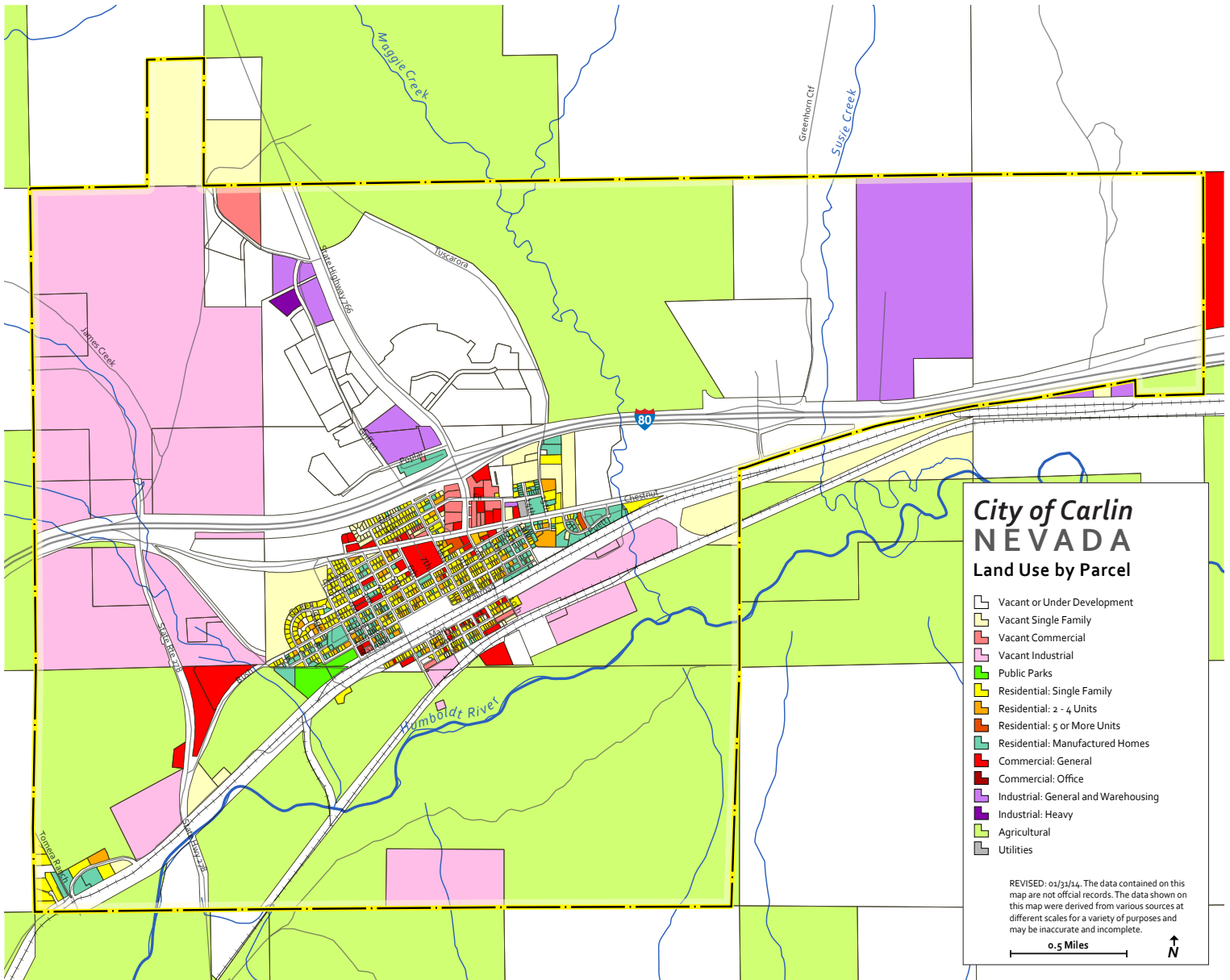
Total annual precipitation in Carlin is 15 inches. Of this 40 to 50 percent usually falls in April through September. The growing season for most Crops falls within this period. In 2 years out of 10, the rainfall in April through September is less than 2 inches. The heaviest 1-day rainfall during the period of record was 4.13 inches at Elko on August 27, 1970.

Thunderstorms occur on about 20 days each year. The average seasonal snowfall is about 40 to 60

inches. The greatest snow depth at any one time during the period of record was 42 inches at Tuscarora on December 28, 1968.

On an average of 20 to 30 days, at least 1 inch of snow is on the ground. The number of such days varies greatly from year to year. Every few years a blizzard with high winds and drifting snow strikes the area. Even at the lower elevations, snow remains on the ground for many weeks.

The average relative humidity in mid afternoon is about 40 percent. Humidity is higher at night, and the average at dawn is about 70 percent. The sun shines about 80 percent of the time possible in summer and 70 percent in winter. The prevailing wind is from the southwest. Average windspeed is highest in the spring at 7 miles per hour.



Map 6: Carlin Land Use. (CTA, 2013)



LAND USE

The City of Carlin contains a total of 12.96 square miles Within the corporate limits. However, the developed portion of the city is only a small portion of this area. The urban core of the city is densely developed with newer development north of the railroad between Bush Street and Chestnut Street. The center of town is divided by the railroad tracks with a mix of older residential and commercial uses on either side of the tracks. There are areas of vacant and or under utilized property within the city that are available for additional residential, commercial and industrial uses.

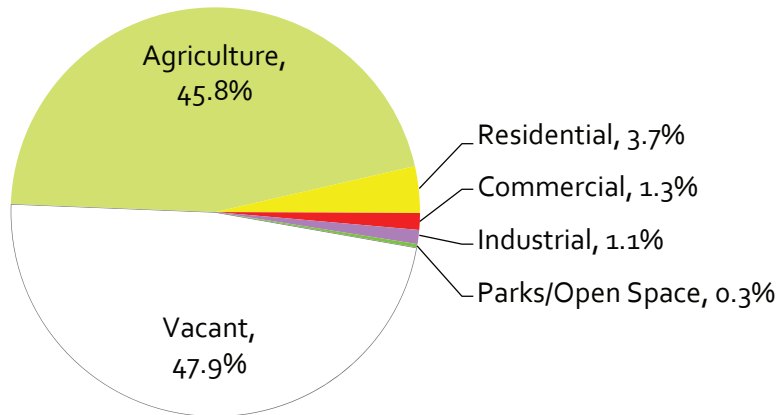
To facilitate orderly development of vacant lands, the city should encourage the development of in fill properties before developing outlying areas which may lack the infrastructure to support development. This development may take on the form of both commercial and residential type uses. Within the existing urban core, there is vacant land available for both uses.

The community should be cognizant of long term land use goals when making land use decisions. The listing of properties shown below is based on the current Elko County Assessor. These listings are divided based on current zoning and the county assessors designation of “vacant.” A map at the end of the Land ownership section illustrates the vacant and available land within the community.

Vacant Commercial buildings or property:

- 7Th/Hamilton (Commercial land within a residential area)
- Chestnut St.
- 7Th st. (vacated portion)
- Chestnut St.
- 902 Chestnut St.
- 10Th St.
- 932 Fir St.
- Lot 7 block 124
- Lot 8 block 124
- Lot 9 block 124
- Lot 10 block 124
- Lot 11 block 124
- Lot 12 block 124
- 10th / Ash
- 12th / Chestnut
- 791 Fir St.
- 791 10Th St.
- Sec. 27 TWP 33N RNGE 52E
- 1010 Fir St..

CARLIN LAND USE WITHIN GROWTH BOUNDARY



URBAN LAND USE - CITY OF CARLIN

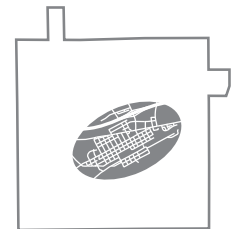
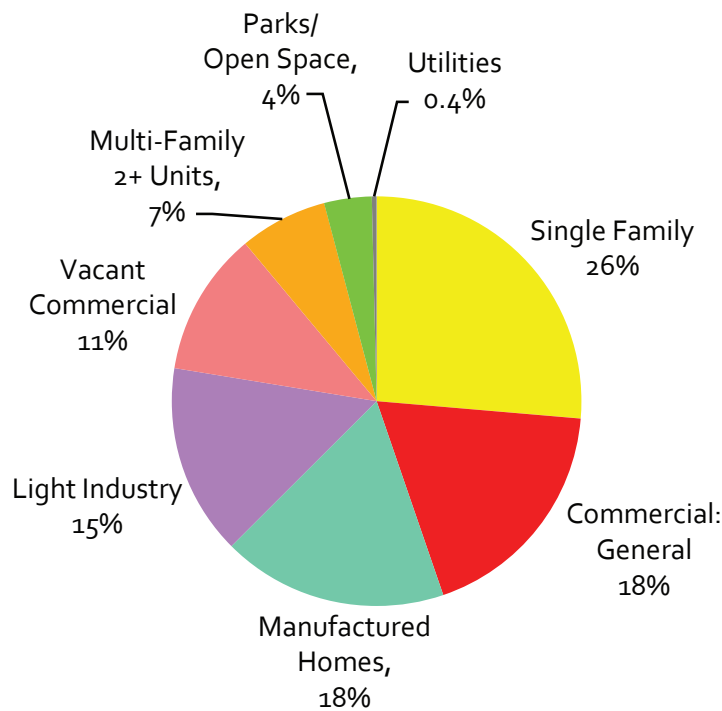


Chart 1: Land Use data. (Elko County Assessor, 2013)

Within the surrounding residential areas, are open lots and vacant properties that through either rehabilitation, or new development could become available as viable housing stock for the community. Listed below are potential residential in fill properties within Carlin's city limits:

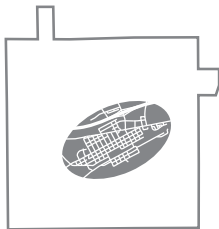
- 3rd /Wests Bush Street
- 722 Cedar St..
- 1016 Bush St..
- Cedar St... (1000 block)
- Hamilton St...
- 206 Railroad St...
- S 4th St...
- 423 Main St...
- 509 Camp St...
- Oak St...
- Camp St...
- B Street / Bush
- D Street / Willow
- 1st Street / Cedar
- S 9th St...
- 101 Tomera ranch Rd
- 121 Cortez Cir
- 113 Cortez Cir.
- 108 Sage St...
- 120 Cortez Cir.

The chart to the left summarizes land use in Carlin as of October 2013 and indicates the amount of acreage utilized in the two urbanized sections of Carlin for various types of land uses.



Land Use	Acres	Percent of Total
Vacant	2,503	48%
Agriculture	2,394	46%
Residential	192	3.7%
Commercial	69	1.3%
Industrial	58	1.1%
Parks/Open Space	14	0.3%
TOTAL AREA	5,230 Acres	100.0%

Table 2: Carlin Growth Boundary Land Use by Acreage and Percentage (Elko County Assessor, 2013)



Land Use	Acres	Percent of Total
Single Family	99	26%
Commercial General	69	18%
Manufactured Home	67	18%
Light Industrial	57	15%
Vacant Commercial	43	11%
Multi-Family 2+ Units	26	7%
Parks/Open Space	14	4%
Utilities	1.4	0.4%
TOTAL AREA	376 Acres	100.0%

Table 3: Carlin Urban land Use by Acreage and Percentage (Elko County Assessor, 2013)

OWNERSHIP OF LAND WITHIN CITY LIMITS

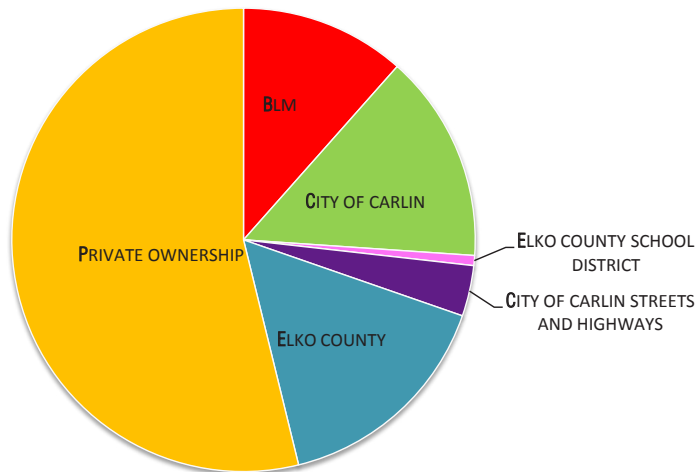


Chart 2: Ownership of Land within City Limits (Elko County Assessor, 2013)



"I feel the town needs the trash, weeds, junk cars, and camp trailers cleaned up. Then build affordable housing, no more trailer parks! People would love to live/stay here and we would have a better type of person if the town was clean and there was housing cutting down the commute time to the mines. The miners would love more time at home."

LAND OWNERSHIP

Chart 2 shown at the left illustrates the categories of land ownership within the City of Carlin boundaries. By far the largest amount of publicly-owned lands is county owned land. There are approximately 926 acres in Carlin, which are managed by Elko County. The City of Carlin is the second largest public land holder with approximately 907 acres of land.

Of the 907 acres of city owned land, 440 acres are located north of Interstate 80. Bisected by Nevada Route 766 (Newmont Mine Road) the 440 acres was acquired from the BLM in order to develop both an industrial park (Westside of NV766) and a mixed use residential/commercial use on the Eastside of NV766. As of this writing, the industrial park on the Westside of NV766 has been developed and private industry is continuing to establish businesses within the park complex.

The mixed use commercial/residential development East of NV 766 continues to struggle to be developed. To date, no construction has occurred at the location.

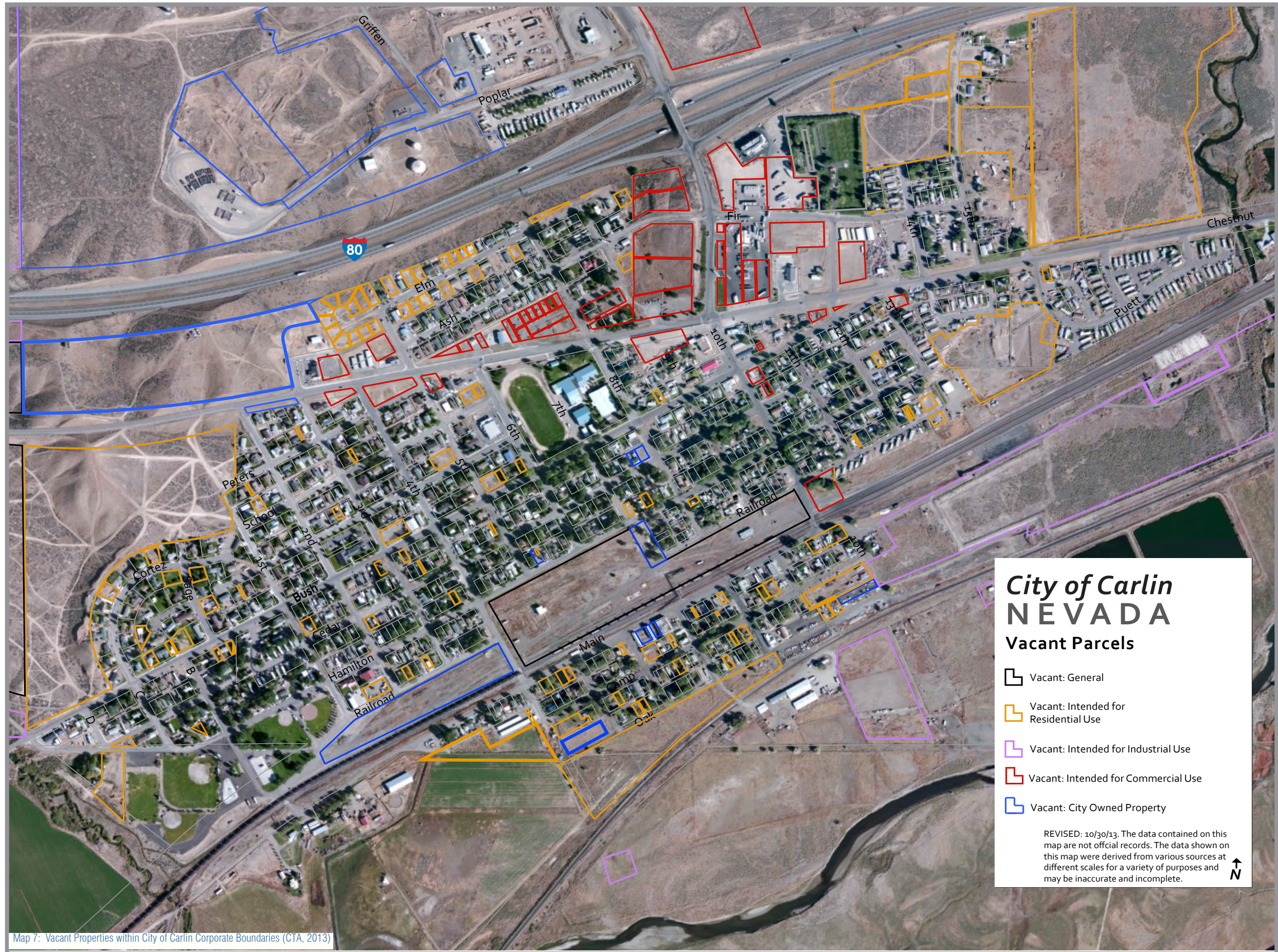
In addition to this property, the City of Carlin owns other vacant property scattered throughout the city at the following locations:

- City landfill (now closed/abandoned)
- Three City gravel/fill dirt sites
- 100 acres north of Interstate 80 and West of NV766

- 12 acre parcel South of Interstate 80 and West of Fourth Street
- 7Th st... (vacated portion)
- Chestnut st.
- Ash st....
- Sec 27 TWP 33N RNG 52E
- 722 Cedar st....
- 718 Cedar st....
- 116 Railroad st....
- 410 Hamilton st....
- 603 Main st....
- 251 S 5th St....
- 271 S 8th St....
- Sec 21 TWP 33N RGE 52E
- Sec 28 TWP 33N RGE 52E
- 5 Parcels on Carlin Trend Dr.
- 124 Susie Creek Way
- Sec 26 TWP 33N RGE 52E
- Sec 33 TWP 33N RGE 52E
- Sec 34 TWP 33N RGE 52E

Vacant Land within Carlin City Limits

Commercial, Residential and City Owned Parcels



Map 7: Vacant Properties within City of Carlin Corporate Boundaries (CTA, 2013)

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Image 14: Industrial treatment facility. (CTA, 2013)

Map 7 on the following page illustrates the location of the vacant lands zoned commercial, and residential. It also illustrates the vacant city owned lands.

Once the largest land owner within the City of Carlin, the Bureau of Land Management oversees the management of approximately 721 acres of land within the City boundaries.

Lands managed by the BLM can be acquired for other public purposes or for private development. Through the Recreation and Public Purposes Act, public and quasi-public agencies and groups can acquire BLM lands for various public purposes for less than fair market value. Lands that may be disposed for private development must be acquired at fair market value. However, the BLM only rarely sells public lands.

Railroad lands include the rights of way for the Union Pacific railroad and adjacent railroad owned parcels considered to be "operating" properties. Some of these lands may be available for industrial development, especially for railroad-served facilities. One such property is located on the south side of Bush between Fourth and Sixth Streets the vacant building could be used for commercial/industrial office space.

Rural assessed private lands include those lands which are assessed at a different rate by the County Assessor because they are agricultural lands which are likely to be retained in agricultural use. However, conversion of these lands to other uses is

possible upon payment of deferred taxes. A number of these lands are located on the perimeter of the city.

Streets and highways include the acreage occupied by local streets, state highways and Interstate 80.



Image 15: Bureau of Land Management, Carlin, NV (CTA, 2013)

ZONING

The first zoning ordinance for the City of Carlin was adopted in 1971. Major revisions were completed in 1982. The city is now in the process of updating its ordinance to better reflect the Master Plan's land use designations. Changes necessary to implement this Master Plan are described in part two of this document.

The entire area within the City of Carlin is zoned except for the twenty-seven acres comprising the cemetery, park and a city-owned parcel north of 1-80. A total of nine zoning districts have been applied including six residential districts, two commercial districts, an industrial district and an agricultural district.

Table II on page 19 is a summary of zoning in Carlin as it exists at the writing of this Master Plan. Shown in the table is the area within each zone district, the area of each district which is developed and which is vacant and the total number of dwellings located in each district.

One issue to be addressed is the number of lots designated for

commercial land use developed as residential use. Industrial zoned lands are beginning to have a similar issue in that the adjacent land uses are residential or in a key instances the injection of residential uses occur within the zone. This is most notable North of town adjacent to the Industrial Park as well as East of town near the State Honor Camp.



Image 16: Pilot Travel Center, Carlin, NV. CTA (2013)

ECONOMY

“Nevada is a major natural resource producer and has significant mineral and energy resources that can provide strong economic development into the future.”

From its inception Carlin’s economic fortunes relied primarily on the activities of the Central Pacific and later the Southern Pacific Railroad, now the Union Pacific Railroad. As the eastern terminus of the railroad’s Humboldt Division, Carlin enjoyed a stable employment base with activity related to railroad crew changes. This stability began to erode in the 1950’s as steam power on the railroad was changed to diesel power. The demise of rail importance also brought a decline in employment and population.

During the 1960’s the mining of disseminated (micron) gold started in the vicinity of Carlin. This activity has blossomed in northeast Nevada with Carlin being the center of many ore body discoveries. Mine development and mining activities along the “Carlin Trend” fueled a boom situation for the city and other communities in the region.

Today, Nevada’s mineral industry continues to be a major economic force in the state with a total value of about \$9.5 billion in 2011. This trend is projected to continue for years to come given the stable prices and current regulatory environment.

In 2011 the top three gold mining operations in the area reported by the Division of Minerals were:

- Betze-Post Mine - Owned and operated by Barrick Goldstrike Mines, Inc.
- Eastern Nevada Operations/Carlin Operations (Multiple Mines) owned and operated by Newmont Mining Corp.
- Ruby Hill Mine - owned and operated by Homestake Mining Co.



Image 17: Historic Photo of Carlin Roundhouse, Carlin NV.

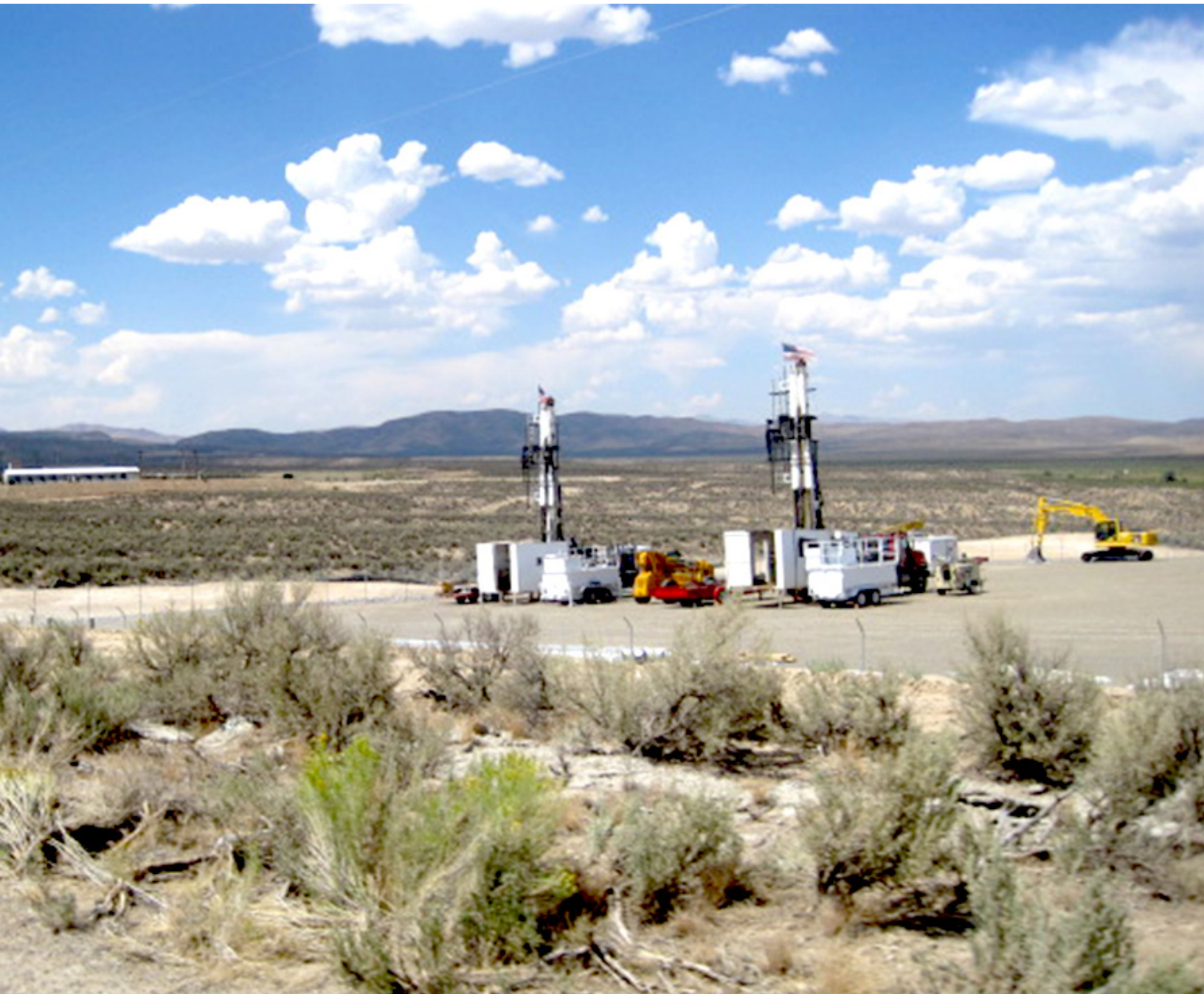


Image 18: Drilling Rigs, Carlin, NV CTA (2013)

“Beyond the metals and industrial minerals sector, geothermal energy production provides an example of a sector of minerals industry with significant growth potential. Northern Nevada contains one of the largest geothermal fields in North America. The result of exploration and investment has been the development of energy production, equipment manufacturing and geo-technical services.”

EMPLOYMENT

According to the Nevada Department of Employment, Training, and Rehabilitation, the Nevada mining industry employed an average of 16,177 employees in 2011. The average pay for mineral industry employees during this time was \$77,321 per year, the highest average of any employment sector in the state. In addition, it is estimated there are about 65,000 jobs in the state related to providing goods and services needed by the mining industry. Mining employment has remained an important factor in Nevada.

Construction of mine and milling facilities has consistently generated a large number of construction workers. This influx of construction work force creates an impact on the community during the construction phase because of the large demand for housing, food services, and other community facilities.

Long term mining personnel employed to operate a mine after the facilities are constructed generally represent a substantially smaller, but stable workforce. Therefore community planners should concentrate their planning decisions based upon the long term stable population versus the fluctuations in population brought on by short-term construction projects.

Employment numbers collected in 1997 & 2011 showed a workforce of 4, 043 by 2011 employment in this region for the

mining industry in Eureka and Elko counties saw an increase to 4,315 workers.

Mineral extraction other than gold also makes up Nevada’s economy. In 2011 Nevada led the nation in the production of lithium compounds and magnesium compounds as well as gold. Nevada is also a large producer of a wide variety of other minerals

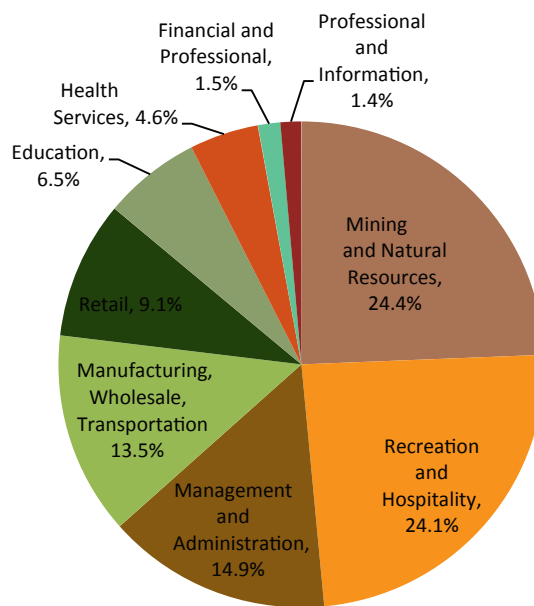


Chart 4: 2011 Carlin Employment by Job Sector, (Elko County Assessor, 2013)

and energy commodities such as clays, copper, diatomite, dolomite, geothermal energy, gypsum, lapidary, and gem stones, limestone, molybdenite, oil, perlite, salt silica sand, silver, and specialty aggregates.

The Carlin area mines primary extract gold and silver. Charts 5 and 6 that follow illustrate the amount of gold and silver being mined and milled from the Carlin area mines.

Although employment in the mining sector may increase in the future, temporary unemployment can be expected as the price of gold responds to the market. When the price is down activity is down and some workers are laid off

temporarily. Because of the nature of the mining industry the City of Carlin, while trying to attract industries and small businesses related to the gold mining industry, is seeking to attract national and/or regional suppliers that are not solely dependent on the local economy.

A large portion of the population increase related to mining expansion has occurred in the City of Elko. This is expected to continue due to Elko being the traditional service center for the county.

However, as Carlin’s population has grown, demand for retail services has increased. Furthermore, as the mining industry expands, support industries can be expected to explore the

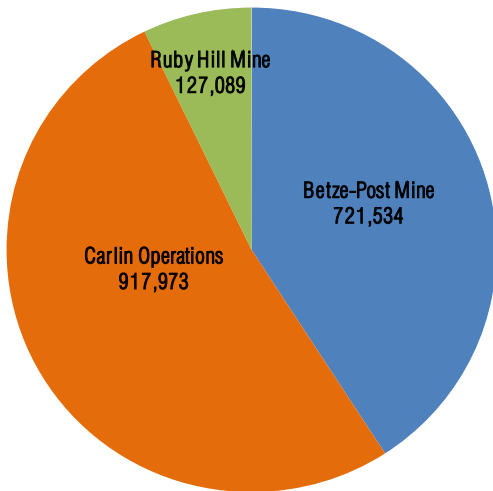


Chart 5: GOLD PRODUCTION (2011) (SHOWN IN OUNCES)

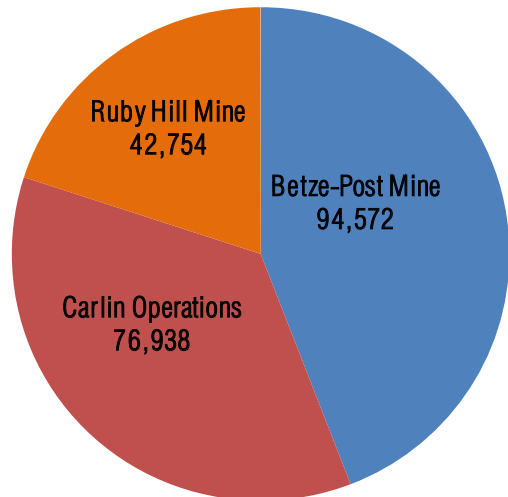


Chart 6: SILVER PRODUCTION (2011) (SHOWN IN OUNCES)

possibility of locating in Carlin. In response to this need, Carlin has developed a commercial district around the Tenth Street interchange on the south side of Interstate 80. The city acquired four hundred forty (440) acres on the north side of Interstate 80 on both sides of NV 766. Utilizing the four hundred forty acres, Carlin has developed an industrial park on 195 acres. And is currently in negotiation with a private developer for the remaining 309 acres. The city established industrial park is attracting many mining industry related businesses. The commercial district around the Tenth Street interchange and future proposed mixed use development in this part of town are expected to provide expanded employment opportunities for the residents of Carlin. A 63-room motel, a service station with a fast food restaurant, and a truck stop with a restaurant inside have been developed

at the southeast corner of the Tenth Street interchange. A truck repair station and oil distribution center are located on the west side of NV 766- near the north side of the interchange. These developments can be expected to attract additional commercial/ industrial users as infrastructure improvements are provided to the area. Most of the future development for this area is expected to be freeway-oriented and also serve the customers from the mining industry and local community.

In the late 1980's two small oil fields were discovered in Pine Valley, south of Carlin. Pine Valley was the second oil producing region discovered in Nevada and targeted for additional exploration. Unfortunately little expansion of the two oil fields has occurred since the initial discovery.

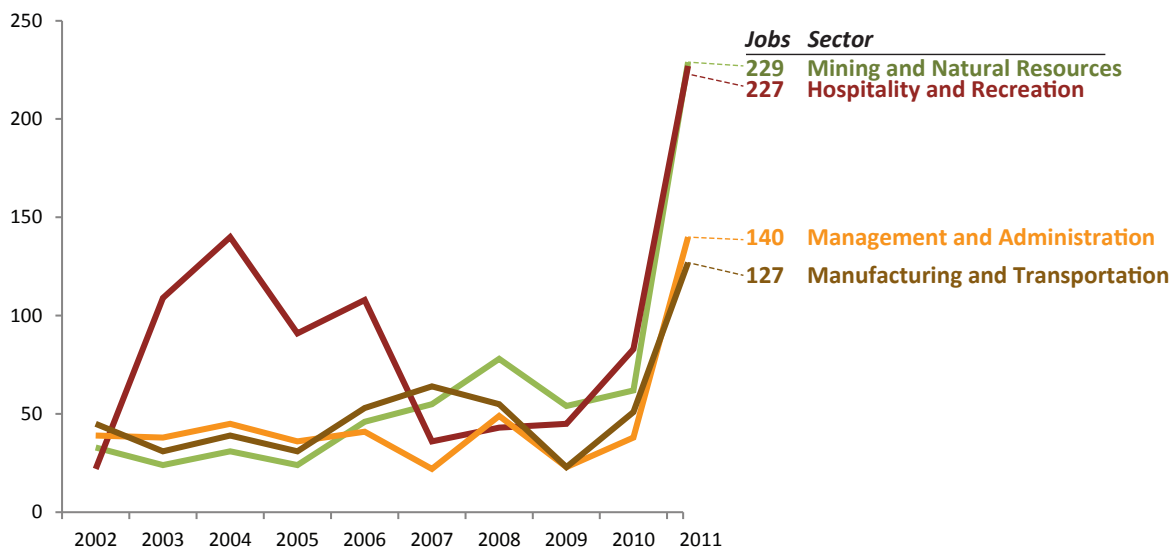


Chart 7: Job Sector Growth by Year (CTA, 2013)



Image 19: American Mine. Carlin, NV (2007)

Tourist or traveler related services are available in Carlin with the truck stop, motel, and fast food restaurant locating at the 10th Street Interchange on the south side of Interstate 80. Similar development in this area can be expected as demand for this type of service grows. The city is currently in negotiation with a private developer to develop a mixed use project on the North side of the interstate. These type of travel services will continue to be in demand with the proximity of the Interstate, as the economy continues to rebound, and travel in Northern Nevada returns.

With this transaction, the training facility was revamped to house the Elko County Readiness Center and the 593rd Transportation Company of the Army National Guard. Carlin's proximity to this facility could be a boost to the local economy with added demand for goods and services.

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In 2011, the University of Nevada- Reno Fire fighting School located just East of Carlin was sold to the Nevada National Guard.

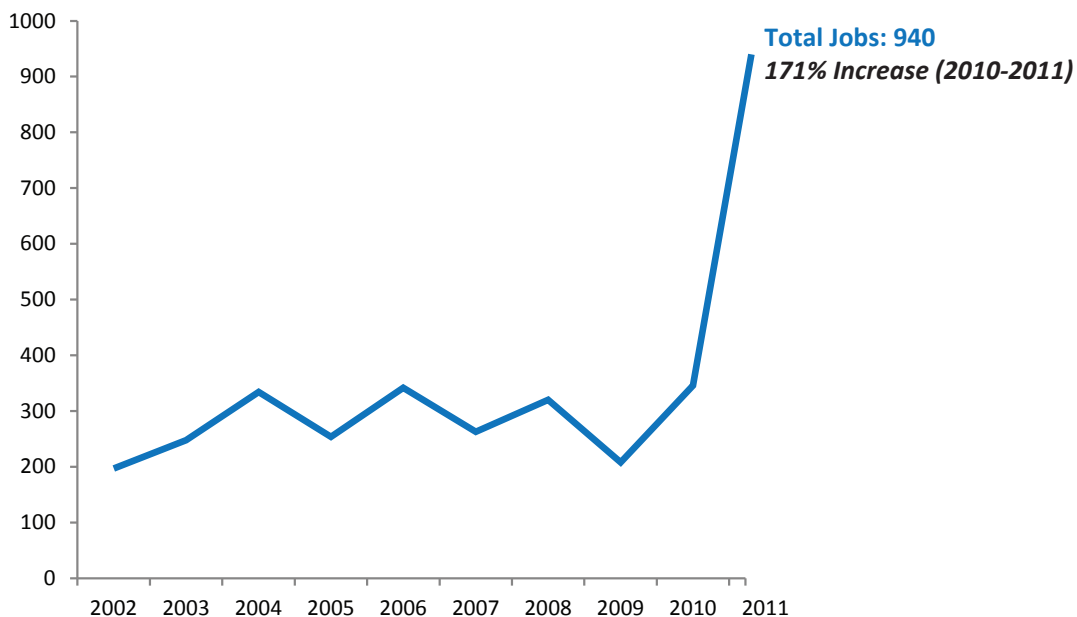


Chart 8: Job Growth 2010- 2011 (U.S. Census, 2013)



Image 20: Western water source, City of Carlin. CTA (2013)

POPULATION

In 1998 the Nevada State Demographer’s office reported a population of 2,430 for the city of Carlin. Since 1998, Carlin has experienced a slight decline in population with a current population of 2,376 citizens. This trend of decline is indicative of the larger population trends within the state of Nevada. The population decline is anticipated to continue through 2013, with an anticipated upturn in population beginning in 2014. The current population level of Carlin makes up approximately 4% of Elko county’s total population.

The chart below shows the fluctuation of the Carlin population that occurred since 1970. With the dominant mine employment sector, there is a large male population segment in the 20-24 year old age bracket. Chart seven on the following page provides a complete population profile by age group.

Population projections for Carlin are created based on historical trends for Elko County as prepared by the State Demographer’s office, the future population of Carlin may be estimated for the next twenty years based on a high, medium, and low growth rate ascertained from the historical highs and lows of Elko County’s population trends. Table IV, that follows shows the projected population for the City of Carlin through 2018.

Mining continues to remain strong in the county, and is projected to remain strong for the foreseeable future, the male population between the ages of 20 and 50 has the potential to remain dominant within the community. For future population growth to occur that invites families and stable permanent community members, several key economic factors will need to be addressed

including:

- Affordable Housing
- Increased Retail Services
 - banking,
 - shopping,
 - entertainment,

In the mid-twentieth century, 10% of Elko county lived in Carlin. Approximately 7% of the county lived in Carlin in 1980, however today, only 4% of Elko County lives in Carlin.

Population projections for Carlin for the next twenty (20) years indicate that the potential for Carlin to increase in population is a viable option. Table 3 illustrates the potential for Carlin to increase from a 4% share of the population to a 15% share of the population in the future.

Population, City of Carlin 1970-2013

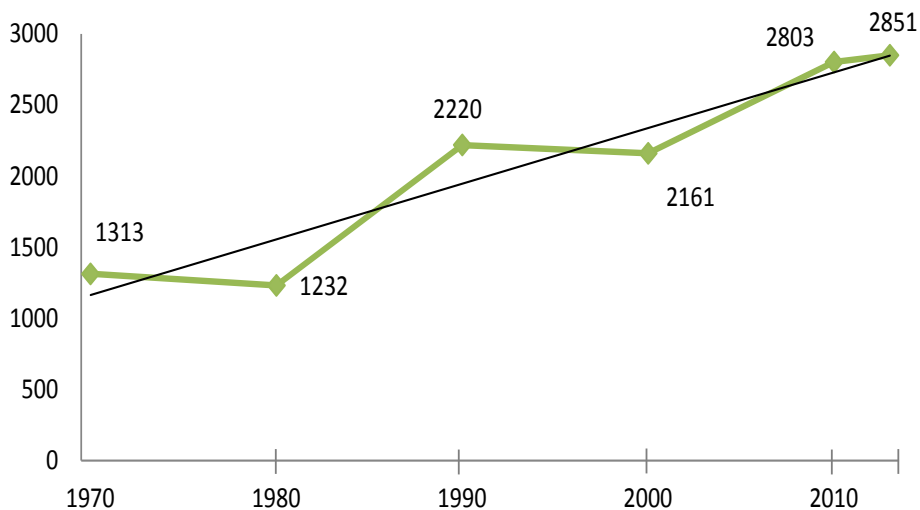


Chart 9: City of Carlin Population from 1970 - 2013 (State of Nevada Demographer’s Office, 2013)

Population Age and Gender Structure, City of Carlin 2012

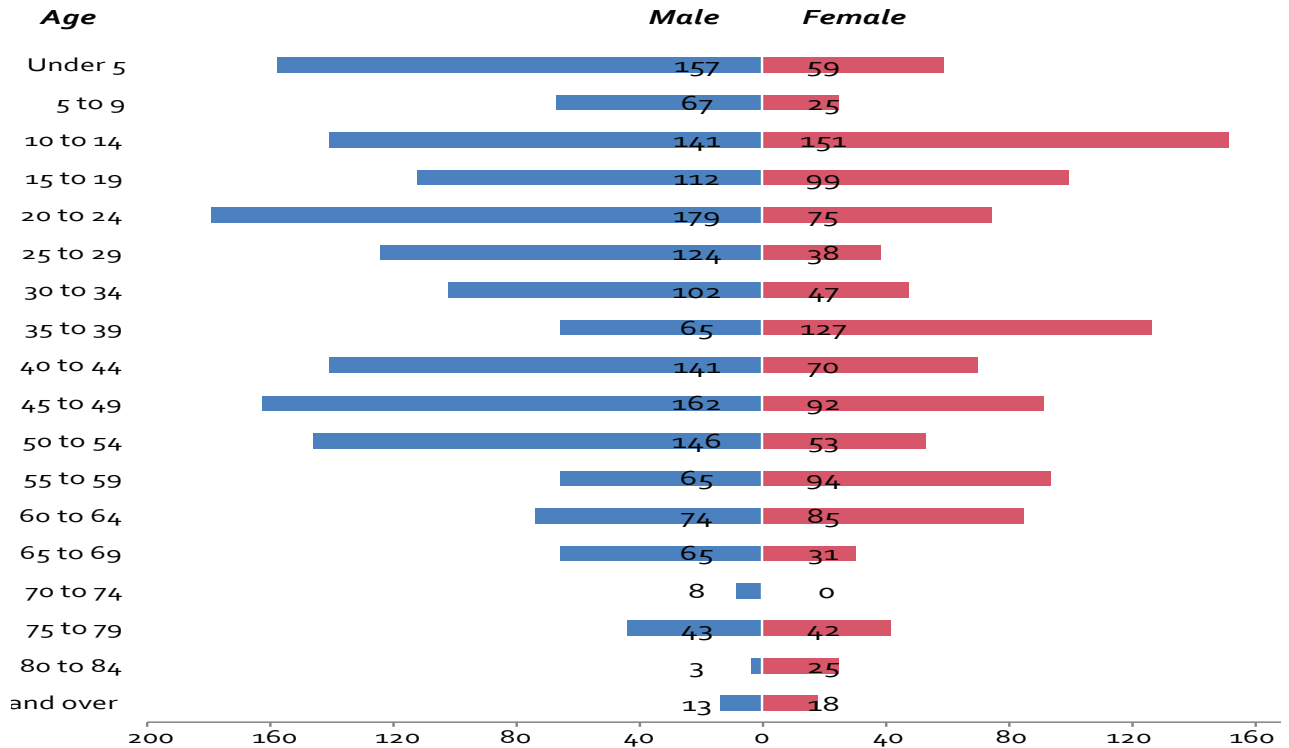


Chart 10: Carlin Population Pyramid, (State of Nevada, 2013)

Population Projections
Elko County and City of Carlin

Year	Elko County Total Population	Change Previous Year	Percentage Change	City of Carlin		
				High (10.8% growth rate)	Medium (5.5% growth rate)	Low (3% growth rate)
2013	55180			2851		
2014	56226	1046	1.90%	3094	2987	2987
2015	57219	993	1.80%	3341	3125	2994
2016	58159	940	1.60%	3592	3265	3002
2017	59005	846	1.50%	3847	3408	3010
2018	59778	773	1.30%	4105	3552	3018
2019	60475	697	1.20%	4367	3698	3026
2020	61112	637	1.10%	4631	3845	3034
2021	61692	580	0.90%	4897	3994	3042
2022	62222	530	0.90%	5166	4144	3050
2023	62716	494	0.80%	5437	4296	3058
2024	63172	456	0.70%	5710	4448	3066
2025	63584	412	0.70%	5985	4602	3075
2026	63971	387	0.60%	6261	4756	3083
2027	64335	364	0.60%	6539	4911	3092
2028	64678	343	0.50%	6818	5068	3100
2029	65004	326	0.50%	7099	5224	3109
2030	65304	300	0.50%	7381	5382	3117

Table 3: Population Projections (2013)



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Image 21: Carlin Combined Schools. Carlin, NV. CTA (2013)

SCHOOLS

Like most small communities, at the heart of the Carlin community are the schools. A single 10 acre school campus that houses kindergarten thru twelfth grade at the school campus is located in downtown Carlin. The Carlin School serves a geographic area consisting basically of the City of Carlin and provides services to grades K-12 for the Pine Valley area in Eureka County. The current enrollment for the school is 331 students with the typical class size in the 10 - 20 students per class size.

Considered at the heart of the community and school activities are well attended and supported within the community.

The 1997 student population was listed as 577 students the current student population is 330 students Chart 11 on the following page illustrates the population growth for the school since 2002.

Enrollment in the school reflects the up and down swings of the mining industry. When the mining industry was expanding in 2007/2008, the most growth in enrollment occurred. As it leveled out so did the number of students. One of the problems in planning for the future has been consistently the issue of projecting temporary space needs versus long term space needs due to the fluctuations in employment from the major

employer of the area, mining. In order to account for the up and down swings in the number of employees related to the mining industry, the Elko School District is assuming an average of 2 percent growth rate for the next three to five years. Beyond this time period the school district feels it is not possible to project school space needs.

In the previous community Master Plan one of the school's constraints was listed as a lack of land for expansion purposes. This constraint has since been eliminated through the acquisition of 37 acres west of town. The school would like to see expansion and continued growth within the school however several community factors influence this goal including:

- Employment
- Housing Prices
- Housing Availability
- Student and Teacher retention

At the current rate of enrollment, the school facilities are meeting the needs of the student population. As population growth within the community becomes consistent a second school campus would be ideal. Typical acreage needs for a new school are dependent upon the grade levels served, however, the guidelines include:

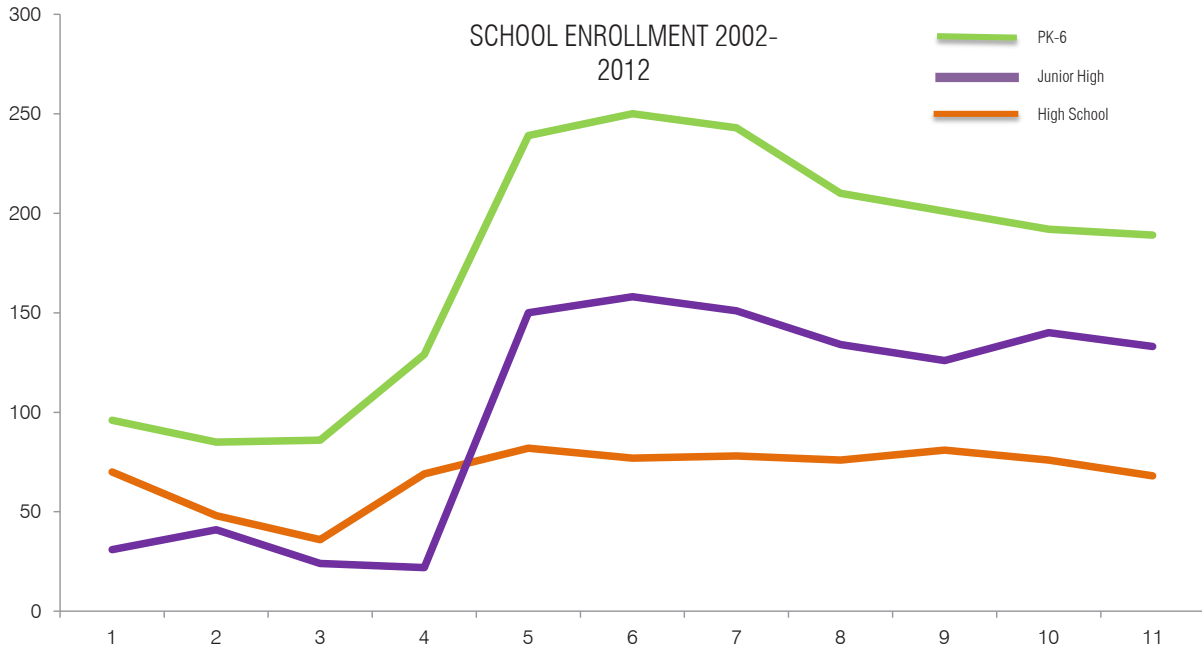


Chart 11: Carlin School Enrollment Numbers (2013)

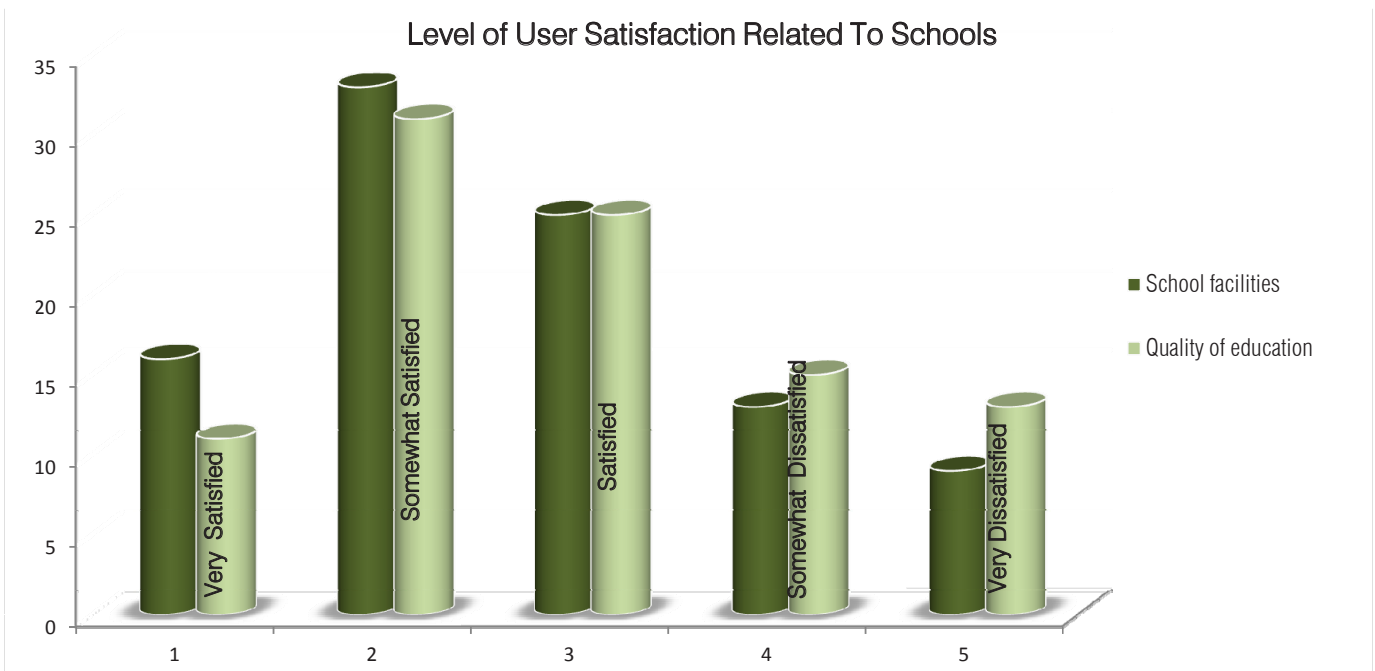


Chart 12 Carlin User Satisfaction Related to Schools (2013)



- Elementary schools: 20 acres,
- Middle school: 30 acres
- High School: 80 acres

(Source-Eiko County School District).

Community housing issues are impacting the efficiencies of the schools in Carlin. A lack of teacher retention within the schools are the result of the lack of available and affordable housing, long commutes and rising fuel costs for employees making it prohibitive for school employees to continue to work in the Carlin Schools. With the current housing issues that face the community over 60% of the teachers, faculty, and staff of the school live outside of Carlin.

As the Carlin community grows and attracts families and a permanent population, it will at some time in the future require new school facilities. Because of the funding mechanism in place for all schools in Elko County, the school district would recommend the building of a new elementary school and the remodel/re-use of the existing elementary school into a middle .

Community members were asked to rate their satisfaction with the current school facilities and the quality of education that students are receiving from the school. Chart 12 at the left illustrates that the majority of respondents are satisfied with current school facilities and the quality of education being offered in the Carlin Schools.



Image 22: Carlin Railroaders Football Team Elko Daily Press (2013)



Image 23: Solar Panels, Carlin, NV. CTA (2013)



PUBLIC UTILITIES

SOLID WASTE DISPOSAL

The city of Carlin has no landfill for the community. The City currently contracts with Elko Sanitation to provide weekly sanitation services. All refuse is collected on a weekly basis and disposed of at the Landfill South of Elko, Nevada.

WATER

Currently, the City of Carlin has two domestic water sources. These sources are the Carlin springs which are located on the western edge of the City and the underground well which is located on the northern edge of the City. Yield from the springs is estimated to be 2,700 gallons per minute. Except during periods of severe drought, these springs have been dependable and considered suitable to support the current population and projected growth.

Water is stored for use in two covered reservoirs, one on Bush Street by the Chinese Gardens and one on Poplar Street. Additionally, water is stored in a series of above ground tanks along Poplar and Griffin Streets on the north side of the City. Currently, the City has

over 2 million gallons of water storage capacity.

Water facilities include a 1,000,000-gallon storage tank; a 340,000-gallon storage tank and a 660,000-roofed reservoir all it is estimated that an additional 340,000 gallon water storage tank is needed for future development planned in the community.

In recent years, the city has worked to bolster the community's demands of water by installing additional wells within the community. The most recent city well was installed with the new industrial park North of Interstate 80 along Tenth Street. It is projected with this well that the Carlin water system can sustain a population of 5,000.

Most of the developed portion of the City of Carlin is on the community water system that is owned and managed by the city. There are approximately 980 connections. City Water lines are extended throughout the entire community. Currently residents pay a single monthly fee for water use. While commercial properties are on a metered service..



Image 24: Sanitary Sewer Treatment Facility (CTA, 2011).z

LIQUID WASTE DISPOSAL

The liquid waste disposal system for Carlin is currently able to accommodate the current city population. As further development occurs expansion of the facilities and holding capacity of the treatment plant will be required. The current system is a no discharge system that meets State standards.

Treated liquid waste is used to irrigate approximately 87 acres of pasture adjacent to the sewage lagoons for about half the year during the irrigation season. During the remainder of the year the lagoon outflow is applied to spreading basins on the south side of the Humboldt River to be infiltrated into the soil. A storage reservoir is also located south of the river to store outflow for irrigation season use.

This system has the capacity to serve a population of 3,500 and could be expanded to serve 5,000 residents. With the planned mixed use development on the east side of NV 766, the system is being studied for needed improvements.

Level of User Satisfaction Related to Fire and Police Services

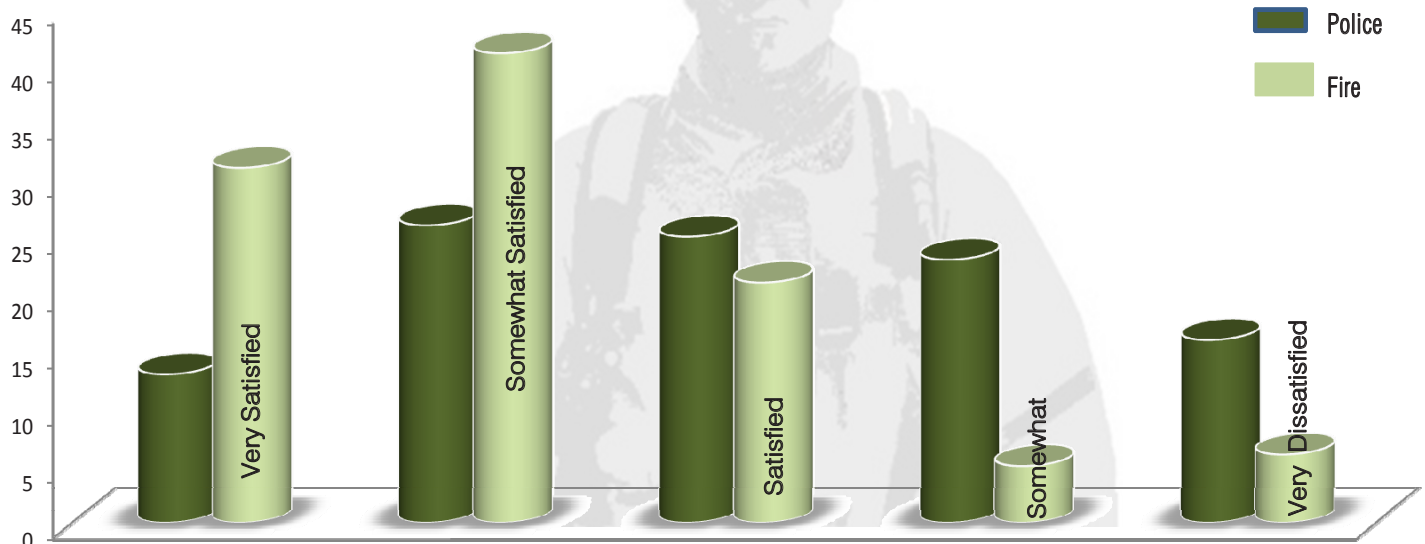


Chart 13: Satisfaction Levels for Fire and Police Services (2013)



FIRE PROTECTION

VOLUNTEER FIRE DEPARTMENT

A 30-member volunteer fire department provides fire protection for the community. The fire station is located on the north side of the Railroad tracks on Hamilton Street. Recently completed improvements for the Volunteer Fire Department include a 6 bay fire station just to the south of the existing fire station. There are two full time firefighters on staff and are supported by volunteer staff. As development of the city moves further North and the city population grows, demand for fire protection services will also grow. Pressurized water distribution with a system of fire hydrants is provided in all the urbanized area of the city. The city has a fire insurance rating of 5.5.

Volunteer Emergency Medical Technicians respond to the emergent needs of the Community. Currently there are currently 11 community EMT's. Dispatch for the EMT's is administered from Elko, Nevada.

Results from the Community Survey as a part of the Master Planning process asked community members to rank their satisfaction with the community Fire and Police services. The Chart shown to the left illustrates the community satisfaction with these public services. The majority of community members are satisfied with the Ambulance and Fire protection services provided for within the community.

The University of Nevada - Reno Fire Academy school once located Northeast of Carlin, was closed in 2011.

The facilities left outside of Carlin were sold to the Nevada National Guard. The facilities have been refurbished and updated into the Elko County Readiness Center and houses the 593rd Transportation Company of the Nevada Army National Guard. The 5300 square foot facility now houses administrative and family support offices, a learning center as well as vehicle and weapons storage.



Image 25: Fire Trucks Parked at Carlin Fire Station, Carlin, NV CTA (2013)



Image 26: Carlin City Administration Building, Carlin NV. CTA (2013)

POLICE PROTECTION

“This is a safe place to live - we still know our neighbors.”

The Carlin City Police department is comprised of a six man crew that covers the 12+ square miles of the community. As a resource with limitations of manpower, the City has developed partnerships with Elko County Sheriff and the City of Elko Police Department. The Law Enforcement community is very tight knit and supportive of each other.

Carlin overall is a safe community with a very low crime rate. The Carlin crime rate compiled by the F.B.I. on a yearly basis and is measured by the number of murders, violent crimes, non negligent manslaughter, law enforcement agencies and property crimes. Violent crimes in Carlin is rated an 8 and includes any crimes involving threat or force such as robbery, non negligent manslaughter, and aggravated assault, forcible rape and murder. Carlin property crimes is also compiled by the Federal Bureau of Investigations and is rated a 2 and includes larceny, car theft, property arson, money theft and other crimes that do not involve force or threat to the victim. The following are Carlin's crime rates for 2012:

Violent Crimes: 11

- 1 Force able Rape
- 10 Aggravated Assault
(Total Rate: 0.53%)

Property Crimes are by far the largest number of issues that arise in Carlin. In 2012, the following property crimes were reported:

- Property Crimes: 40
- Burglary: 17
- Larceny Theft: 13
- Vehicle Theft: 10
(Total Rate: 1.93%)

As with most public services Carlin's services are funded through property taxes. As community growth takes place demand for services will most assuredly occur.. It is in the best interest of the city to identify a tax base that can continue to appreciate rather than depreciate in order to finance essential services such as police, and fire services. As the number of properties in decline, vacant, or removed from the tax roles continues to increase, the budgets for public services including essential Police services will continue to be a challenge. In order to maintain the community as a “safe place to live” community policing services will need to continue to grow.



Image 27: Carlin Police Vehicle. Carlin, NV. CTA (2013)



Image 28 Carlin Health Center, Carlin NV. CTA (2013)

HEALTHCARE

The Carlin Community Health Center is owned and operated by the Nevada Health Centers Organization from Las Vegas. Medical Clinic services began in Carlin in 1999. The Clinic is staffed with one Internal Medicine doctor. Issues surrounding the clinic have been related to the availability of services in recent years because of a staffing shortage. Community satisfaction with the Health Clinic has been waning since its inception. The Chart below illustrates the lack of user satisfaction with the medical clinic.

Additional medical resources for employees of the mines are located in Elko; 25 miles to the East. Northeastern Nevada Regional Hospital in Elko, offers comprehensive medical services as well. Both major mine employers, Barrick and Newmont share a Medical clinic for employees; also located in Elko. Additionally, each mining operation has their own on-site emergency responders that include, ambulance, fire trucks, and helipads. In severe situations, injuries are transported to the regional hospital in Elko.

Level of User Satisfaction Related to Community Health Clinic

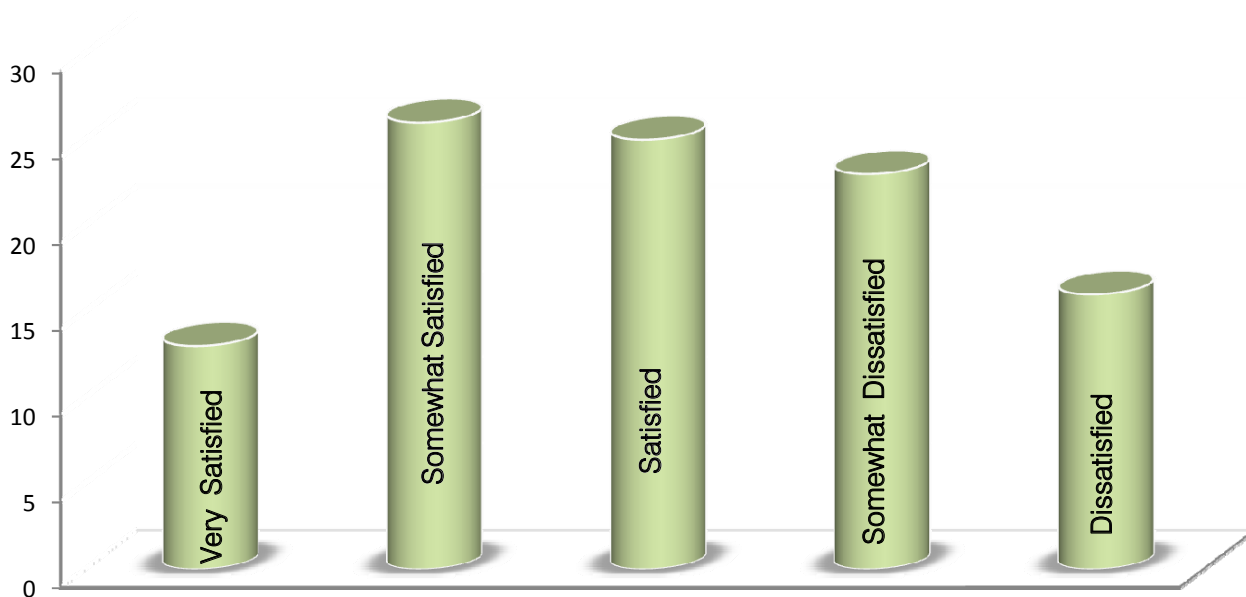


Chart 14: Community User Health Services Satisfaction (CTA, 2013)



Image 29: Three Resting Semi's Carlin, NV (2010)

TRANSPORTATION

STREETS

The principal highway transportation facility in Carlin is Interstate 80. This multi-lane, restricted access freeway links Carlin with Elko, Salt Lake City and other easterly points. Heading West, Interstate 80 connects Carlin with Reno and San Francisco and other cities in northern Nevada and northern California. Three interchanges serve Carlin, one at the west end of the city, one east of the city just outside the city limit; and one at Tenth Street in central Carlin.

Prior to completion of Interstate 80, east-west traffic was carried on Chestnut Street, old US 40. Interstate 80 generally parallels old Highway 40 to the north as it passes through the city. The Tenth Street interchange serves as the primary access to the core of the community. North from this interchange one has access to Carlin's Industrial Park and the mines. South from the tenth street interchange one accesses the commercial, city government, schools and residential neighborhoods of the community.

Chestnut Street (aka NV 221) connects the westerly and easterly Interstate 80 interchanges in Carlin to the urbanized portion. The Western edge of Carlin is bounded by NV 278 connecting Carlin with the outlying communities of Eureka, Pine Valley, and points South. Highway 278 is the only crossing of the Humboldt River in Carlin. Both state highways are maintained

by the State Department of Transportation as is Interstate 80. The northerly extension of Tenth Street (NV 766) is important regionally because it provides access from Interstate 80 and Carlin to the productive mining areas located north of the city. This sixteen mile long paved highway leaves Elko County about five miles north of Interstate 80 at the Eureka County line. This route is state maintained. At some point in the future the State Department of Transportation will require improvements to this road, upgrading it from a two lane road to a five lane road. Local streets, which are important arterials within Carlin, include Bush Street, Main Street, Fourth Street and Tenth Street. Fourth and Tenth Streets have additional significance since they, along with B Street, provide access across the Union Pacific Railroad tracks and link North and South Carlin.

Most of the local streets have been established with 80-foot wide rights-of-way. Exceptions to this include: Chestnut Street (150 foot right of way); Main Street (40 feet); Tuscarora Road (60 feet); Willow Street (60 feet); Railroad Street (50 and 40 feet); portions of Hamilton Street (60 feet); Irvin Street and Puett Drive (60 feet) Cortez Circle, Gold Court and Sage Street (60 feet). Generally, local streets established in more recent years have been developed with 60- foot rights of way while



Image 30: Union Pacific Trail thru Carlin NV. CTA (2013)

those in the older areas of the city have 80-foot rights-of-way.

A significant problem which has plagued Carlin in the past is the blockage of vehicle access across the Union Pacific Railroad tracks when trains are stopped. The parking of a long train at the only crossings in Carlin can completely sever vehicular access between the north and south parts of the city. Besides being an annoyance for residents and visitors, such blockages impede emergency vehicles, disrupt business and interfere with schedules. Agreements calling for the separating of a train at a vehicle crossing point when the train will be stopped for an extended period of time have been worked out with the railroad officials. This has helped alleviate some of the problems caused by stopped trains. Still this problem will need to be addressed as the city continues to develop north of the railroad tracks. The city has relocated their fire station, and community health clinic north of the railroad tracks. The only public services left in Carlin's "Old Town" are the City's Public Works yard and offices, City Hall, Police Department, and Judicial Courts.

Property on the east side of NV 766 is difficult to access because of topography and lack of improved roads. Tuscarora Road extends north under Interstate 80 via a maintenance tunnel. When this portion of the property develops, emer-

gency access into the residential neighborhoods will have to be addressed prior to approval of development plans.

BUS SERVICE

There is a Greyhound bus station at the truck stop on the south side of the Tenth Street interchange.

RAILROADS

Once a railroad town, much of the railroad influence in Carlin has waned since Union Pacific removed their maintenance facilities and rail yard from Carlin's "old town." Rail service for industrial facilities is available east of town.

Amtrack passenger trains do not stop in Carlin but do stop in Elko, twenty miles to the east.

AIRPORT

Airline passenger service is available in Elko with regularly scheduled flights to Reno, Salt Lake City and other locations. Private aircraft services are also available at that location.



Image 31: Streets of Old Town, Carlin, NV CTA (2013).



The above word cloud displays words that most often appeared in the comments section of the public survey. It illustrates that essential community services of roads, sidewalks and unkept weeds and maintenance are among some of the biggest concerns of Carlin's citizenry.

Part II: Goals, Objectives, and Actions

Part II summarizes the community survey and public input that was gathered during the data collection stage of the planning process. The survey results are broken out into the heading categories of :

- 1) Community Identity and Goals
- 2) Value of Community Resources
- 3) Community Character and Quality of Life.

Following the review of the community survey data, the six key ingredients considered to make up a sustainable community are evaluated. The evaluations are followed by matrices that outline a vision, actions and objectives that are derived from community input, generally accepted planning practices, and current rules and regulations of the Carlin Municipal Code, as well as the State of Nevada Statutes.

The actions and objectives address the problems or concerns that the citizens of Carlin have expressed throughout the public process. The objectives within the matrices are statements of potential policies that can be developed in order to achieve the community vision residents are striving to meet. The actions identify specific methods for achieving the objectives and provide a focus for recommending or implementing measures

which will help to meet the needs of the community. Broad goals collected as a part of the public input process are made more specific with the objectives listed, in turn the objectives are carried out through specific actions that can be implemented by the city government.

Interviews were conducted at all levels of community government, including planning staff. Planning commission members, city departments including; public works, city engineer, city manager, mayor, police, and fire departments. Leaders of community services were also interviewed including, community health, the library, the senior center, and local school personnel. The planning team reached out beyond the community in order to gain a greater understanding of the concerns and issues facing the Carlin community and interviews were conducted with major employers, county officials, and economic development leaders of the region.

The action matrices are by no means complete. And they do not address all of the concerns in any one area, nor do they anticipate new problems that will undoubtedly arise in the future. The action matrices also do not specifically address problems of a social or cultural nature because these issues are outside of the local government influence.

These matrices are intended to direct the local government’s policies and their responsibilities to provide basic public services.

Goal Formulation and Public Input

Data was collected thru the public process using three separate methods, including, digital collection of survey responses thru the city’s website, direct mail surveys, and *an online survey posted online using Survey Monkey*. The full survey instrument can be found in appendix A

In addition the planning team met with city staff, planning commission members, city council, and city department personnel and conducted interviews in order to ascertain the community opportunities, and constraints.

Public Survey Summary

The following is a compilation of data gathered from the public and stakeholders.

Part I Community Identity and Goals

Survey respondents were asked to identify from a list of items common in thriving communities those terms that best described these goals that the community wished to achieve with the Master Plan. The following five goals were identified: (1 = highest priority; 5= lowest priority)

- 1. Improve Infrastructure**
- 2. Community Image/Pride**
- 3. Affordable Housing**
- 4. Local shopping (stores/services)**
- 5. Rural Way of Life**



Image 32: Carlin Canyon, Carlin, NV (2011)

As a follow-up to the question of goals, the community was asked to identify what they saw were the threats to achieving these goals. The community sees **1) The threat of unkept homes and neighborhoods, 2) lack of city maintenance, and lack of code enforcement as a major threat to their way of life, 3) lack of housing, and 4) use of illicit drugs** within the community to be threats in ensuring the future of Carlin.

Review of the census data, indicated a downward shift in the population of Carlin. The community was asked what issues they believed were contributing to the population decline.

Cause of Population Decline

(1 = most significant; 5 = least significant)

1. Lack of Affordable Housing
2. School system
3. Transient nature of work force
4. Out migration of Youth
5. Declining population

Community members were also asked to identify **strategies** that they believed were viable to deal with the population loss. Strategies to deal with the loss of population related to **housing** :

- Streamline the city development code and clarify the land use requirements.
- City should seek grants and outside funding to develop housing on city owned property.

A major disparity in Carlin are the extremes in the income levels of community members. With the influence of the mining industry, other goods and service related industries are unable to compete to keep workers or maintain business. **Programs and incentives that attract competition and choices** for community members is a method identified by the community as a means for retaining community population.

Education was another key strategy for maintaining and increasing the population of Carlin. Opportunities for Vocational and Technical education programs in the community were identified as a way to attract new community members, and a means to curb the out migration of the youth.

Services related to **health care** and seniors were also identified as strategies that would help to attract and retain community members.

Part II Value of Community Resources

To further understand the community, citizens were asked to consider the resources of the community when it came to drinking water, open space, wildlife habitat, views, historic buildings, and working landscapes. These resources are important to creating community. The following were identified as the five most important resources:

Natural Resources

(1 = most important; 5 = least important)

- 1) Streams and Water bodies**
- 2) Wildlife habitat**
- 3) Open Space and Parks**
- 4) Historic Preservation**
- 5) Vistas/Scenic Views**

Carlin citizens were asked to rank strategies for maintaining or enhancing the natural resources of the community. Strategies that were identified as viable for the community were the following:

- 1) Encourage protection of streams and water bodies**
- 2) Consolidate development to existing urban areas.**
- 3) Increase knowledge and education about the communities natural resources**
- 4) Restore Wildlife habitat**
- 5) Protect Open space**

Public Services

Respondents were also asked to rank their satisfaction of public services on a scale of 1 to 5. (1 = Very Satisfied; 5 = Very Unsatisfied)

- Ambulance/Fire Protection 2
- Health Services 2
- Law Enforcement Services 4
- Local Government 3
- Quality of Education 2
- School Facilities 2
- Utility Services 2

As a follow up to this question, citizens were also asked if there were public services that they were willing to pay more for in order to maintain, create or improve the service. The response from this question was that more than half were willing to pay extra to **repair/improve the roads** within the community

followed by:

- Public Drinking Water
- Parks and Recreation/Community Facilities
- Fire Protection
- Education

Economic Development

Carlin has in recent years been hit hard by the closing of some essential community businesses, including the local bank. Residents were asked to identify what in their opinion were the top economic issues facing the Community of Carlin. The following are the top five issues:

- 1) **Retention of existing businesses**
- 2) **Preservation of resource based industries**
- 3) **Seeking means/methods from outside sources to support residential development (primarily funding)**
- 4) **Attracting resource based industries to support existing industries of mining and agriculture**
- 5) **Creating Clusters of small retail businesses and Encouraging investment/building in Industrial Park**

With much of the essential services lacking from Carlin, the community relies on surrounding communities and regions to purchase their basic needs.

Over 75% of basic goods are purchased in Elko or elsewhere.

Part Three: Community Character and Quality of Life

Carlin residents were asked to describe the Character of the Community and what is attractive about the quality of life that is offered by Carlin. The top five Community Characteristics that the community identified with are:

- 1) **Traditional family values**
- 2) **Nearness to family**
- 3) **Serenity and Peacefulness of community**
- 4) **Hardworking nature of community**
- 5) **Open Space**

Carlin residents list the following as quality of life attributes abundant within the community:

- 1) **Low crime rate**
- 2) **Good Income**
- 3) **Friendly/supportive neighbors**
- 4) **Employment opportunities**
- 5) **Sense of Place - familiarity**

Residents believe there are benefits related to the quality of life that the community of Carlin offers. These benefits include:

“Small Town Atmosphere”

“Proximity to Work”

“Neighbors”

“Community Volunteers”

“Peaceful”



Image 33: Smok'n Hot Chilli Contest - An Annual Community Event In Carlin (Elko Daily Press, 2013)



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LAND USE

Vision for Land Use: Carlin will have clean, safe streets and neighborhoods. Properties will be free of weeds, junk cars, and degraded camp trailers. Development will be appropriate to demand, provide for a cross section of incomes, be equitable, and provide a variety of housing options.

Throughout the public process, repeated reference to the City's haphazard pattern of Land Use was referenced. Consensus from the community reflected a desire to have the community be a vibrant attractive small town that attracts a large cross section of businesses and new residents. However, Carlin residents expressed concern that the communities current land use decisions were contributing to it's inability to reach several of it's vital economic goals, including population growth, and attracting new business and investment.

The haphazard development is a direct result of inconsistent application of the Zoning Code, Review of the zoning code provides the land use designations for the City. These designations provide areas where certain types of land use activities should be established or continued. Within each land use designation a limited range of land use activities are proposed/allowed. To ensure implementation of each land use designation, a range of zoning districts are specified which are compatible to, and promote, the uses intended within each designated area.

The following is a brief description of existing land use designations shown on the existing land use plan, the uses of land intended for each designation. Each land use designation is followed by recommendations for improvement and implementation for each land use.

Residential: Four different residential designations are provided within the Residential Land Use Type. These four

designation are intended to provide a broad selection of housing types and price ranges. See Affordable housing section for further discussion on Residential Land Use designation.

Commercial: Four types of commercial land use designations are indicated on the land use plan; General Commercial, Limited Commercial, Restricted Commercial, and Highway Commercial. Each are defined as:

General Commercial (C1): This district is intended to comprise all retail and service activities. It is further intended for commercial uses customarily found in a commercial area by utilizing a "conditional use permit."

Limited Commercial (C2): This district is intended to comprise all commercial uses customarily found in a commercial area, including but not limited to retail and services activities, office buildings, and quasi-public land uses.

Restricted Commercial (C3): This district is intended to comprise all licensed houses of prostitution, limited residential use there with and any adult entertainment business.

Highway Commercial (C4): This district is intended for larger-scale retail, service and entertainment businesses. In addition automobile, boat, and trailer sales and service establishments are accommodated. The uses provided in this zone are meant to serve local and regional residents, as well as those motorists passing through this township. Access to these areas is provided by adjoining major thoroughfares. It is further intended for other commercial uses customarily found in a commercial through the use of a "conditional use permit."



Industrial: Area established for manufacturing, warehousing, wholesale, heavy equipment sales and repair, certain commercial services, maintenance facilities, and other heavy types of uses. Generally such uses are included in industrially designated areas. To accommodate these uses, which have the potential to be incompatible with other uses specific areas are designated as industrial. The primary zoning district to implement the uses listed above is the General Light Industrial (L-1) zone.

General Light Industrial (L-1): This district is intended to comprise all industrial uses of manufactured products relating to buildign materials, equipment, machinery, earthen products, railroad transportation or salvage, Adjacent to the rail line on the East side of Carlin is a General Light Industrial district. This zone is within the floodplain of adjacent Maggie Creek however, and will need significant modification to protect the area.

A second industrial area North of Carlin and West of the Newmont Mine Road is also a developing industrial park. This area has seen significant development since its inception and has proven to be an important asset in attracting new business to the area.

Rural Residence/Farming: The undeveloped lands and lands intended to remain undeveloped within the City are designated as Agricultural-Open Space. Most of these lands fall within one of the following categories: federal lands,

city lands, watershed areas and the areas adjacent to the Humboldt River. The primary zoning district for this land use designation is Rural Residence and Farming District. All other zone districts should be considered inconsistent and not be applied to any lands indicated as Agricultural-Open Space on the land use plan. The minimum parcel size within this designation is 2 acres, however because of land ownership patterns and natural constraints, most of the Agricultural-Open Space area consists of larger parcels that are undeveloped.

Public Facilities: Land use designation is intended to show the location of existing and potential public facilities. Future public facilities include: school sites, park sites, cemetery, sewer treatment plant; state conservation camp, water storage sites, future city administrative center/civic center and golf course.

An area of concern expressed from the community has been the inconsistent application of allowable uses within each zoning district. The table that follows is to act as a reference for allowable uses within each zoning district.

The matrix shown on the following page provides a vision statement for Carlin’s Land Use concerns. Within the matrix are objectives, and actions in support of the vision statement that was derived from the outcome of the public survey. The actions and objectives are based

upon traditional Land Use Planning techniques that can be implemented to support the community vision statement. The action items are designed to guide policy makers and city departments in fulfilling the objectives in support of the vision.

Allowable Use By Zoning District													
Zoning													
Allowable Use	Low Density Residential	Medium Density Residential	High Density Residential	General Commercial	Limited Commercial	Restricted Commercial	Highway Commercial	General Light Industrial	Manufacturing Medium	Mobile Home/Mobile Home Parks	Recreational Vehicle Parks/RV Parks	Rural Residence/Farming	Public Facilities
Accessory Building/Garage	C												
Accessory uses customarily to other permitted uses in the Highway Commercial District.													
Adult Entertainment Business					P								
Amusement devices, sales and services.				P									
Antiques.			C										
Apparel and accessory shops;						C							
Appliance services and sales.				P									
Art Store, art studio, or art school			P										
Amusement or video arcade.			C										
Auction house/yard.				C									
Auto body or paint shop.				C			P						
Auto body shop.													
Automobile parking lot or garage (public or private).				P									
Automobile parts, and supplies and accessories, not to include warehousing.													
Automobile service and repair facilities, including but not limited to auto mechanics, drive through lubrication services and tire,						C							
Automobile, boat or recreational vehicle sales, rental, service or repair.				P									
Automobile filling stations, including minor incidental repair;						C							
Automobile, boat and trailer sales, including service or repair facilities as an accessory use;						C							



Bakery, wholesale.					P														
Bakery, retail					P														
Banks and similar financial institutions;										C									
Barber shop, beauty shop or fingernail shop					P														
Bicycle sales, service, and repair shop					P														
Billiard or pool hall.										P									
Boarding or lodging house																			C
Book and stationery store					P														
Bowling alley.										P									
Building Accessory																			C
Building supplies.					C					P									
Bus storage yard.																			P
Bus terminal.										P									
Bus, truck or heavy equipment repair facility.																			P
Business and office machine sales										P									
Business or professional office associated with another use in this zone.																			P
Cabinet or woodworking shop.																			
Cabinet or woodworking shop.										C									P
Cabinet shop, carpenter shop, electrician electronic and appliance repair shop, painter, paperhanger, plumber, sign painter or upholsterer																			P
Car washes;																			C
Cemetery																			C
Child care centers, providing no residence is established										P									
Churches and Church facility complexes																			C
Coin Shop																			P
Commercial Golf Course																			
Commercial Kennel or animal hospital																			C
Commercial Picnic Grounds																			C
Convalescent or nursing home																			C
Convalescent or nursing homes																			C
Corporate Offices										P									
Crematorium.																			C
Carpet and rug cleaning service.																			P
Carpet and rug cleaning service.																			P
Casino.																			C
Caterer or delicatessen										P									
Clinic, medical.										C									
Contractor's services.																			P
Convenience store.																			P
Dance School										P									
Department Store										P									
Draperies retail.										P									
Electric contractors shop.										P									
Electric power substations, sewer lift stations, and water pump stations																			C
Electric power substations.																			P
Employment agencies.																			C
Engraver.										P									
Exterminating.										P									
Fast food drive-in, restaurant or cafe.										P									
Feed store.										P									
Film exchange or processing.										P									
Financial Institution.										P									
Fire protection equipment and supplies.										P									
Fitness salon, gymnasium, or athletic club.										P									
Flea market.																			C
Floor materials, service and retail.																			P
Flower shop.										P									
Freight office																			P
Funeral home or parlor (crematorium: conditional use is required).																			P
Furniture store.										P									
Garden shop and/or greenhouse.										P									
Gas service station.																			P
Gift shop.										P									
Government administration building, police or fire station.																			C
Grocery store.																			P
Guest home or caretaker cottages																			C
Guns, retail, gunsmith, or service.																			P
Gymnasium, Athletic Club																			P
Golf course, commercial.																			C
Group care facility.																			C
Guns, retail, gunsmith, or service.																			C
Hardware store, machine tools, retail, wholesale, or rental.																			P
Healing Arts, health care facilities																			C
Heavy equipment sales and storage facilities.																			P

CITY OF CARLIN | MASTER PLAN

Hobby Store, craft supplies				P															
Home Improvement and building supply stores;							C												
Home Occupations	C	C																	
Hospital, sanitarium, philanthropic or charitable institution	C																		
Houses of Prostitution								P											
Hospital, sanatorium, philanthropic or charitable institution.				C															
Hotel, motel.					C			C											
Hotels, motels and similar lodging facilities;																			
Hunting and fishing supply center.				C	P														
Interior Decorator				P															
Janitor and building cleaning service.					P														
Jewelry and metal craft store or watch repair				P															
Laboratories, chemists								C											
Laboratory, experimental, scientific, medical, dental, or optical glass.					C														
Landscaping services				P															
Laundromat (self-service)				P															
Laundry (processing) commercial.					P														
Leather goods				P															
Liquor wholesale.					P														
Loan or pawn shop.					C														
Locksmith				P															
Lumber Yard					P														
Market garden, nursery or farm																		P	
Manufactured or mobile home sales, rental, service or repair					P														
Metallurgical Lab								C											
Miniature golf				C	P														
Mini-storage units				P															
Motor sports complex/BMX tracks.									P										
Multifamily dwellings	C	C																	
Museum, Private				P															
Music School, musical instrument sales and service				P															
Newspaper print office				P															
Nursery School, Agency for day care children, or child care centers	C	C																C	
Open lot storage of coke, coal, sand or other solid fuel or similar material, or storage or same in soil where all dust and dirt incident to storage and handling must be effectively confined to the premises and there shall be a six (6) foot high screen wall.									P										
Open lot storage of new building materials, contractor's equipment, and machinery or similar materials.*									P										
Open lot storage or baling of secondhand lumber or used building materials, metals, scrap, junk, paper, rags, containers or salvage materials, wrecking or dismantling motor vehicles.*									P										
Offices (Business and Professional);								C											
Paint store, retail only, or wall paper hanger				C	P														
parcel delivery service, off street loading only					P														
Photostatting.				C															
Picture framing				P															
Planned commercial.					C														
Plumbing shop, heating and air conditioning					P														
Printer, publisher or poster illustration workshop.				C															
Private greenhouse or commercial green house not exceeding 500 square feet																		P	
Private club with restaurant and/or bar.				C															
Professional offices				P															
Publicly owned and operated parks, recreation areas and centers	C	C			P														
Publicly owned and operated parks, recreation areas, centers, libraries and museums.																			
Private or public school or institution.				C															
Public Utilities;								C											
Public water supply or public agency uses.									P										
Publicly owned and operated parks, recreation areas centers, libraries and museums				C															
Radio station.				C															
Radio and electronic sales and services				P															



Recreation, social and service clubs.		C		C	P											
Recreational vehicle parks.				C												
Rail freight terminal or motor freight terminal.								P								
Restaurants and taverns including drive-through or fast-food restaurants, caterers and nightclubs;								C								
Retail liquor establishments					P											
Retail sale of goods and services, including auto parts stores, without installation;								C								
Sales room or shop for the sale of orchard, garden, or nursery greenhouse or other farm produce primarily raised on the premise.													P			
Scales, Commercial					P											
Shoe store or shoe repair shop				P												
Single Family Residence, including Mobile Homes		P	P											P		
Swimming pool				C	P											
Sharpening or grinding tools.				C												
Shopping centers;								C								
Taxi Service					P											
Taxidermist.					C											
Teaching of creative arts																
Telecommunications					P											
Theater, excluding drive-in.					P											
Theatres and auditoriums;								C								
Tire repair, batteries and accessories					P											
Toy Store				P												
Trade or vocational school.				C												
Travel Agency				P												
Two Family Dwellings		P	P											P		
Uphostery not to include warehousing				P												
Utility company storage					P											
Veterinarian clinic, pet shop, kennel and/or pet grooming				C	P											
Warehousing					P			C								
Wedding Chapel				P												
Wholesale business or storage including storage offammable liquids, gas, explosives, and other hazardous materials. Wholesale storate of flammable liquids provided all dust, diret, incidental to storage and handling must be effectivelyconfined to the premises.										P						

P= Permitted Use within Zone
 C= Conditional Use within Zone. Special use Permit Required.
 * = Requires site obscuring fence.

Table 15: Zoning District by Allowable Uses CTA (2013)

Vision:

Carlin will have clean, safe streets and neighborhoods. Properties will be free of weeds, junk cars, and degraded camp trailers. Development will be appropriate to demand, provide for a cross section of incomes, be equitable, and provide a variety of options.

Land Use Actions								Objectives	
Action 1: Explore alternative funding options for key development opportunities within community	Action 2: Utilize impact fees from new development to fund capital improvements	Action 3: Develop design standards for each type of land use.	Action 4: Inventory and identify areas of abundant natural and environmental amenities	Action 5: Identify, assess and map areas with adequate facilities, services, and appropriate physical conditions for future growth.	Action 6: Encourage landowners and stakeholders in unincorporated areas to participate in the development process	Action 7: Update Zoning Code and apply code requirements uniformly within each land use. Establish clear enforcement measures.	Action 8: Utilize City's legal means to create redevelopment districts		
								X	Encourage development only on the most suitable lands
								X	Encourage orderly growth through urban land use regulations which will discourage haphazard development
								X	Encourage planned urban developments which use community services and facilities when they are adequate
								X	Encourage the most city services of adequate quality for the least cost
								X	Include construction and maintenance of urban streets and sidewalk improvements as a part of the city's capital improvement plan.
								X	Protect agriculture with land use regulations with minimum interference to property rights
								X	Promote agricultural and mining practices which will maintain productivity, conserve resources and
								X	Encourage local control and maintenance of land use regulations and decisions
								X	Encourage infill development of significant density within Urban Core

Table 16: Land Use Actions and Objectives CTA (2013)



AFFORDABLE HOUSING

Vision of Affordable Housing: Carlin has adequate affordable, and diverse housing choices for all residents. Housing is located where it is most efficient and compatible with surroundings. Homes that are constructed and planned sufficiently meet the needs of their users.

Housing demands in Carlin and the region will continue to be impacted by changes in resource based industries like mining, oil and gas, solar and wind energy. Previous boom periods within the mining industry have shown that the first wave of workers generally demand short-term and temporary housing, while over a longer term growing families begin to prefer permanent single or multi-family homes.

Carlin residents have recognized the need for short-term rental housing while expressing a preference for single family homes in the long run. Like the school district, the city must continuously assess it's housing needs in tandem with fluctuating populations. Favored policies should promote an adequate housing supply that meets the quality and character of the community, with an emphasis on utilizing land use controls to ensure the vision, goals, and objectives of Affordable Housing are met.

The current Residential Housing Zone is divided into four different designations. These four designations are intended to provide a broad selection of housing types and price ranges. As a result of the community survey, and a review of the existing four housing designations, we recommend a fifth housing designation be formed dedicated just to mobile homes, travel trailers, and Recreation Vehicles. And that strict design and development standards be implemented and enforced in each of the zoning districts. The existing four housing designations are defined as follows:

High Density Residential: This district is intended to comprise both single family and two family residential dwellings, where such development is desirable. It is further intended for multi-family residential dwellings through the conditional use permit process; and the accommodation of public or quasi-public institutional uses either outright or through the Conditional Use Permit process.

Medium Density Residential: This district is intended to comprise both single and two family residential dwellings where such development is desirable. It is further intended to allow multi-family residential dwellings through the "conditional use permit" process; and the accommodations of public or quasi-public institutional uses either outright or through the conditional use permit process.

Low Density Residential: land within this designation is intended for the use of single family dwellings at a density of 1-4 units per acre. The minimum parcel size should not be less than 1/2 acre. *(This is the current definition- no update has been provided at the time of the writing of this document)*

Rural Residence and Farming: This district is intended to comprise a transition area from higher density use to unincorporated areas and/or where constraints will not allow more dense uses.

The community survey revealed the desire by community members to limit the number of trailer houses and manufactured homes being allowed to be located in all zoning districts within the community. Three separate zoning districts are in existence within Carlin based on characteristics of the trailers and how they are developed on the lot. These zones are:

- Mobile Homes
- Mobile Home Parks
- Recreational Vehicles and Recreational Vehicle Parks.

At the time of the writing of this document, no further information related to the Mobile Home or Recreational Vehicle land use designation was available. Future definition of these land use designations is required.

The matrix shown on the following page provides a vision statement for Carlin's Housing concerns. Within the matrix are objectives, and actions in support of the vision statement that was derived from the outcome of the public survey. The actions and objectives are based upon traditional Land Use Planning techniques that can be implemented to support the community vision statement. The action items are designed to guide policy makers and city departments in fulfilling the objectives in support of the vision.



Vision

Carlin has adequate affordable, and diverse housing choices for all residents. Housing is located where it is most efficient and compatible with surroundings. Homes are constructed and planned sufficiently meeting the needs of their users

		Affordable Housing							Objectives
Action 1: Promote infill development that capitalizes on existing infrastructure									Encourage properly planned residential developments which include adequate water, and sewer systems and other essential services.
Action 2 Inventory the existing housing stock for rehabilitation or demolition									Encourage residential development patterns and housing which conserves energy, promotes efficiency in providing public services, and provides a healthy living environment.
Action 3: Conduct a housing needs assessment									Encourage the minimization of land use conflicts by protecting lands best suited for residential development from use by incompatible or unrelated development
Action 4: Encourage cluster and neo-traditional housing patterns in existing urban areas.									Establish recommended residential density standards based on the physical condition of the site, such as topography, soil capabilities, flood hazards, and availability of utility services.
Action 5: Consider options for developing city owned property in an effort to provide affordable and diverse housing options.									Support a policy of providing adequate housing for the community's low income, handicapped, and elderly.
Action 6: Develop design guidelines that ensure proper site orientation and circulation									Encourage and expedite the provision of housing to meet the immediate demands created from the mining industry.
Action 7: Research and apply for grants that fund low-income housing projects.									
Action 8 Utilize the city's legal means when necessary to create opportunities for redevelopment									
Action 9 Establish Tax Incentives and income based programs that encourage redevelopment									

Table 17 Affordable Housing Actions and Objectives CTA (2013)

TRANSPORTATION

Transportation Vision: Carlin's road and street network, are sufficiently maintained, safe and efficient, streets through new developments are planned to accommodate future growth, and the local roads are protected from the impacts of heavy vehicle traffic.

Street and road networks provide the basic framework in communities and begin to establish a communities Sense of Place and identity. Street networks act as building blocks for defining land uses, and neighborhoods within a community. Additionally, streets provide access to buildings, and land uses of every kind. Successful and sustainable communities include a range of distinct and different types of places or environments, ranging from quiet shady residential streets to busy neighborhood centers, to much noisier mixed use downtowns, and to larger single purpose industrial and employment centers. While the type of land use designation is an important characteristic, roads, and streets, and how they frame a community are critically important in ensuring coherent safe functional and valuable places.

Roads and transportation routes within Carlin are designed to accommodate the large scale mining industry that Carlin's economy is centered around. Transportation routes are designed for high volume traffic and moving quickly through the community. The majority of this high volume traffic and wide expansive thoroughfares are centered around the Interstate. However some of the same design standards found in high traffic areas are also used in the design of Carlin's residential neighborhood streets as well. With the increased mining development the use of the roads and highways in and around Carlin have also increased. Much of the road system within the community is substandard for today's traffic needs and requires increased maintenance and repair. Design standards for roads

and streets can be employed to designate truck routes, passenger and light truck traffic routes, designate neighborhoods, and encourage the pedestrian use of neighborhood streets.

Transportation facilities supported by the City's public works department include roads, highways, streets, and alleys. Streets and highway classifications are based on design standards for speed, and function. There are four categories including:

- Freeways
- Arterials
- Collectors
- Local Streets



Image 34: Carlin City Streets, Carlin, NV CTA (2013)



Freeway: Interstate 80 bounds Carlin on the north side of the community. Under the jurisdiction of the Nevada Department of Transportation the freeway facility is devoted generally to the task of unimpeded, limited access traffic movement. It is a multi-lane, divided road with no intersections at grade. Rights of way are usually 150-300 feet wide.

Arterials: Four arterials roads are within the Carlin study area, State Highway 766, State Highway 278 and that portion of road north of I-80 known as the Newmont Mine Road, and Chestnut Street (aka State Highway 221). All three of these arterials have rights of way in excess of what is needed for an arterial street. All are maintained by the state. Because these arterials are existing and maintained by the State Department of Transportation, any improvements to address safety, drainage or appearance will need to be planned and coordinated with the State DOT. Portions of the arterial that are within the urbanized portions of Carlin are candidates for improvements with curb/gutter, sidewalks, and aesthetic streetscape improvements.

Collector: Provide traffic movement from local streets to arterials and provides access to abutting properties. Carlin streets classified as Collectors include:

- Bush Street
- Tenth Street South of Chestnut
- Fourth Street
- Main Street
- B Street from Bush Street south across the Union Pacific Railroad.
- Spruce Street
- Popular Street

Local Streets: All other streets within Carlin both existing and proposed within neighborhoods are considered local streets. Many local streets in the older portion of the city have been developed on 80' right of ways. Recent street development has utilized the 60' right of way standard.

When creating neighborhoods and identity of place it is the local street that creates the neighborhood. It is these streets that should be designed for safety and enjoyment of pedestrians, particularly children, and the elderly. Typical design standards of the neighborhood street may include such elements as:

- 1) Landscape buffers framed with street trees, and flanked by sidewalks
- 2) Landscape front yards on the private property side.
- 3) On-street parking that services residents and visitors while creating a buffer between pedestrians, children at play and the passing traffic.

Illustrations on the following page provide clear examples of the interaction between the residence and the street that help to create vibrant neighborhoods.

The matrix shown on the following page provides a vision statement for Carlin’s Transportation concerns. Within the matrix are objectives, and actions in support of the vision statement that was derived from the outcome of the public survey. The actions and objectives are based upon current standards and techniques that can be implemented to support the community vision statement. The action items are designed to guide policy makers and city departments in fulfilling the objectives in support of the vision.

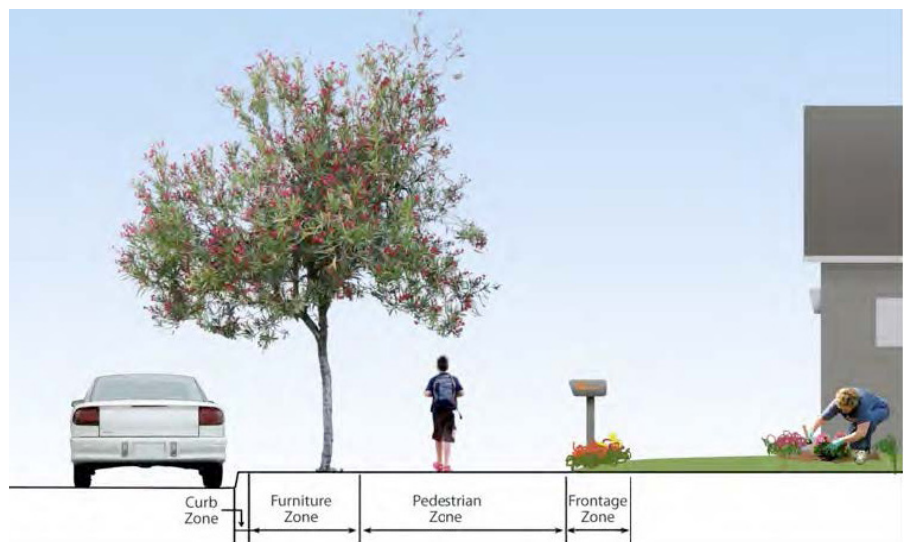


Image 35: Low to Medium Density Residential Street Design. (Model Design Manual for Living Streets, 2012)



Image 36: High Density Residential Street Design (Model Design Manual for Living Streets, 2012)



Vision:

Carlin's road and street network, are sufficiently maintained, safe and efficient, streets through new developments are planned to accommodate future growth, and the local roads are protected from the impacts of heavy vehicle traffic.

Transportation Actions							Objectives	
Action 1: Encourage Public/Private Partnerships that result in development paying fair share of off-site improvements							X	Keep all roads up to acceptable safety, flow, and maintenance standards
Action 2: Require all new developments to pave gravel roads							X	Mitigate damage and distractions associated with increased truck traffic
Action 3: Incorporate road infrastructure capacity into land use decision making							X	Encourage continued use and improvement of rail service - Provide continuous access across rail tracks.
Action 4: Inventory and access city streets and roads							X	Encourage the orderly future development of street and transportation networks
Action 5: Develop a Capital Improvements Plan and Schedule							X	Install sidewalks and pedestrain crossings per current DOT Design standards and regulations
Action 6: Coordinate between land owners, rail operators, and local government to discuss future plans and policies							X	
Action 7: Seek Capital Improvement Funds from such outside resources as Safe Routes to School and other programs sponsored by the Federal Highway Administration							X	

Table 18 Transportation Actions and Objectives CTA (2013)

PUBLIC SERVICES

Vision of Public Services: As Carlin's economy grows, Carlin's public buildings, facilities, and services will continue to meet demand for all residents. Carlin's public works department and engineer will continually evaluate and improve the public buildings, facilities and services as the population and economy changes. The overall needs of the community are provided for at a reasonable cost to the taxpayer.

As economic activity increases, the use of public facilities will also increase. The city has experienced and will continue to experience increased costs of operating and maintaining public facilities. Many of the public facilities are outdated or are not able to meet the increasing demands. Like most local governments, their facilities and services are supported by a variety of tax sources including, property, sales, gross receipts, and motor vehicle licensing taxes. As funding of local governments continues to flux and appropriations within the state continues to evolve, smaller rural communities will continue to struggle to fund and maintain community services.

Utility services provided by the City of Carlin include: sewer, and water, the city contracts with Elko Sanitation for refuse pick-up and removal. Other utility services provided by private or semi-public organizations include telephone and electricity.

Increases in population and housing numbers, rising standards of living, and ever increasing dependence on technology make utility services a necessity for communities and no longer just a convenience.

The City needs to address the lack of maintenance and reinvestment in basic community infrastructure. Without strong code enforcement and a willingness for the city itself to reinvest in vital community infrastructure the community

will continue to fail to attract new investment from outside the community. In contrast, with the City leading the reinvestment/redevelopment effort to provide basic community improvements related to streets, sidewalks, water, and sewer services that address the basics of health, safety, and welfare of the community, private developers and businesses will be encouraged to invest and settle in Carlin.

The matrix shown on the following page provides a vision statement for Carlin's Public facilities and services. Within the matrix are objectives, and actions in support of the vision statement that were derived from the outcomes of the public survey. The actions and objectives are based upon traditional planning techniques that can be implemented to support the community vision statement. The action items are designed to guide policy makers and city departments in fulfilling the objectives in support of the vision.



Vision

As Carlin's economy grows, Carlin's public buildings, facilities, and services will continue to meet demand for all residents. Carlin's public works, and engineer will continually evaluate and improve the public buildings, facilities, and services as the population and economy changes. The overall needs of the community are provided for at a reasonable cost to the taxpayer.

		Public Services					Objectives	
	Action 1 Work with the school district to identify enrollment and capital construction issues.						X	Encourage the most services of adequate quality for the least cost
	Action 2 Encourage community partnerships							
	Action 3 Expand technological resources and education							
	Action 4 Develop a capital improvements schedule					X	X	Assist in planning for adequate educational facilities and encourage progressive teaching approaches.
	Action 5 Develop design standards for new construction						X	Provide strategically located, adequately designed and attractive community facilities
	Action 6 Utilize impact fees on new development						X	Provide adequate facilities to maintain efficient levels of fire and police protection
	Action 7 Educate users of permitting and design review process as to requirements of development process. Provide a requirements checklist to all at beginning of development process.						X	Require developers to install basic utility systems prior to the development with provisions for future growth.
							X	Provide for safe and efficient waste collection, treatment, and disposal.
							X	Require underground utility installation in new developments.
						X	X	Encourage community participation in local government decision-making
							X	Discourage unnecessary regulation and unproductive procedures

Table 19 Public Services Actions and Objectives CTA (2013)

PARKS AND RECREATION

Parks and Recreation Vision: Carlin harbors an active, healthy, and pleasant lifestyle through its parks, preserved natural open spaces, and cohesive network of recreational facilities.

In tandem with public services are the public parks within the Carlin Community. As the population increases the use of the public park system will also increase. The existing recreational facilities in Carlin include:

- 1) The Chinese Garden Nature Study Area
- 2) Equestrian Park
- 3) The Main City Park *and*
- 4) The Motorcross Arena

The existing recreational facilities within Carlin while admirable are less abundant than desired by the citizenry of Carlin. Citizens expressed a need/desire for a recreation center with recreational equipment, a swimming pool, and additional sports courts. Comments related to uncontrolled dogs were also noted. Dog issues such as these may very well be mitigated by dedicating land for a dog park.

General guidelines for dedicating park and recreation space is typically based upon ten acres of land per 100 people of population. Using this guideline, We recommend that the City of Carlin set aside additional areage for park space based upon current and future community growth . As the population increases, the amount of park and recreational space should

also increase.

While community parks are considered a part of a communities public services/facilities, because of their unique nature, we have established a singular goal describing Carlin's future park system.

The matrix shown on the following page provides a vision statement for Carlin's future Park and Recreation needs. Within the matrix are objectives, and actions in support of the vision statement that was derived from the outcome of the public survey. The actions and objectives are based upon traditional planning techniques that can be implemented to support the community vision statement. The action items are designed to guide policy makers and city departments in fulfilling the objectives in support of the vision.



Vision

Carlin harbors an active, healthy, and pleasant lifestyle through its parks, preserved natural open spaces, and cohesive network of recreational facilities.

Parks and Recreation						Objectives	
Action 1 Consider the formation of a parks and recreation board to promote and manage recreational resources						X	Preserve and enhance existing recreational facilities
Action 2 Utilize land use controls to limit development on parkland and open space					X		
Action 3 Perform a recreational facilities assessment including public surveys for parks, public open space or playgrounds					X	X	Provide a diverse and versatile parks and recreational system
Action 4 Explore strategies to develop parkland in unconventional or underutilized areas.					X	X	Encourage the development of year-round recreational facilities including a Recreation Center
Action 5 Explore the adoption of a parkland fee for new development					X	X	Support development of facilities that will promote tourism and recreational economy
Action 6 Develop a unified trails system in and near the community.					X	X	Encourage private and general public cooperation to conserve the natural environment.

Table 20 Parks and Recreation Actions and Objectives CTA (2013)

NATURAL RESOURCES

Natural Resource Vision: Carlin possesses abundant resources of clean air, water, and soil. The natural systems are protected through sustainable development policies. Carlin and Elko County work in tandem to enact policies that strive to support diversified energy and mineral production.

The City of Carlin is located at the entrance to some of the largest open pit gold mining facilities in the world. Vast resources of gold, silver, and other minerals are found in and around the Carlin area. In addition to the minerals found here, this region of Northeastern Nevada has one of the largest geothermal fields in the United States. Elko County and in particular the City of Carlin holds a wealth of natural resources in the soil, water, air and other natural systems. It's these natural resources that serve as the basis for the areas economy.

As a resource, mining has been abundant in and around Carlin. Although not a renewable resource, mining has been an on-going asset to the region. There is little doubt that mining is important to the economy, however every effort to ensure that the area's environmental quality remains an unaltered resource should receive first consideration when making land use decisions.

The matrix shown on the following page provides a vision statement for Carlin's concern with their Natural Resources within the community. Within the matrix are objectives, and actions in support of the vision statement that was derived from the outcome of the public survey. The actions and objectives are based upon traditional Land Use Planning techniques that can be implemented to support the community vision statement. The action items are designed to guide policy makers and city departments in fulfilling the objectives in support of the vision.



Vision

Carlin possesses abundant resources of clean air, water, and soil. The natural systems are protected through sustainable development policies. Carlin and Elko County work in tandem to enact policies that strive to support diversified energy and mineral production.

				Natural Resource Actions	Objectives
	Action 1 Encourage and support conservation easements by providing information to landowners, inform developers of easement locations				Maintain a high environmental standard for the city and immediate area.
	Action 2 Identify and assess mining and industrial production hotspots				Promote the conservation of natural resources and encourage energy self-sufficiency
	Action 3 Explore utilizing alternative energy sources on public buildings				Encourage the development of natural resources that are complementary to the existing community lifestyle
	Action 4 Apply for Department of Energy EECEBG funds to promote alternative energy development				Encourage city and county governments to anticipate impacts from resource development

Table 21 Natural Resource Actions and Objectives CTA (2013)

Coordination and Implementation Plan

The implementation plan table below estimates the time until completion of the corresponding implementation action or policy.

The estimated time of completion is a target year for fulfilling the listed action. Some implementation actions may be simple short-term tasks and some may be ongoing efforts lasting several years. Entities listed in the Agency or Organization Coordination column are suggestions for which combination of entities would most efficiently implement the action based on current information.

Plan Implementation Table

Implementation Actions	Estimated Time of Completion	Agency or Organization Coordination
Land Use		
Explore alternative funding options for key development opportunities within community	Ongoing	Planning
Utilize impact fees from new developments to fund capital Improvements	Ongoing	Planning
Develop design standards	2014	Planning
Inventory and identify areas of abundant natural and	2014	BLM, County
Identify, assess and map urban areas with adequate facilities, services and appropriate physical conditions for future growth	Ongoing	Planning
Encourage landowners and stakeholders to participate in development process	Ongoing	City Council, Planning
Update Zoning Code	Ongoing	Planning, City Council
Establish methodology for consistent application of zoning code	2014	Planning, City Council
Utilize city's legal means to establish a redevelopment district	2015	City Council, City Attorney
Affordable Housing		
Promote infill development that capitalizes on existing	Ongoing	Planning, City Council
Inventory existing housing stock for rehabilitation or demolition	2015	Planning
Conduct a housing needs assessment	2015	Planning
existing urban areas	Ongoing	Planning, City Council
Consider options for developing city owned property in an effort to provide affordable and diverse housing options	2015	Planning, City Council
Develop design standards that ensure proper site orientation and circulation	2015	Planning
Research and apply for grants that fund low income housing projects	Ongoing	All City Agencies

Utilize the city's legal means to create opportunities for redevelopment	2015	City Council, City Attorney
Establish tax incentives and income based programs that encourage community reinvestment	Ongoing	

Transportation

Encourage Public/Private partnerships that result in development	Ongoing	Planning, Public Works, Engineering
Require all new developments to pave roads	Ongoing	Planning, City Council
making	Ongoing	Planning, City Council
Inventory and assess city streets and roads	2014	Public Works, Engineering
Develop a Capital Improvement Plan and Schedule	2014	Public Works, Engineering
Coordiante between land owners, rail operators, and local	Ongoing	Planning, City Council

Public Services

Work with the school district to identify enrollment and capital	Ongoing	Planning
Encourage communitiy partnerships	Ongoing	City Council
Expand technological resources and education	2015	Local College
Develop a capital improvement schedule for infrastructure	2015	Public Works, local utilities
Develop design standards for new construction	2015	Planning
upgrades/expansion	2015	City Council
Streamline permitting and design review	2015	Planning

Parks and Recreation

Consider the formation of a parks and recreation board to	2014	City Council
Utilize land use controls to limit development on parkland and open space	2015	City Council
Perform a recreation facilities assessment including public survey for parks, public open space or playgrounds	2015	Planning, Park Board
Explore strategies to develop parkland in unconventional or underutilized areas	Ongoing	City Council
Explore the adoption of a parkland fee for new development	2015	Planning, City Council
Develop a unified trail system in and near the community	2020	Planning, Park Board

Natural Resouces

Apply for Department of Energy EECBG funds to promote	2015	City, Public Works
Explore utilizing alternative energy sources on public buildings	2020	All Public Entities, USGBC
Identify and assess mining and industrial production hotspots	Ongoing	City, and County
information to landowners, inform developers of easement locations	Ongoing	City, County

Funding Options

The following is a listing of federal resources available through multiple federal partners including, the U.S. Department of Housing and Urban Development, the U.S. Department of Transportation, the U.S. Environmental Protection Agency, and the U.S. Department of Agriculture. These grant and loan programs are available to support rural communities as they strengthen their economies, provide better qualities of life for residents, and build on assets such as traditional main streets, agricultural and working lands, and natural resources.

Program	Description of Assistance	Eligible Applicants	Match	CFDA #	Page #
HUD					
Community Planning and Development					5
Sustainable Communities Regional Planning Grants	Competitive grants of up to \$5 million (\$1.5 million for regions with under 200,000 people) for up to 36 months	Consortia of state and local governments, regional planning agencies, housing authorities, nonprofit organizations, tribal governments and organizations, and educational institutions	20%	14.703	5
Community Challenge Planning Grants	Competitive grants of up to \$3 million (min. \$100,000) for up to 36 months	State and local governments, tribes, public housing authorities, transit agencies, others	20%	14.704	5
Community Development Block Grants	Formula grants with competitive state allocation	Entitlement communities (such as metropolitan cities or urban counties). Allocated by states, typically competitively, to rural counties and non-entitlement communities	N/A	14.218	6
Section 108	Loan guarantees for up to five times the latest approved CDBG amount	CDBG entitlement recipients; non-entitlement communities can apply with state assistance	N/A	14.248	6
Choice Neighborhoods	Competitive grants for planning (up to \$300,000) and implementation (up to \$30 million)	Public housing authorities, local governments, tribal entities, nonprofits, and for-profit developers who apply jointly with a public entity	5%	14.889, 14.892	6
Section 242 Hospital Mortgage Insurance	Mortgage insurance	For-profit or nonprofit acute care (critical access) hospital facilities	N/A	14.128	7
Public Housing					7
Public Housing Program	Primarily formula grants, some competitive funding	Public housing authorities	N/A	14.850, 14.872	7
Housing Choice and Project-Based Vouchers	Formula grants	Public housing authorities	N/A	14.871, 14.195	7

Multifamily and Single Family Housing						8
HOME Investment Partnerships	Formula grants	States, cities, urban counties, and consortia. Other localities may apply for program funds made available by their state	25%	14.239	8	
Mortgage Insurance for Rental Housing	Mortgage insurance	Eligible mortgagors include investors, builders, developers, and others who meet HUD requirements for mortgagors	N/A	14.134	8	
Housing Finance Agency Risk Sharing Program	Mortgage insurance	Investors, builders, developers, public entities, and nonprofit corporations or associations may apply to a qualified HFA	N/A	14.188	9	
Local Home Buying Programs	Consumer assistance (mortgage insurance, housing counseling, etc.)	Families and individuals	N/A	Various	9	
Housing						
203(b) Mortgage Insurance	Mortgage insurance, eligible for approximately 96.5% financing	Families and individuals	N/A	14.117	9	
203(k) Rehabilitation Mortgage Insurance	Mortgage insurance, eligible for approximately 96.5% financing	Individuals and families	N/A	14.108	9	
Title I Home Improvement Loans	Loan guarantees of up to \$25,000 for single-family homes	A property owner may apply at any approved lender	N/A	14.142	9	
Home Mortgage and Foreclosure Counseling	Competitive grants (amount varies based on applicant category) to provide housing counseling	Applicants include HUD-approved housing-counseling agencies. Beneficiaries are tenants, homeowners, and homebuyers	N/A	14.169	9	
Fair Housing						10
Fair Housing Initiatives	Competitive grants, amount varies based on initiative	Primarily fair housing organizations	N/A	14.408	10	
Fair Housing Assistance	Noncompetitive grants related to administering fair housing laws	Fair housing enforcement organizations	N/A	14.401	10	
Tribes						10
Indian Community Development Block Grants	Competitive grants with grant ceilings that vary by region	Eligible tribes or tribal organizations	N/A	14.886	10	
Indian Housing Block Grants	Formula grants	Eligible tribes or tribally designated housing entities	N/A	14.867	10	
Title VI Tribal Housing Activities Loan Guarantees	Loan guarantees up to 95%	Applicants are recipients of IHBG funding, beneficiaries are tribes and members	5%	14.869	10	
Section 184 Indian Home Loan Guarantees	Loan guarantees for amounts up to 150% of the FHA lending limit for area	Tribes, tribally designated housing entities, and members of federally recognized tribes	N/A	14.865	11	

Populations					
Mortgage Insurance for Residential Care Facilities	Mortgage insurance	Investors, builders, developers, public entities, nursing homes and private nonprofit corporations or associations	N/A	14.129	11
Section 202 Supportive Housing for the Elderly/Section 811 Supportive Housing for Persons with Disabilities	Competitive grants and noncompetitive contract renewal funding	Nonprofit organizations, which may partner with for-profit entities	N/A	14.157, 14.181	11
Housing Opportunities for Persons with AIDS	Formula funding and limited competitive grants	States, local government, and nonprofit organizations	N/A	14.241	11
Homeless Programs	Formula and competitive grants	States, local government, and nonprofit organizations	Varies	14.235, 14.238, 14.249	11
Healthy Homes					11
Lead Hazard Control Grants	Competitive grants of up to \$2.3 million	States, tribes, local government	10%	14.900	11
DOT					12
Planning and Capacity Building					12
State Planning and Research	Technical assistance	State DOTs	20% with sliding scale	20.515	12
FHWA/FTA Transportation Planning Capacity Building	Technical assistance	MPOs, state DOTs, local governments, national stakeholders	N/A		12
Surface Transportation Environment and Planning Cooperative Research	Technical assistance	MPOs, state DOTs, local governments, national stakeholders, universities, nonprofits	50%		12
Transportation Investment Generating Economic Recovery (TIGER) Grants	Competitive grants	Funding goes directly to State DOTs and local government agencies based on grant application process	20% urban; none rural	20.932	13
Surface Transportation Program	Apportionment formula grants	Highway Trust Funds are apportioned by formula to state DOTs. Each state then carries out a statewide planning process that includes consultation with non-metropolitan local officials to develop a Statewide Transportation Improvement Plan. 10% of funds are set aside for safety, 10% for transportation enhancement activities, 50% are divided between urbanized areas over 200,000 in population and the remaining areas of the state, and the rest can be used in any area of the state	20% with sliding scale	20.932	13

Congestion Mitigation and Air Quality Program	Apportionment formula grants	Highway Trust Funds are apportioned by formula to state DOTs. Each state then carries out a statewide planning process. A metropolitan planning organization or state can partner with any public, private, or nonprofit entity to implement any funded project	20% with sliding scale	20.205	13
Public Lands Highways	Competitive grants	Allocated directly to federal land management agencies (National Park Service, U.S. Fish and Wildlife Service, National Forest Service, Bureau of Land Management) which then distribute competitive grants to state DOTs	N/A		13
Recreational Trails	Apportionment formula grants	Apportioned by formula to state natural resources or parks agencies, which then distribute funding to local governments	20% with sliding scale	20.219	14
Transportation Enhancements	Apportionment formula grants	Surface Transportation Program funds are set aside in each state (see above). Each state develops its own procedures to solicit and select projects for funding	20% with sliding scale		14
Safe Routes to School	Apportionment formula grants	Apportioned by formula to state DOTs, which then distribute funding to state, local, and regional agencies and nonprofit organizations	N/A		14
Public Transit					14
Formula Grants for Other than Urbanized Areas (5311)	Apportionment formula grants	Apportioned by formula to state DOTs, which then distribute funding using their own formulas and selection criteria to local governments, nonprofits, and transit operators in rural areas with populations less than 50,000	20% capital; 50% operational	20.509	14
Paul S. Sarbanes Transit in the Parks Grants	Competitive grants	Federal land management agencies; state, tribal, and local governments with jurisdiction over land in an eligible area	Up to 100%	20.520	14
Bus and Bus Facilities Grants	Competitive grants	State and local governments	20% capital	20.500	15
Rural Transit Assistance Program	Apportionment formula grants	State RTAP funds are apportioned by formula to state DOTs, with \$65,000 going to each state and Puerto Rico, \$10,000 to other territories, and the balance distributed according to each state's nonurbanized population. Funds are then distributed to local governments and transit providers	N/A	20.509	15

Transportation, Community, and System Preservation Program	Competitive grants	States, metropolitan planning organizations, local governments, tribal governments	20% with sliding scale		15
Interstate Maintenance	Apportionment formula grants	Apportioned by formula to state DOTs	10%		16
Highway Safety Improvement Program	Apportionment formula grants	Apportioned by formula to state DOTs, which may use funds or distribute them to local governments	10% with sliding scale		16
Highway Bridge Program	Apportionment formula grants	Apportioned by formula to state DOTs, which may use funds or distribute them to local governments	20%; 10% on Inter-states		16
National Scenic Byways	Competitive grants	State DOTs	20%		16
High Risk Rural Roads Program	Apportionment formula grants	Apportioned by formula to state DOTs, which in most cases use funds directly, but can also distribute them to local agencies based on need	10% with sliding scale		16
Tribes					17
Public Transportation on Indian Reservations Grants	Competitive grants	Tribes	N/A	20.590	17
Supportive Services for Target Populations					17
Transportation for Elderly Persons and Persons with Disabilities	Apportionment formula grants	Apportioned by formula to state DOTs, which then distribute funding to local governments	20% capital	20.513	17
Job Access and Reverse Commute Program	Apportionment formula grants	Apportioned by formula to state DOTs, which then distribute funding to other public bodies	20% capital; 50% operational	20.516	17
New Freedom Grants	Apportionment formula grants	Apportioned by formula to state DOTs, which then distribute funding to other public bodies	20% capital; 50% operational	20.521	17
National Resource Center for Human Service Transportation Coordination	Technical assistance	States, local governments, and public and private providers	N/A	20.514	17
National Center on Senior Transportation	Technical assistance and competitive demonstration grants	States, local governments, and public and private providers	N/A	20.514	17
Easter Seals Project ACTION	Technical assistance	States, local governments, and public and private providers	N/A	20.514	18

Populations					
National Joblinks Employment Transportation Initiative	Technical assistance	States, local governments, and public and private providers	N/A	20.514	18
EPA					19
Community Planning					19
Smart Growth Implementation Assistance	Technical assistance from national experts over 18-month period	State, local, regional, and tribal governments; nonprofits that have partnered with a governmental entity	N/A		19
Building Blocks for Sustainable Communities	One-day technical assistance workshop	Local, county, and tribal governments	N/A		19
Governors' Institute on Community Design@	Two-day technical assistance workshop	Governors and their cabinet members	N/A		19
Brownfields Cleanup and Redevelopment					20
Brownfields Assessment Grants	Competitive grants of up to \$200,000	State, local, and tribal governments; general purpose units of local government, land clearance authorities, or other quasi-governmental entities; regional councils or redevelopment agencies; states or legislatures	N/A	66.818	21
Brownfields Cleanup Grants	Competitive grants of up to \$200,000	State, local, and tribal governments; general purpose units of local government, land clearance authorities, or other quasi-governmental entities; regional councils or redevelopment agencies; states or legislatures; nonprofit organizations	20% (money, labor, material, or services); applicants can request a waiver	66.818	21
Brownfields Revolving Loan Fund Grants	Competitive grants of up to \$1,000,000	State, local, and tribal governments; general purpose units of local government, land clearance authorities, or other quasi-governmental entities; regional councils or redevelopment agencies; states or legislatures	20% (money, labor, material, or services); applicants can request a waiver	66.818	21
Brownfields State and Tribal Response Program	Noncompetitive grants	States; tribes	N/A, unless capitalizing an RLF	66.817	22
Brownfields Area-Wide Planning Grants	Competitive grants and technical assistance worth up to \$175,000	General purpose units of local government, land clearance authorities, or other quasi-governmental entities; regional councils or groups of general purpose units of local government; redevelopment agencies; tribal governments; nonprofit organizations	N/A	66.814	22
Brownfields Environmental Workforce Development and Job Training Grants	Competitive grants of up to \$200,000	State, local, and tribal governments; general purpose units of local government, land clearance authorities, or other quasi-governmental entities; regional councils or redevelopment agencies; states or legislatures; nonprofit organizations	N/A	66.815	22
Targeted Brownfields Assessments	Technical assistance worth up to \$100,000	State, local, and tribal governments; general purpose units of local government, land clearance authorities, or other quasi-governmental entities; regional councils or redevelopment agencies; states or legislatures; nonprofit organizations	N/A		22
Technical Assistance	Technical assistance	State, local, and tribal governments, regional councils,	N/A		22

Water Quality					
Clean Water State Revolving Fund	Loans	EPA apportions funds to states, which provide loans to communities, individuals, and nonprofit organizations	States: 20% of federal appropriation; assistance recipient: none	66.458	23
Drinking Water State Revolving Fund	Loans, grants (very limited availability), technical assistance through set-aside funding	EPA awards funds to states, which provide loans to publicly and privately owned community water systems and nonprofit non-community water systems	States: 20% of federal appropriation; assistance recipient: none	66.468	23
U.S.-Mexico Border Water Infrastructure Program Grants	Competitive grants	Communities within 100 km north and south of the U.S.-Mexico Border	U.S.: none; Mexico: yes	66.202	23
Nonpoint Source Implementation Grants	Formula grants	EPA apportions funds to state and tribal agencies, which can provide funds to local governments, tribal authorities, regional development centers, school systems, colleges and universities, nonprofit organizations, for-profit groups, individuals, and others	40%	66.460	23
Pollution Control Grant Program (Clean Water Act Section 106)	Formula grants	States, interstate agencies, tribes	Tribes: 5% (can include in-kind)	66.419	23
Tribes					24
Alaska Native Village and Rural Communities Sanitation Grants	Competitive grants	EPA provides funds to the Alaska Department of Environmental Conservation which distributes the funds to rural and tribal communities using a priority list	N/A	66.202	24
Clean Water Indian Set-Aside Program	Competitive grants	EPA selects projects using Indian Health Service priority lists	N/A	66.418	24
U.S.-Mexico Tribal Border Infrastructure Grants	Competitive grants of \$250,000 to \$500,000 on average	Tribes whose reservations are within 100 km north of the U.S.-Mexico border	N/A	66.202	24
Environmental Justice					24
Environmental Justice Small Grants Program	Competitive grants	Nonprofit community-based organizations, tribal governments, and tribal organizations	N/A	66.604	25
Environmental Justice Collaborative Problem-Solving Cooperative Agreements	Competitive grants of approximately \$100,000	Nonprofit organizations			25
Healthy Buildings					25
State Indoor Radon Grant Program	Grants—total annual appropriation of \$8 million	States, tribes	40%	66.032	25
Energy Efficiency					25
Local Climate and Energy Program	Technical assistance—web-based informational resources and analytical tools	Resources are free and available to any interested local governments and their partners	N/A		25
ENERGY STAR for New Homes	Certification program	Builders partner with EPA	N/A		25

Community and Economic Development						26
Community Facilities	Loans, loan guarantees, and grants	Public entities, tribal governments, and nonprofit corporations in communities with populations up to 20,000	N/A	10.776	26	
Rural Community Development Initiative	Grants, technical assistance	Intermediaries can be public or private organizations. Recipients of assistance from the intermediary can be nonprofit organizations, low-income communities, and tribes	N/A	10.446	26	
Business Development						26
Business and Industry Guaranteed Loan Program	Loan guarantees	Public, tribal, and private entities in communities with populations up to 50,000	N/A	10.768	26	
Rural Business Enterprise Grants	Grants, technical assistance worth \$25,000-\$500,000 (average \$100,000)	State agencies; local governments, tribal governments, and nonprofit corporations in communities with populations up to 50,000		10.769	2	
Rural Business Opportunity Grants	Grants, technical assistance varying in size; recent ranged from \$10,000-\$250,000	State agencies; local governments, tribal governments, and nonprofit corporations in communities with populations up to 50,000		10.773	27	
Rural Cooperative Development Grants	Grants	Non-profits or institutions of higher education serving areas with populations up to 50,000	25%	10.771	27	
Intermediary Relending Program	Loans to establish revolving loan funds	Intermediaries can be nonprofit corporations, public and tribal governments, and cooperatives. Assistance recipients can be individuals, nonprofits, public bodies, and others in communities with populations up to 25,000	N/A	10.767	27	
Rural Microentrepreneur Assistance Program	Loans and grants to intermediary organizations	Microenterprise development organizations in areas with populations up to 50,000	15%		27	
Value Added Producer Grants	Grants	Independent producers, cooperatives, and producer-controlled business groups	50%	10.352	28	
Single Family Housing						28
Rural Housing Direct and Guaranteed Loans	Loans, loan guarantees	Very low- and low-income households in communities with populations up to 20,000		10.410	28	
Rural Repair and Rehabilitation Loans and Grants	Loans, grants	Very low- and low-income households in communities with populations up to 20,000		10.417, 10.444	28	
Mutual Self-Help Loans	Loans, technical assistance	Public bodies, tribes, and non-profits serving very low- and low-income households in communities with populations up to 20,000		10.411, 10.420	28	
Housing Application Packaging Grants	Grants	Tax-exempt public agencies and private non-profit organizations			28	
Self-Help Technical Assistance Grants	Grants, technical assistance	Intermediaries can be states, political subdivisions, private or public nonprofit corporations. Assistance recipients are very low- and low-income households		10.420	28	
Technical and Supervisory Assistance Grants	Grants, technical assistance	Intermediaries can be public or private nonprofit corporations, agencies, institutions, organizations, tribes, and other associations. Assistance recipients are low-income families			28	

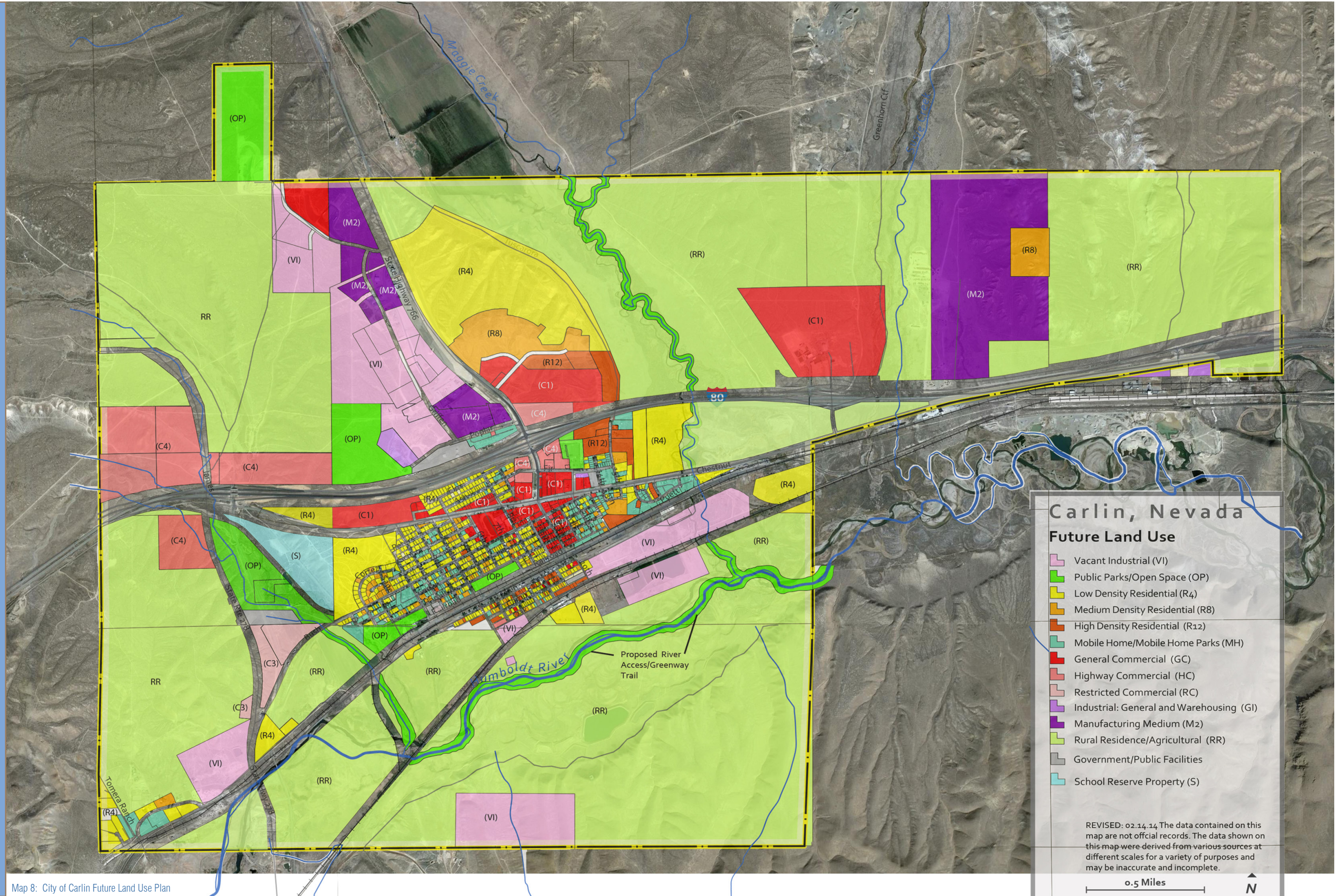
Rural Rental Housing Loans	Loans	Public bodies, tribes, and non-profits serving very low- and low-income households in communities with populations up to 20,000		10.415, 10.438	28
Guaranteed Rental Housing	Guaranteed loans	Private and public lenders			28
Housing Preservation Grants	Grants to relend or regrant to homeowners	Public bodies, tribes, and non-profits serving very low- and low-income households in communities with populations up to 20,000		10.433	28
Farm Labor Housing Loans and Grants	Loans, grants	Farmers and related organizations		10.405	28
Rental Assistance Program	Project-based subsidy	Existing Rural Development multifamily borrowers	N/A	10.427	29
Agriculture and Food					29
Beginning Farmer and Rancher Development Program	Technical assistance, education, and outreach	State, tribal, and local entities and regional organizations and partnerships	25%	10.311	29
Small Business Innovation Research Grants	Grants	Small businesses		10.212	29
Specialty Crop Block Grants	Grants	State Departments of Agriculture		10.170	30
Agriculture and Food Research Initiative	Competitive grants	Institutions of higher education		10.310	30
Sustainable Agriculture Research and Education Program	Competitive grants of \$1,000-\$200,000	Non-profits and individuals		10.215	30
Community Food Projects	Grants, technical assistance	Intermediaries are non-profit organizations		10.225	30
Farmers' Market Promotion Program	Grants	Non-profit organizations, tribal, and local governments; economic development entities		10.163	31
Federal-State Marketing Improvement Program	Grants	State Departments of Agriculture		10.156	31
Senior Farmers' Market Nutrition Program	Vouchers	Low-income seniors (programs managed by state agencies)	N/A	10.576	31
Women, Infants, and Children Farmers' Market Nutrition Program	Vouchers	WIC-eligible women and children (programs managed by state agencies)	N/A	10.572	31
Land Conservation					32
Conservation Stewardship Program	Land use payments for environmental benefits produced	Farm and ranch owners and operators		10.924	32
Conservation Technical Assistance	Technical assistance provided directly by NRCS staff	Farm and ranch owners and operators		10.902	32
Environmental Quality Incentives Program	Financial assistance payments, technical assistance	Farm and ranch owners and operators			32
Farm and Ranch Land Protection Program	Matching funds to purchase conservation easements	State, tribal, and local governments and non-governmental organizations	50% of easement market value		32

Forest Stewardship Program	Grants	State forestry or equivalent agency	Determined by Forest Service regional/area office	10.678	33
Community Forest and Open Space Conservation Program	Grants	Local governmental entities, tribes, qualified nonprofit organizations	50%	10.689	33
Utilities and Energy Efficiency					33
Water and Waste Loans and Grants	Loans, grants	Public bodies, tribes, and non-profits in communities with populations up to 10,000		10.760	33
Water and Waste Revolving Fund Program	Grants to establish revolving loan funds	Non-profit organizations in communities with populations up to 10,000		10.862	33
Rural Energy for America Program	Loan guarantees, grants	Small businesses; agricultural producers; state, tribal, and local governments; and institutions of higher education in communities with populations up to 50,000	75%	10.868	33

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Proposed Future Land Use Plan

City of Carlin, Nevada



Map 8: City of Carlin Future Land Use Plan

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City of Carlin Master Plan Community Survey 2013

The following survey is a part of the update to the Carlin Master Plan project that the city is currently working on. As a community member we encourage you to take a few minutes and participate in answering a few questions related to your community. You may either fill out the survey below and return it in the enclosed self-addressed stamped envelope or go on line to <https://www.surveymonkey.com/s/CarlinCommunitySurvey>"

Please respond to the survey by October 14, 2013.

Part One

- 1.1 Ensuring the future of the City.** Rate the following Community Goals on a scale of one to twelve. Each community goal should receive only one ranking and no two community goals should be ranked the same.

	Most Important to Me				Least Important to Me			
Community Pride/image	1	2	3	4	5	6	7	
Improved Infrastructure (i.e. roads and bridges, utilities)	1	2	3	4	5	6	7	
Keeping rural way of life	1	2	3	4	5	6	7	
New Business start-ups	1	2	3	4	5	6	7	
Well-trained workforce	1	2	3	4	5	6	7	
More local stores/services	1	2	3	4	5	6	7	
Historic Preservation	1	2	3	4	5	6	7	
Attracting industry	1	2	3	4	5	6	7	
Expanding existing industry	1	2	3	4	5	6	7	
More affordable housing	1	2	3	4	5	6	7	
Tourism Development	1	2	3	4	5	6	7	
Natural Resources	1	2	3	4	5	6	7	

- 1.2** In your opinion what are **three major threats** to the City of Carlin's quality of life? List them in order of importance with "1" being the most significant and "3" being the least significant.

1. (most significant) _____
2. (2nd most significant) _____
3. (3rd most significant) _____

- 1.3 Population.** In what ways is population loss a concern for Carlin? Rank the issues related to Population on a scale of one to seven. No two issues should be ranked the same.

	Most Important to Me				Least Important to Me			
Declining Population	1	2	3	4	5	6	7	
Aging Population	1	2	3	4	5	6	7	
Outmigration of Youth	1	2	3	4	5	6	7	
Lack of affordable housing	1	2	3	4	5	6	7	
Transient population	1	2	3	4	5	6	7	
School system	1	2	3	4	5	6	7	

CITY OF CARLIN | MASTER PLAN

1.3.a. Following are a list of strategies to deal with population decline. Rank these strategies in order of appropriateness. With “1” being the most appropriate, and “5” being the least appropriate.

<u>Rank</u>	<u>Strategy</u>
<input type="checkbox"/>	Increase affordable housing by using grants
<input type="checkbox"/>	Promote a livable wage to retain population
<input type="checkbox"/>	Provide senior citizen services
<input type="checkbox"/>	Promote new opportunities for vocational/technical education in the community
<input type="checkbox"/>	Encourage people to move into community by reducing land use restrictions
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

1.4 **Natural Resources.** Natural Resources are an important part of any community. The water you drink, the open spaces, and the wildlife that you enjoy are all community resources. Listed below are natural resources found in the Carlin Area. Rate each of the natural resources, keeping in mind how they compare with your most important one.

	Most Important to Me	2	3	4	5	6	7	Least Important to Me
Vistas/Scenic Views	1	2	3	4	5	6	7	
Streams/Waterbodies	1	2	3	4	5	6	7	
Wildlife and wildlife habitat	1	2	3	4	5	6	7	
Desert lands	1	2	3	4	5	6	7	
Historic preservation of landmarks, historic buildings, ranches and working lands, landscapes	1	2	3	4	5	6	7	
Open space/Parks	1	2	3	4	5	6	7	
	1	2	3	4	5	6	7	

1.4.a What strategies would help to maintain or enhance the natural resources in the community? Listed below are strategies for maintaining or enhancing natural resources. Please Rank the strategies on a scale of “1” to “6” with “1” being the most appropriate and “6” being the least appropriate. Add any strategies you believe have been omitted in the spaces provided.

<u>Rank</u>	<u>Strategy</u>
<input type="checkbox"/>	Create land owner’s associations
<input type="checkbox"/>	Increase knowledge & education about natural resources within community
<input type="checkbox"/>	Protect open space and scenery from encroaching development
<input type="checkbox"/>	Work with farmers and ranchers to restore wildlife habitat.
<input type="checkbox"/>	Consolidate development in and around existing areas e.g. along I-80 and downtown.
<input type="checkbox"/>	Encourage protection of streams or watersheds.
<input type="checkbox"/>	_____

1.5. Public Services. Listed below are public services within your community. We are assessing the level of satisfaction the community has with these services. Please determine your satisfaction level for each public service noted below.

	Very Satisfied				Very Unsatisfied
	1	2	3	4	5
a. School facilities	1	2	3	4	5
b. Quality of education	1	2	3	4	5
c. Ambulance/Fire protection services	1	2	3	4	5
d. Local government	1	2	3	4	5
e. Law enforcement services	1	2	3	4	5
f. Quality of utility services, i.e. water, sewer, trash services	1	2	3	4	5
g. Health services	1	2	3	4	5

1.5.a Are there any public services that you are willing to pay additional monies or taxes to maintain, create, or improve? If so please place a check mark next to those improvements. You may indicate more than one service.

- | | |
|--|--|
| <input type="checkbox"/> School Facilities | <input type="checkbox"/> Roads |
| <input type="checkbox"/> Ambulance Services | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Health Services | <input type="checkbox"/> Law Enforcement |
| <input type="checkbox"/> Public Drinking Water | <input type="checkbox"/> Community Facilities
(parks and recreation,
community recreation
center) |
| <input type="checkbox"/> Education | |

1.6 Economic Development. What do you see as the economic strategies that are required to improve the economic well being of Carlin. Number the following strategies in order of importance. With "1" = Most Important, "11" = Least Important.

"X"	Strategy	"X"	Strategy
	Promote tourism – nature, historic, or scenic		Preserve agricultural lands – farms and ranches.
	Retain Existing businesses		Preserve the resource extraction industries – mining
	Create clusters of small retail businesses		Attract mine and agricultural related businesses
	Organize festivals around local and county activities		Encourage retail businesses that support local craft
	Seek funding from state and federal sources to support development strategies		Maintain county landmarks through historic preservation
	Other		Encourage investment and building in the industrial park.
	Other		Other

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1.6.a In terms of purchasing your basic needs, (groceries, gasoline, personal needs), about how much is purchased locally and how much outside the community in Elko, or surrounding communities?

Location	Less than 10%	10-25%	25-50%	50-75%	Over 75%
Carlin					
Elko					
Other Location					

Part Two

2.0 Rural Character and Quality of Life. Rural character is a term associated with quality of life. It is also a term that means different things to different people. Rank the following rural characteristics in order of importance, starting with one (1) being the most important as you have done previously.

Rank	Characteristic	Rank	Characteristic
	Agricultural Lifestyle		Serentiy/Peacefulness
	Slower pace of life		Traditional family Values
	Slow to change		Nearness to family
	Attachment to nature		Open Spaces
	Isolated/private		Hardworking
	Independent		Trusting
	Other:		Other
	Other		Other

2.1. What is it about the quality of life in Carlin that appeals to you? From the list below rank each quality of life characteristic based on level of importance to you.

1. Level of citizen involvement/volunteerism	1	2	3	4	5	6	7
2. The rural landscapes – wide open spaces	1	2	3	4	5	6	7
3. The resource based nature of the community (farming/ranching/mining)	1	2	3	4	5	6	7
4. The rural work ethic	1	2	3	4	5	6	7
5. The friendly and supportive neighbors	1	2	3	4	5	6	7
6. The feeling of safety – lack of crime	1	2	3	4	5	6	7
7. The availability of appropriate housing	1	2	3	4	5	6	7
8. The traditional family values in the community	1	2	3	4	5	6	7
9. Good Employment opportunities	1	2	3	4	5	6	7
10. A sense of place – familiarity	1	2	3	4	5	6	7
11. A sense of community	1	2	3	4	5	6	7
12. The lack of urban sprawl	1	2	3	4	5	6	7
13. The clean environment	1	2	3	4	5	6	7
14. The wildlife and its habitat	1	2	3	4	5	6	7
15. The smaller population	1	2	3	4	5	6	7
16. Good income	1	2	3	4	5	6	7
17. The level of health services available	1	2	3	4	5	6	7
18. The recreational activities	1	2	3	4	5	6	7
19. The appropriate land uses	1	2	3	4	5	6	7
20. Good transportation routes	1	2	3	4	5	6	7
21. The level of education available to residents	1	2	3	4	5	6	7
22. The easy pace of country living	1	2	3	4	5	6	7
23. Effective leadership	1	2	3	4	5	6	7



