

## CARSON CITY PARKS AND RECREATION COMMISSION

### Minutes of the November 17, 1998 Meeting

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A regular meeting of the Carson City Parks and Recreation Commission was held on Tuesday, November 17, 1998 in the Community Center Sierra Room, 851 E. William St., Carson City, NV at 6:00 p.m.

**PRESENT:** Chairperson Robert Kennedy  
Vice Chairperson Larry Osborne  
Cheryl Adams  
Glen Martel  
Jon Plank  
John Simms  
Charles Wright

**STAFF:** Steve Kastens, Parks and Recreation Director  
Vern Krahn, Park Planner  
Fran Smith, Recording Secretary  
(PR 11/17/98 1-0000.5)

**NOTE** - Unless otherwise indicated each item was introduced by Chairperson Kennedy. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

**A. CALL TO ORDER** - Chairperson Kennedy called the meeting to order at 6:04 p.m. A roll call was taken and a quorum was present although Commissioners Butler and Elverum were absent.

Mr. Kastens explained that Commissioner Elverum was at Eagle Valley Middle School and would be late. He added that Commissioner Butler, the representative from the School Board, was at their special meeting.

**B. APPROVAL OF MINUTES** - None.

**C. PUBLIC COMMENT** - None.

### AGENDA ITEMS

**1. REVIEW AND POSSIBLE ACTION ON APPROVAL OF MASTER PLAN FOR RONALD D. WILSON MEMORIAL PARK** - (1-0037.5) Mary Fischer - Mr. Krahn reviewed the history of how the plan for the park had developed. This included a workshop that had been held. However, he said the owners, Mr. and Mrs. Fischer had been noticed but the residents of the Cottonwood Manufactured Home Park had not been. He added that the Commission had then asked staff to go back and host another neighborhood meeting. He said this had been done on September 29 and that there was a good representation of those residents at the meeting. He explained that options and viewpoints had been discussed. He also commented there had been some neighborhood opposition to the project although some had supported the project and wanted it to proceed.

(1-0060.5) At this point Mr. Krahn said staff was bringing this back and felt it was time to again ask the Commission to review the project and its merits and also to bring forth the residents for their input, both pro and con. He referred to some comments from the residents, copies of which were in the packet, and said staff had responded to them and invited them to participate in this meeting.

(1-0073.5) Mr. Krahn also commented that staff had received comments from NDOT and the Sheriff's Department saying at one point NDOT had allowed staff access at some of the earlier planning stages. However, he added currently NDOT has said they would not allow the access through their right-of-way. He then said what staff was asking for was approval on the park site itself and not the corridor. He added they were still hoping to convince NDOT that this is an appropriate use of their right-of-way although NDOT is remaining firm in their position not to allow access. He then visually pointed out on a drawing where staff has concerns, not only with the pedestrian connection, but also how it could cut out part of the neighborhood to the west. He said what staff had proposed to NDOT was instead of a large retaining wall they would ask NDOT to terrace it into three terraces that would go up

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the bank thereby opening up the corridor more. He added this would be a highlighted west entrance to the park with landscaping and irrigation which the City would maintain. He then said after showing this to NDOT they still did not wish to pursue it at this time. He commented that staff did not want to delay moving forward on the rest of the park because of the timetable on funding issues, e.g. RCT and CIP. He emphasized at this time staff was only seeking approval for the Master Plan without the bicycle and pedestrian corridor connection to Northgate Lane. He added they would like more time to work on resolving the design, safety, and access issues with NDOT, the Cottonwood Manufactured Home park residents, the Sheriff's staff, and surrounding residents.

(1-0145.5) Ms. Fischer, owner of the Cottonwood park, said the main concern the residents had was the corridor. She added they would like to see the plan, if approved, have the bike path taken off entirely and filled in with landscaping. She said they believe it would be a dangerous corridor saying it would be the length of a football field. She commented even if it was terraced and trees planted it would provide hiding places and have potential for a lot of problems. She also said some of the homes of the residents are within five feet of the property and felt there would have to be some sort of solid brick fence to preserve their privacy. Chairperson Kennedy said he was getting the feeling that she was not opposing the park itself but rather opposed the corridor and related issues. She then commented on their concern with increased traffic detouring through Cottonwood on their private road and provided examples. She said they have also had trouble with people dumping trash and reiterated their opposition to the corridor.

(1-0229.5) Commissioner Martel talked about the private road that connects with Mark Way and asked if the residents use Mark Way to get to Emerson. Ms. Fischer said if there was a gate the residents would need to use a key to get in or out and talked about their only legal access. Commissioner Plank asked if the Commission only approves the park access to the corridor how can it be dealt with if they approve the plan for the park in such a way, even if it never occurs, that they would not be inviting some traffic into the area as shown on the plan. He felt if the path was left there, even if it deadends, would invite people to circumvent that green space. Mr. Krahn said at the next step up, the Board of Supervisors, staff would go ahead on the 11" x 17" submittals and round out that corner and landscape the end of it and visually pointed this out. Mr. Kastens said the way to access the park site, if there is no access coming from Northgate Lane, would be to go down the south side of the freeway to Emerson, then cross under the freeway at the overpass there and come up to Mark Way to the site. He added if there was a big enough barrier to stop people from going through the corridor area the other way to get to the park would be to continue up Northgate to Arrowhead then east, possibly coming through Cottonwood or on to James and then to the site. He said it is a roundabout program and that at other facilities if the barriers are not big enough people have made their own access if it is a shorter route for them. He added it was his personal feeling that people could not be stopped from going from Northgate to the southwest corner of the park site although it becomes partially the City's problem if the park is built because, in essence, they would be establishing an attractive nuisance. However, he said there is already a path running from Northgate along the Cottonwood back fence up and over on Mark Way and James. Ms. Fischer said if it is not a corridor the slope could come down and meet the Cottonwood fence. She reiterated her belief that planting such things as roses could make it unattractive to climb a fence. She said the majority of the people she sees using the path Mr. Kastens talked about are people walking their dogs or riding their horses and had not seen too many people using it to go to town. Mr. Krahn clarified since this is an NDOT easement what they will do as part of the six foot fence is install a gate at Northgate so they can have access if they need to. Ms. Fischer disagreed and said there would be no gate because it would be a slope and not flatten out until it gets behind the park. Mr. Kastens said whether or not NDOT puts in a gate the City is not in a position to say what NDOT could do on their property.

(1-0396.5) Commissioner Simms asked what would happen to the structure of the park if NDOT decides to close off the corridor. Mr. Kastens said the Commission could vote on the park itself without the corridor or any reference to it on the plan. He added, as Mr. Krahn had indicated, the corner could be changed so that the path circles and connects with the rest and goes through the park. He also said if the Commission tells staff not to pursue the access they won't. However, he commented that staff does not feel they have a final definite refusal from NDOT and explained some possible options.

(1-0434.5) Commissioner Martel asked about the drainage issue mentioned in the staff report. He wanted to know if this is part of what is being called the park. Mr. Krahn said NDOT wants to use some of the area in the park for

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water access and also said there would be some underground drainage connections which they would install. He did not feel it would impact the design of the park saying there would be a bigger buffer on the east side than what is shown on the plans. Commissioner Martel felt in essence NDOT is making the park a floodway for their convenience. Mr. Krahn felt what they look at is as more of a City problem than theirs and that they believe they are trying to help the City resolve it by the use of the park. He explained that the highway causes a dam and the water needs to be dealt with. He said some water comes down James to the park. He added that NDOT was asking for grading considerations and movement of plant materials for drainage facilities to tie in to their drainage system. Commissioner Osborne felt perhaps staff could work something out with NDOT. Commissioner Martel moved that the Parks and Recreation Commission approve the Master Plan for the Ronald D. Wilson Memorial Park as proposed without the bicycle pedestrian connection to Northgate with the following two stipulations: That this Commission instruct the Parks and Recreation Department staff to work with all concerned parties to resolve the design, safety and access issues for the development or potential development of a future bicycle pedestrian corridor from Northgate to the Ronald D. Wilson Memorial Park; 2. That if that proceeds forward that the Parks and Recreation Department staff return to the Parks and Recreation Commission for review and possible action on that plan for the bicycle pedestrian corridor to Ronald D. Wilson Memorial Park from Northgate. Commissioner Simms seconded the motion. Motion carried 7-0-2-0.

**2. REVIEW AND POSSIBLE ACTION ON APPROVAL TO CONSTRUCT A CITY DISPATCH CENTER AT ROSS GOLD PARK - (1-0548.5)** Bill Callahan and Bernie Curtis of the Sheriff's Department - Mr. Kastens referred to the staff report and explained for the past couple of years the City has been forced to take a long look at its existing central dispatch system which included the site and the equipment. He explained some of the problems are that the existing facility is not adequate or appropriate for what they are trying to accomplish and the equipment is also not adequate. He added that the Sheriff's Department, the Fire Department, the Facilities Maintenance Division and Public Works had determined that a new location would probably be a better situation for a new center. He said the Sheriff's Department had looked at potential sites and after considering several locations they found that Ross Gold met a lot of their requirements. He added after discussions with all the parties concerned the site became more favorable. He said adding the fact that sewer, power, water and natural gas are on the site makes it additionally appealing. He commented because Parks and Recreation is only a part of City government he felt it was the responsibility of staff to look at the big picture rather than purely from a parks standpoint. He explained how they had studied the location to see how it could accommodate the center and referred to the site plan in the packet. He then said it was the recommendation of staff that the Commission approve the location for the center and allow the Sheriff's Department and anybody else who is involved to proceed with getting the funding, plans, etc. for the project.

(1-1947.5) At this point Chairperson Kennedy said he did not have a problem with the proposal and solicited any questions the Commissioners had. Commissioner Osborne emphasized his support for a new center. However, he had a question on how the building was to be located. Mr. Callahan explained how they had determined where the it and the parking would be and which direction it would face in order to take as little space as possible. He added they would be meeting with the architect on November 23 to work on laying it out. Commissioner Osborne asked if the plans would come back to the Commission for review and Mr. Kastens said they could if that was the pleasure of the Commission. Mr. Krahn then explained that in discussions with the Fire Department they had said they would like to have more access out their back door for their trucks and that the design for the parking lot would accommodate this. He also mentioned with having the building in an east-west mode the existing utilities would not have to be changed.

Chairperson Kennedy left the meeting at 6:51 p.m. for another meeting and passed the gavel to Vice Chairperson Osborne. A quorum was present.

(1-0751.5) Commissioner Plank liked the idea of the center at Ross Gold because there would be people there 24 hours a day which would add safety to the park. He also believed it would not interfere with any planned activities at the park. Mr. Curtis emphasized that the plans are in the conceptual stage. He also said he liked the plan for the parking lot and agreed it adds security. Mr. Callahan commented that there had been some discussion that if there is any money left they could possibly consider putting in a sub-station which would simply be an office in which an officer could do paperwork rather than have to go up town to the main station. Commissioner Simms moved that

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the Parks and Recreation Commission approve the use of Ross Gold Park as the site for a new central dispatch center for the City and allow staff to work out the details following the conceptual plan presented. Commissioner Wright seconded the motion. Motion carried 6-0-3-0.

### **GENERAL DISCUSSION**

- 1. Future Agenda Items from Commission Members** - None.
- 2. Comments from Commission Members** - None.
- 3. Status Reports from Commission Members** - None.
- 4. Comments and Status Reports from Staff** - None.

**5. Status Report on Question #18, Residential Construction Tax and Capital Improvement** - Mr. Kastens referred to the expenditure spreadsheet in the packet and said it is the corrected version of that which the Commission had reviewed at the previous meeting.

Mr. Kastens then said the biggest issues the Commission general handles in December are the fees and policies. He added that staff is pursuing those and said they would prefer to bring those to a meeting December 15 rather than having a meeting on December 1 unless an issue comes up that needs to be discussed earlier. The Commissioners did not have a problem with that.

There being no further business Commissioner Martel moved to adjourn. Commissioner Wright seconded the motion. Motion carried 6-0-3-0. Vice Chairperson Osborne adjourned the meeting at 7:01 p.m.

The Minutes of the November 17, 1998 meeting of the Carson City Parks and Recreation Commission

ARE SO APPROVED 12/15, 1998

/s/

Robert Kennedy, Chairperson