

**PARKS AND RECREATION COMMISSION  
STAFF REPORT**

**MEETING DATE:** May 5, 2015

**AGENDA ITEM NUMBER:** 3A

**STAFF:** Ann Bollinger, Open Space Administrator

**REQUEST:** **Public Hearing and Possible Action:** To recommend to the Board of Supervisors to pursue a possible land exchange with Mr. W. Michael Fagen for 20 acres of land that he owns on U.S. Highway 50 near the Clear Creek Interchange, APN 007-051-81, for vacant park property located 1020 Buzzy's Ranch Road, APN 010-611-01.

**GENERAL DISCUSSION:**

At the last meeting of the Parks and Recreation Commission on March 3, 2015, the Commission approved the possibility of a property exchange with Mr. W. Michael Fagen for vacant park property located at 1020 Buzzy's Ranch Road and to hold a public hearing for the nearby residents.

Mr. W. Michael Fagen is the owner of 20 acres, APN 007-051-81, located on the north side of U.S. Highway 50 just east of the Clear Creek Intersection. In the past, he sold adjacent parcels to the Open Space Program and worked diligently with staff to place a conservation easement on three other parcels. The Open Space Program does not have available funds to purchase the 20 acres; however, Mr. Fagen is open to the concept of exchanging this parcel for another.

With Mr. Fagen, staff identified the park property at 1020 Buzzy's Ranch Road consisting of 0.95 acres. The parcel was purchased by the Parks & Recreation Department with Residential Construction Tax (RCT) in November 1997 for school access to the Eagle Valley Middle School. The Sale Deed does not prohibit disposal and includes the following language:

*"This deed is given and accepted on the express condition that the property being conveyed is to be used as a park site. In the event grantee herein elects to use the property for other than a park site, then in that event, grantee, its successors and assigns, agree to be bound by those certain covenants, conditions and restrictions for Hidden Meadows Estates #1, as the same were recorded in the Carson City Recorder's Office on September 13, 1996 as Document No. 193825."*

Due to limited access to Eagle Valley Middle School from the south, staff is willing to identify and secure school access – if desired by the school and by the residents. If the exchange is approved, it is anticipated that Mr. Fagen will sell the property for residential development. The parcel is currently zoned as public conservation and will need to be rezoned. The neighborhood zoning is SF21, or single family 21,000 square foot lots; therefore, only one residential dwelling would be permitted on the property.

Around the same date of acquisition, the Parks & Recreation Department also acquired several other properties per the subdivision development agreement including the Hidden Meadows Trailhead, Riverview Park wetlands, and sections of the Mexican Ditch Trail across the street as well as the Hidden Meadows Xeriscape Park on 5<sup>th</sup> Street. Additional acquisitions, namely 450+ acres of the old Buzzy's Ranch property by the Open Space Program, have provided significant parks and open space opportunities to the Hidden Meadows neighborhood. According to the Parks and Recreation Master Plan, there was only modest interest for an additional neighborhood park and there were no proposed actions.

In exchange, the Parks Division would receive the 20-acre parcel located along U.S. Highway 50 just east of the Clear Creek Intersection. The parcel is eligible for RCT funding such that all of Carson City is considered one neighborhood (see the attached NRS 278.4983):

- 8(a) "Facilities" means ...and other recreational equipment or appurtenances designed to serve the natural persons, families, and small groups.
- 8(b) "Neighborhood park" means a site not exceeding 25 acres

Among the most noteworthy attributes of Mr. Fagen's property is the potential of trails and trail connectivity. The Unified Pathways Master Plan identifies a trail within the vicinity of this property. The conceptual trail connects Kings Canyon Road on the north to the nearly completed Clear Creek Trail on the south.

Attached with the staff report are:

- 1997 Board of Supervisor agenda, staff report and minutes
- 1997 Sale Deed
- 1020 Buzzy's Ranch Road parcel
  - Aerial map
  - Parcel map
  - Parks and Recreation Master Plan, page A-24
- Highway 50 parcel
  - Open Space Opportunities map – identifying the location in relation to Carson City, Highway 50, and other properties
  - Unified Pathway Master Plan
  - Property photos

In summary, the Committee should decide whether the property on Highway 50 owned by Mr. Fagen meets the purpose and goals of the Parks Division and if the 1020 Buzzy's Ranch Road parcel should be exchanged subject to a school access easement.

**RECOMMENDED ACTION:** I move to recommend to the Board of Supervisors to pursue a possible land exchange with Mr. W. Michael Fagen for 20 acres of land that he owns on U.S. Highway 50 near the Clear Creek Interchange, APN 007-051-81, for vacant park property located 1020 Buzzy's Ranch Road, APN 010-611-01.

**NRS 278.4983 Residential construction tax.**

1. The city council of any city or the board of county commissioners of any county which has adopted a master plan and recreation plan, as provided in this chapter, which includes, as a part of the plan, future or present sites for neighborhood parks may, by ordinance, impose a residential construction tax pursuant to this section.

2. If imposed, the residential construction tax must be imposed on the privilege of constructing apartment houses and residential dwelling units and developing mobile home lots in the respective cities and counties. The rate of the tax must not exceed:

(a) With respect to the construction of apartment houses and residential dwelling units, 1 percent of the valuation of each building permit issued or \$1,000 per residential dwelling unit, whichever is less. For the purpose of the residential construction tax, the city council of the city or the board of county commissioners of the county shall adopt an ordinance basing the valuation of building permits on the actual costs of residential construction in the area.

(b) With respect to the development of mobile home lots, for each mobile home lot authorized by a lot development permit, 80 percent of the average residential construction tax paid per residential dwelling unit in the respective city or county during the calendar year next preceding the fiscal year in which the lot development permit is issued.

3. The purpose of the tax is to raise revenue to enable the cities and counties to provide neighborhood parks and facilities for parks which are required by the residents of those apartment houses, mobile homes and residences.

4. An ordinance enacted pursuant to subsection 1 must establish the procedures for collecting the tax, set its rate, and determine the purposes for which the tax is to be used, subject to the restrictions and standards provided in this chapter. The ordinance must, without limiting the general powers conferred in this chapter, also include:

(a) Provisions for the creation, in accordance with the applicable master plan, of park districts which would serve neighborhoods within the city or county.

(b) A provision for collecting the tax at the time of issuance of a building permit for the construction of any apartment houses or residential dwelling units, or a lot development permit for the development of mobile home lots.

5. All residential construction taxes collected pursuant to the provisions of this section and any ordinance enacted by a city council or board of county commissioners, and all interest accrued on the money, must be placed with the city treasurer or county treasurer in a special fund. Except as otherwise provided in subsection 6, the money in the fund may only be used for the acquisition, improvement and expansion of neighborhood parks or the installation of facilities in existing or neighborhood parks in the city or county. Money in the fund must be expended for the benefit of the neighborhood from which it was collected.

6. If a neighborhood park has not been developed or facilities have not been installed in an existing park in the park district created to serve the neighborhood in which the subdivision or development is located within 3 years after the date on which 75 percent of the residential dwelling units authorized within that subdivision or development first became occupied, all money paid by the subdivider or developer, together with interest at the rate at which the city or county has invested the money in the fund, must be refunded to the owners of the lots in the subdivision or development at the time of the reversion on a pro rata basis.

7. The limitation of time established pursuant to subsection 6 is suspended for any period, not to exceed 1 year, during which this State or the Federal Government takes any action to protect the environment or an endangered species which prohibits, stops or delays the development of a park or installation of facilities.

8. For the purposes of this section:

(a) "Facilities" means turf, trees, irrigation, playground apparatus, playing fields, areas to be used for organized amateur sports, play areas, picnic areas, horseshoe pits and other recreational equipment or appurtenances designed to serve the natural persons, families and small groups from the neighborhood from which the tax was collected.

(b) "Neighborhood park" means a site not exceeding 25 acres, designed to serve the recreational and outdoor needs of natural persons, families and small groups.

(Added to NRS by 1973, 1449; A [1983, 1551](#); [1987, 1611](#); [1991, 299](#); [1999, 807, 1689](#))



CARSON CITY CONSOLIDATED MUNICIPALITY  
Notice of Meeting of the  
CARSON CITY BOARD OF SUPERVISORS

GLOVER, ALAN  
RECORDER  
198 N. CARSON STREET  
CARSON CITY NV 89701

DAY: THURSDAY  
DATE: NOVEMBER 6, 1997  
TIME: BEGINNING AT 8:30 A.M.  
LOCATION: COMMUNITY CENTER, SIERRA ROOM  
851 EAST WILLIAM STREET  
CARSON CITY, NEVADA

AGENDA

CALL TO ORDER

ROLL CALL

INVOCATION - LISA SCHILBE, FIRST PRESBYTERIAN CHURCH

PLEDGE OF ALLEGIANCE

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS

1. ACTION ON APPROVAL OF MINUTES

*Agenda Section  
9/17/97 & 8/7/97*

2. SPECIAL PRESENTATIONS

RECOGNITION REGARDING THE VARIOUS CITY DEPARTMENTS, COMMISSIONS AND COMMITTEES, LOCAL FIRMS AND INDIVIDUALS RECENTLY HONORED BY THE NEVADA CHAPTER OF THE AMERICAN PLANNING ASSOCIATION

3. LIQUOR AND ENTERTAINMENT BOARD

TREASURER

ACTION ON A CHANGE OF LOCATION TO 3879 HWY 50 EAST AND AN UPGRADE IN CLASSIFICATION TO A FULL LIQUOR LICENSE FOR DENNIS SMALL, PRESIDENT & STEVE TAYLOR, VICE PRESIDENT OF SMAYTAY, INC. DBA SLOTWORLD

*multi* ACTION ON A SIX MONTH REVIEW OF DEER RUN ROAD CORPORATION DBA DEER RUN BAR & GRILL FULL BAR LIQUOR LICENSE

4. BOARD OF SUPERVISORS  
CONSENT AGENDA

ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE AND MAY BE ACTED UPON BY THE BOARD OF SUPERVISORS WITH ONE ACTION AND WITHOUT AN EXTENSIVE HEARING. ANY MEMBER OF THE BOARD OR ANY CITIZEN MAY REQUEST THAT AN ITEM BE TAKEN FROM THE CONSENT AGENDA, DISCUSSED AND ACTED UPON SEPARATELY DURING THIS MEETING.

AND EFFECTING THE PURPOSE OF THEIR ISSUANCE; AND PROVIDING OTHER MATTERS RELATING THERETO

7. CARSON-TAHOE HOSPITAL

ACTION ON TWO RESIDENTIAL PURCHASE AGREEMENTS AND DEPOSIT RECEIPTS BETWEEN SELLERS AND CARSON-TAHOE HOSPITAL FOR THE ACQUISITION OF PROPERTIES AT THE FOLLOWING LOCATIONS: 1) 990 N. MINNESOTA STREET, CARSON CITY, NEVADA; AND 2) 1303 N. MOUNTAIN STREET, CARSON CITY, NEVADA

8. PUBLIC WORKS/UTILITIES DIRECTOR

1. UPDATE REGARDING WASTEWATER RECLAMATION PLANT INCREASE CAPACITY

2. UPDATE REGARDING FLOOD PREPAREDNESS WORK

3. ACTION ON REVIEW AND APPROVAL OF CHANGES TO THE CARSON CITY SNOW AND ICE CONTROL POLICY AND DIRECTION TO STAFF ON SNOW EMERGENCY SERVICES AND EQUIPMENT  
*1997-R-434 1997-R-435 (no parking)*

4. ORDINANCE - FIRST READING  
*Bill 155*

ACTION ON AN ORDINANCE APPROVING A WATERLINE REIMBURSEMENT AGREEMENT BETWEEN CARSON CITY AND WESTERN STATES STORAGE I, A NEVADA LIMITED PARTNERSHIP REGARDING ASSESSOR'S PARCEL NUMBERS 9-304-02, 9-304-03 AND 9-304-06, LOCATED AT 47 CLEAR CREEK AVENUE, 5801 SOUTH CARSON STREET AND 5853 SOUTH CARSON STREET, CARSON CITY, NEVADA, FOR WATER MAIN CONSTRUCTION AND REIMBURSEMENT

APPROXIMATE TIME - 10:30 A.M.

9. COMMUNITY DEVELOPMENT DIRECTOR

1. ACTION ON U-97/98-11 - AN APPEAL OF THE REGIONAL PLANNING COMMISSION'S DECISION TO DENY A REQUEST FROM LISA STOKES (PROPERTY OWNER: SHULER FAMILY TRUST) TO ALLOW A GROUP CARE FACILITY IN A RESIDENTIAL DISTRICT ON PROPERTY ZONED SINGLE FAMILY 12,000 (SF12000), LOCATED AT 1600 KINGS CANYON ROAD, APN 9-012-06. (PC DENIED DUE TO LACK OF A MAJORITY VOTE): 3/AYE 3/NAY 0/DQ 1/AB (NEW INFORMATION HAS BEEN SUPPLIED TO COMMUNITY DEVELOPMENT AND IT HAS BEEN REQUESTED BY THE APPLICANT TO REFER THIS ITEM BACK TO THE REGIONAL PLANNING COMMISSION)

2. ACTION REGARDING THE STATUS OF AND RECOMMENDATIONS PERTAINING TO THE HOME INVESTMENT PARTNERSHIP PROGRAM (HOME), PARTICULARLY THE CONSOLIDATED PLAN/ACTION PLAN AND THE PUBLIC PARTICIPATION PLAN, ADMINISTRATION OF REGIONAL PROGRAM AND OTHER MATTERS RELATED THERETO

10. PARKS AND RECREATION DIRECTOR

**A** ACTION ON APPROVAL OF CONCEPTUAL PLAN FOR THE AQUATIC FACILITY STRUCTURAL ENCLOSURE AND NEW THERAPY POOL

**B** ACTION ON ALLOCATION OF 1997 RESIDENTIAL CONSTRUCTION TAX FUNDS

11. DISTRICT ATTORNEY

**A** ACTION ON A CLAIM BY HOME FINANCIAL SERVICES FOR DAMAGES ALLEGED TO HAVE RESULTED FROM THE CITY'S ACTIONS ON PARCEL OF LAND KNOWN AS APN 9-151-50 LOCATED BETWEEN MOSES AND KOONTZ LANE

**B** ORDINANCES - SECOND READING

**i** 1997-65 ACTION ON BILL NO. AN ORDINANCE AMENDING CCMC 13.230 (MISKEEPING OF A VICIOUS OR DANGEROUS ANIMAL) BY DELETING A REFERENCE TO AN ORDINANCE THAT DOES NOT EXIST, AND ADDING A REFERENCE TO AN EXISTING ORDINANCE

**cc** 1997-66 ACTION ON BILL NO. AN ORDINANCE AMENDING SECTION 2.34.020(4) OF THE CARSON CITY MUNICIPAL CODE (DEFINITIONS, "CANDIDATE"), EXPANDING THE DEFINITION OF "CANDIDATE" TO CONFORM TO NEVADA REVISED STATUE 294A.005 AND ACTION ON AN ORDINANCE REPEALING SECTION 2.34.060 OF THE CARSON CITY MUNICIPAL CODE (CAMPAIGN CONTRIBUTIONS--REPORT REQUIRED) AND OTHER MATTERS PROPERLY RELATED THERETO

12. CITY MANAGER

**A** DISCUSSION AND POSSIBLE ACTION ON THE ELIMINATION OF THE CARSON CITY TELEVISION COMMISSION

**i** ACTION TO VACATE THE RIGHT TO LEASE CERTAIN PARTS OF THE CARSON CITY FAIRGROUNDS GRANTED TO BAR-ONE ENTERPRISES DECLARED BY THE BOARD OF SUPERVISORS IN RESOLUTION 1995-R-61 FOR BAR-ONE'S FAILURE TO SECURE FUNDING AND SUBSEQUENTLY PRESENT A NEGOTIATED LEASE AGREEMENT AND OTHER MATTERS PROPERLY RELATED THERETO

**i** ACTION TO ACCEPT THE PERFORMANCE PLAN FOR THE CITY MANAGER

.....  
COPIES OF INFORMATION RELATED TO THE ABOVE ITEMS CAN BE VIEWED AT THE REFERENCE DESK AT THE CARSON CITY PUBLIC LIBRARY.  
.....

.....  
THE FOLLOWING NON-ACTION ITEMS WILL BE CONSIDERED, AS TIME PERMITS, BETWEEN OR FOLLOWING ANY OF THE ABOVE ITEMS: GENERAL INTEREST ITEMS; CORRESPONDENCE; STATUS REPORTS; CITIZEN COMMENTS; AND, STAFF COMMENTS  
.....

.....  
TITLES OF AGENDA ITEMS ARE INTENDED TO IDENTIFY SPECIFIC MATTERS. IF YOU DESIRE DETAILED INFORMATION CONCERNING ANY SUBJECT MATTER ITEMIZED WITHIN THIS AGENDA, YOU ARE ENCOURAGED TO CALL THE RESPONSIBLE AGENCY OR THE CITY MANAGER'S OFFICE. YOU ARE ENCOURAGED TO ATTEND THIS MEETING AND PARTICIPATE BY COMMENTING ON ANY AGENDIZED ITEM.  
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City of Carson City  
Request For Board Action

Date Submitted 10/28/97

Agenda Date Requested: 11/6/97  
Time: 15 min.

To: Mayor and Supervisors

From: Parks and Recreation Director

Subject Title: Action on Allocation of 1997 Residential Construction Tax Funds

Type of Action Requested: (Check One)

- Resolution                       Ordinance
- Formal Action/Motion             Other (Specify)

Recommended Board Action: Motion to approve the recommendation of the Parks and Recreation Commission on allocation of 1997 Residential Construction Tax Funds pursuant to the attached list.

Discussion: Each year the Parks and Recreation Commission solicits applications for Residential Construction Tax funding. As usual, the funding amount was less than the requested amount but, for the first time in a long time the gap between the two was not as large. The passage of Question #18 last November took a lot of pressure off this funding source. As you can see by the Commission staff report, RCT applications, and final Commission recommendation (see attached) there were some tough decisions made. On another attached sheet you will find the project title, the requested amount, the staff recommended funding level, and the Commission recommended funding level. You will note that there were only three projects that did not receive Commission recommended funding and one of those (Water Slide) was addressed for funding in the conceptual plan approved by the Commission for the new enclosure of the swimming pool, also, a Question #18 project. Due to the uncertainty of the Bar-One proposal at the Fairgrounds the Commission chose to delay funding of the bleachers at this time. Finally, the parking lot at the Community Center was felt to be a project that should be funded through the General Fund Capitol Improvement Fund.

Fiscal Impact: \$349,000 of which \$53,865 is contingency amount for possible future projects.

Funding Source: Residential Construction Tax Fund

Explanation of Impact: There is a total of \$349,000 in the RCT fund but the Commission is not allocating the total amount at this time.

- Alternative(s): 1) Reject the Commission recommendation.
- 2) Modify the Commission recommendation.

Prepared By: Stephen D. Kastens, Parks and Recreation Director

*Augmentation from prior year resources required.*

Reviewed By: Mary Walker Date: 10/28/97  
(Mary Walker, Redevelopment & Finance Dir.)

Concurrence: Paul Lipparelli Date: 11/2/97  
for (Paul Lipparelli, Deputy D.A.)

Concurrence: John Burkhardt Date: 10/28/97

Board Action:

Motion	<u>App</u>	1: <u>JP</u> (Aye)	(Nay)
	<u>11</u>	2: <u>KB</u> <u>5</u>	<u>0</u>
		<u>4</u>	<u>1</u>
			<u>1</u>
			<u>11</u> ✓

[Signature]  
(Vote Recorded By)

Residential Construction Tax Requests  
For 1997-1998

(Requests are in alphabetical order.)

	<u>Requested</u>	<u>Staff Recommendation</u>	<u>Commission Recommendation</u>
1. Carson Aquatic Facility - Water Slide	53,500	26,750	0
2. Carson Aquatic Facility - Weight Room Treadmill	5,795	5,795	5,795
3. Carson Radio Control Club - Club House/Restrooms	21,700	30,000	21,700
4. Community Center - Paved Parking Lot	100,111	50,055	0
5. Edmonds Sports Complex - Lighting BMX Tract	30,000	0	30,000
6. Edmonds Sports Complex - Snack Building/Storage Area	15,000	15,000	15,000
7. Edmonds Sports Complex - Irrigation/Turf/Trees	80,340	60,340	60,340
8. Edmonds Sports Complex - Playground Equipment	44,000	21,982	44,000
9. Fuji Park - New Bleachers	112,000	47,578	0
10. Governors Field - Playground Equipment	18,300	0	18,300
11. Hidden Meadows School Access Site - Land	60,000	60,000	60,000
12. Mark Way - Consulting Fees	10,000	10,000	10,000
13. Mills Park - Handicap Platform	4,000	4,000	4,000
14. Mills Park - Trees/Drip System	10,000	10,000	10,000
15. Ross Gold Park - Shade Trees	8,500	0	8,500
16. Various Park Sites - Picnic Benches and Tables	7,500	7,500	7,500
Contingency For Future Requests			53,865
Total Amount Requested	580,746	349,000	349,000

PARKS AND RECREATION COMMISSION

STAFF REPORT

MEETING DATE: 10/7/97

AGENDA ITEM NUMBER: #1

APPLICANT: Staff

REQUEST: Allocation of Residential Construction Tax funds.

**GENERAL DISCUSSION:** At the 9/2/97 Commission meeting applications for Residential Construction Tax funding was submitted by various applicants. The applications submitted were reviewed by the Commission and applicants answered questions relating to their projects. There were a total of sixteen (16) applications which totaled \$580,746. The total amount of funds available for this allocation period is \$349,000.

**APPLICANT'S JUSTIFICATION:** The Commission has established a schedule for the allocation of RCT funds which designates the first meeting in October as the date that the Commission will determine their allocation recommendation to the Board of Supervisors.

**PUBLIC COMMENTS:** Staff has not received any new comments since the 9/2/97 meeting.

**AGENCY COMMENTS:** At this time, staff has not received any new comments since the 9/2/97 meeting. However, we are still working on a couple of issues relating to some of the projects and if there is any new information we will share it with the Commission at the meeting.

**STAFF COMMENTS:** It has been past practice for staff to make recommendations on the funding requests. Please see attached recommendations and explanations.

**RECOMMENDED ACTION:** It is staff's recommendation that the Commission approve staff's recommendations as presented or develop the Commission's own list of funding allocation.

**CONDITIONS:** None

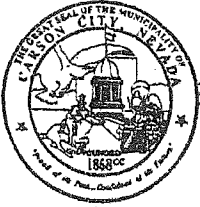
Residential Construction Tax Requests  
For 1997-1998

(Requests are in alphabetical order.)

	Requested	Recommended
1. Carson Aquatic Facility - Water Slide	53,500	26,750
2. Carson Aquatic Facility - Weight Room Treadmill	5,795	5,795
3. Carson Radio Control Club - Club House/Restrooms	21,700	30,000
4. Community Center - Paved Parking Lot	100,111	50,055
5. Edmonds Sports Complex - Lighting BMX Tract	30,000	0
6. Edmonds Sports Complex - Snack Building/Storage Area	15,000	15,000
7. Edmonds Sports Complex - Irrigation/Turf/Trees	80,340	60,340
8. Edmonds Sports Complex - Playground Equipment	44,000	21,982
9. Fuji Park - New Bleachers	112,000	47,578
10. Governors Field - Playground Equipment	18,300	0
11. <b>Hidden Meadows School Access Site - Land</b>	<b>60,000</b>	<b>60,000</b>
12. Mark Way - Consulting Fees	10,000	10,000
13. Mills Park - Handicap Platform	4,000	4,000
14. Mills Park - Trees/Drip System	10,000	10,000
15. Ross Gold Park - Shade Trees	8,500	0
16. Various Park Sites - Picnic Benches and Tables	7,500	7,500
 Total Amount Requested	 580,746	 349,000

### Explanation of Funding Recommendation

1. Carson Aquatic Facility - Water Slide: Fund half from RCT and the other half through Quality Of Life Aquatic Facility Capitol Improvement.
2. Carson Aquatic Facility - Weight Room Treadmill: Full funding.
3. Carson Radio Control Club - Club House/Restrooms: Full funding plus additional \$8,300 as staff feels square foot cost is low.
4. Community Center - Paved Parking Lot: Fund half from RCT and make it contingent on receiving the other half from General Fund CIP (Capitol Improvement) within the next fiscal year as the cost for the parking area should be a shared cost.
5. Edmonds Sports Complex - Lighting BMX Tract: No funding at this time as we need a more detailed plan and cost estimate.
6. Edmonds Sports Complex - Snack Building/Storage Area: Full funding as we have a complete building setting on the ground waiting for a footing and floor.
7. Edmonds Sports Complex - Irrigation/Turf/Trees: Full funding of \$60,340 as AYSO is providing the additional \$20,000.
8. Edmonds Sports Complex - Playground Equipment: Partial funding of \$21,982 for the Jr. play area, tables and benches. The older play area can be reapplied for next year.
9. Fuji Park - New Bleachers: Partial funding of \$47,578 from RCT which will be set aside until such time as a decision from Bar-One Enterprises has been approved. This would allow the purchase of some new bleachers but not as much as was requested.
10. Governors Field - Playground Equipment: No funding at this time can be reapplied for next year.
11. Hidden Meadows School Access Site - Land: Full funding.
12. Mark Way - Consulting Fees: Full funding.
13. Mill Park - Handicap Platform: Full funding.
14. Mills Park - Trees/Drip System: Full funding.
15. Ross Gold Park - Shade Trees: No funding at this time can be reapplied for next year.
16. Various Park Sites - Picnic Benches and Tables: Full funding.



## CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMO TO: Steve Kastens  
FROM: Mary Walker  
DATE: September 22, 1997  
RE: Residential Construction Tax Funding

Steve, as I stated, I would review prior year's RCT budget and this year's budget to determine the amount of funding available for the Park and Recreation Commission to spend for RCT projects. In total, the Commission has \$ 349,000 which includes the following:

1) Current FY 97-98 Budget	\$ 225,000
2) Additional RCT Revenue- Collected in Prior Year	89,428
3) Contingency Prior Year Not Spent	9,500
4) Decrease in Debt Service due To Room Tax Paying for Higher Share of Bond	25,000 @
	-----
Total Funding Available	<u>\$ 348,928</u>

@ The Events Center Park Bond was suppose to be paid primarily from Room Taxes as Room Tax collections were generated. Any additional debt requirements above and beyond the collections were to be paid from the Residential Construction Fund. Since Room Tax collections rose last year, we are able to transfer more of the debt burden to room taxes and free up additional resources in the Residential Construction Tax Fund per Board policy.

If you have any questions, please do not hesitate to contact me.

**CARSON CITY PARKS AND RECREATION COMMISSION**  
**Minutes of the October 7, 1997 Meeting**  
Page 1

DRAFT

A regular meeting of the Carson City Parks and Recreation Commission was held on Tuesday, October 7, 1997 in the Community Center Sierra Room, 851 East William St., Carson City, NV at 6:00 p.m.

**PRESENT:** Chairperson Ken Elverum  
Vice Chairperson Robert Kennedy  
Larry Osborne  
Jon Plank  
John Simms  
Susan Scholley  
Charles Wright

**STAFF:** Steve Kastens, Parks and Recreation Director  
Scott Fahrenbruch, Parks Superintendent  
Vern Krahn, Park Planner  
Kurt Meyer, Recreation Supervisor  
Fran Smith, Recording Secretary  
(PR 10/7/97 1-0000.5)

**NOTE** - Unless otherwise indicated each item was introduced by Chairperson Elverum. 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 Elverum called the meeting to order at 6:00 p.m. A roll call was taken and a quorum was present although Commissioner DeMar was absent.

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

**C. PUBLIC COMMENT** - None.

**AGENDA ITEMS**

**1. ALLOCATION OF RESIDENTIAL CONSTRUCTION TAX FUNDS** - (1-0035.5) Mr. Kastens said Finance Director Mary Walker and Sandy Tschumperlin had reviewed the RCT fund and determined there was an additional \$89,420 left from last year plus a \$9,000 contingency that would be available for allocation this year. He added that makes the total available of \$349,000 and that the total requests were for \$580,746. He commented on the guidelines on the RCT application form and said they are what staff uses to determine their recommendations for allocation. Commissioner Osborne asked if some of the \$349,000 could be set aside for emergency requests as had previously developed with YSA. Mr. Kastens said the Commission could recommend allocations in any form they desire and that they could set aside some funding for future allocations in emergency situations. He then noted that in the previous fiscal year Item 4, the parking lot at the Community Center and Item 1, the water slide, had been submitted for CIP funding. He added in order to try to get the most money available he had reservations about RCT paying for these because the City as a whole would benefit.

CARSON CITY PARKS AND RECREATION COMMISSION  
Minutes of the October 7, 1997 Meeting  
Page 2

DRAFT

(1-0109.5) There were sixteen requests on the list and Mr. Kastens asked the Commission if they wished to review them again. Commissioner Osborne did not want to review them individually but felt the Commission could answer questions. Commissioner Scholley suggested that the Commission first weed out the items that are not controversial and then discuss the others.

Item 7 - Edmonds Sports Complex - Irrigation/Turf/Trees - \$80,340 (\$60,340 recommended) - (1-0119.5) Chairperson Elverum noted that YSA was willing to put \$20,000 up front and felt if they were willing to do that the Commission should honor it and provide the rest. Commissioner Simms had a concern this might appear because YSA was willing to put up the \$20,000 the Commission would feel obligated to allocate the rest. Chairperson Elverum felt that YSA had done this in good faith which was why he had recommended funding the rest. Commissioner Plank agreed and said YSA had indicated they might even be able to contribute more. He added that some groups just cannot raise the funding. Commissioner Scholley said Edmonds is so heavily used and felt that the criteria of looking at sheer numbers clearly qualified the request for the funding. Commissioner Osborne added his agreement. Commissioner Wright then moved that the Commission approve funding of \$60,340 as recommended by staff. Commissioner Kennedy seconded the motion. Motion carried 7-0.

Item 16 - Various Park Sites - Picnic Benches and Tables - \$7,500 - (1-0185.5) Commissioner Kennedy moved that the Commission allocate the total of \$7,500 to that item. Commissioner Wright seconded the motion. Commissioner Plank noted it had previously been discussed that two benches be placed at the skateboard park. Mr. Fahrenbruch said with these monies four benches will be purchased for the park plus two more for which money had been raised. Commissioner Osborne felt that the benches would be used by a lot of people at various sites. Motion carried 7-0.

Item 2 - Carson Aquatic Facility - Weight Room Treadmill - \$5,795 - (1-0215.5) Chairperson Elverum said he had spoken to some users and felt it would be used by a lot of people. Commissioner Osborne moved that the Commission allocate \$5,795 for the Carson Aquatic Facility treadmill. Commissioner Scholley seconded the motion. Motion carried 7-0.

Item 13 - Mills Parks - Handicap Platform - \$4,000 - (1-0231.5) Commissioner Scholley moved that is an appropriate proactive improvement to make for the train. Commissioner Plank seconded the motion. Motion carried 7-0.

Item 14 - Mills Park - Trees/Drip System - \$10,000 - Commissioner Kennedy moved that the Commission allocate the full funding of \$10,000 for that project. Commissioner Osborne seconded the motion. Motion carried 7-0.

Item 12 - Mark Way - Consulting Fees - \$10,000 - Commissioner Wright moved that this be approved. Commissioner Scholley seconded the motion. Commissioner Kennedy asked for clarification of what this request means. Mr. Kastens said several months ago a group of neighborhood residents had come forward with a conceptual plan on what they would like to see. He added what this request would do is provide the funding to hire a consultant to put the conceptual plans into detailed plans and start the process of planning and actual development of the Mark Way Park. Commissioner Plank

CARSON CITY PARKS AND RECREATION COMMISSION  
Minutes of the October 7, 1997 Meeting  
Page 3

DRAFT

asked why Vern Krahn, the new park planner, could not do this rather than spend this for an outside consultant. Mr. Kastens said there are a lot of things that go into a final master plan of a park site. He felt with Mr. Krahn's assistance this cost is realistic because it could be larger otherwise. Commissioner Osborne said he understood the day Mr. Krahn came on board he was behind but because Mr. Krahn reports to Mr. Kastens he felt it should be up to Mr. Kastens to establish priorities for him. Commissioner Kennedy said within the framework discussed earlier about a contingency fund he suggested this be set aside for discussion later in the meeting. Commissioner Scholley agreed. However, she noted an identified lack of parks in that part of the community. She added her belief that the park would be a small contained park site and would lend itself to a minimal consulting contract. She also cautioned that without this funding the park could fall to the bottom of the stack in deference to larger ticket items. Chairperson Elverum said he would return to this item later in the meeting.

**Item 11 - Hidden Meadows School Access Site - Land - \$60,000 - (1-0379.5)**  
Commissioner Scholley felt this expenditure is a perfect target for RCT and that it would also acquire the site sooner rather than later and moved that the Commission approve full funding. Commissioner Plank seconded the motion. Commissioner Kennedy asked for a more broad explanation of the request. Mr. Kastens said this was Phase 2 of the Hidden Meadows development. He added it is parcel #1 in that phase and backs up to Eagle Valley school. He said it had been the desire of the previous Commission to purchase that property. This would allow the children coming out of the Riverview area and all of the Hidden Meadows developments to traverse a path rather than have to go out on to Carson River Road to get to the school. He added the original idea was that the City would get the lot and Hidden Meadows would get RCT credit. However, considering the time it would take them to acquire the RCT credit, they could be paid for the property now and not receive RCT credit later. Motion carried 7-0.

**Item 6 - Edmonds Sports Complex - Snack Building/Storage Area - \$15,000 -**  
Commissioner Kennedy moved that the Commission approve the Edmonds Sports Complex snack building and storage area in the amount of \$15,000. Commissioner Plank seconded the motion. Mr. Kastens clarified this is in the BMX area and that they had received previous funding for the actual building and this request is for the floor and footing on which to put the building. Commissioner Osborne asked when they had received the funding. Mr. Kastens said it was two or three years ago but they had not been able to get volunteers and donations to complete the project. He added that the people currently involved are more committed than the previous group had been. Commissioner Kennedy noted how long the potential building has been on the site and felt this was a good time to finish the project. Motion carried 7-0.

**Item 3 - Carson Radio Control Club - Club House/Restrooms - \$30,000 - (1-0527.5)**  
Commissioner Kennedy said their request was for \$21,700 and that staff had apparently looked at it and determined it would be under funded at that amount. He moved that the Commission accept at the \$21,700. He explained it was the club's figure and it should be their responsibility to work out the difference in figures. Commissioner Plank seconded the motion. Commissioner Osborne asked Mr. Kastens how staff had arrived at the

APN 10-611-01

NOV 26 1997

DECLARATION OF VALUE

Recording Date \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_ Instrument # 210730

Full Value of Property Interest Conveyed \$ 60,000.00

Less Assumed Liens & Encumbrances -

Taxable Value (NRS 375.010, Section 4) \$ -0-

Transfer Tax to County \$ \_\_\_\_\_

Transfer Tax to State of Nevada \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ -0-

If exempt, state reason. NRS 375.090 Section #2 Explain:

Transfer to city

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant \_\_\_\_\_

Name (Please Print) \_\_\_\_\_

Address \_\_\_\_\_

City State Zip \_\_\_\_\_

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

*Delma Bransom*  
Signature of Declarant

Delma Bransom  
Name (Please Print)

CC-971223-DB  
Escrow Number

NORTHERN NEVADA TITLE COMPANY  
Firm Name

512 NORTH DIVISION STREET  
Address

CARSON CITY, NV 89703  
City State Zip

Tax paid for the above transfer on \_\_\_\_\_, 19\_\_\_\_  
per NRS 375.030, Section 3.

Signature of Recorder or Representative

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 11/a #2  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale  
( ) Unincorporated area: ( ) City of \_\_\_\_\_, and  
( ) Realty not sold.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ALEXANDER K. BERNHARD AND LENORE JEAN BERNHARD, CO-TRUSTEES OF THE BERNHARD FAMILY TRUST AGREEMENT DATED SEPTEMBER 12, 1994 in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA all that real property in the County of Carson City, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

THIS DEED IS GIVEN AND ACCEPTED ON THE EXPRESS CONDITION THAT THE PROPERTY BEING CONVEYED IS TO BE USED AS A PARK SITE. IN THE EVENT GRANTEE HEREIN ELECTS TO USE THE PROPERTY FOR OTHER THAN A PARK SITE, THEN IN THAT EVENT, GRANTEE, ITS SUCCESSORS AND ASSIGNS, AGREE TO BE BOUND BY THOSE CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIDDEN MEADOWS ESTATES #1, AS THE SAME WERE RECORDED IN THE CARSON CITY RECORDERS OFFICE ON SEPTEMBER 13, 1996 AS DOCUMENT NO. 193825.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hands this 17th day of November, 1997

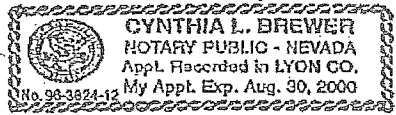
*Alexander K. Bernhard*  
Alexander K. Bernhard, Co-Trustee

*Lenore Jean Bernhard*  
Lenore Jean Bernhard, Co-Trustee

STATE OF NEVADA )  
COUNTY OF CARSON CITY )

On November 17, 1997 personally appeared before me, a Notary Public, Alexander K. Bernhard and Lenore Jean Bernhard, who acknowledged that they executed the above instrument.

signature *Cynthia L. Brewer*  
(Notary Public)



WHEN RECORDED MAIL TO:  
Carson City  
3303 Butti Way #9  
Carson City, Nevada 89701

CC-971223-DB LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART OF:  
GRANT, BARGAIN, SALE DEED

EXHIBIT "A"

All that portion of the Northeast 1/4 of Section 22, Township 15 North, Range 20 East, M.D.B. & M., described as follows:

Commencing at a point on the North line of said Section 22, said point also being the Northeast corner of Lot 27 in Block A of HIDDEN MEADOW ESTATES #1, as said map is filed with the recorder of Carson City, Nevada on September 6, 1996 as Map No. 2183-C; thence along the North line of said Section 22, South 89°47'16" East 211.00 feet to a 3/4 inch pipe marked "Re-409" and said point also being the Southwest corner of Lot 40 in Block G as shown on the plat of HIDDEN MEADOW, A PLANNED UNIT DEVELOPMENT recorded October 14, 1995; thence South 89°45'59" East 178.01 feet to the Southeast corner of said Lot 40 and the West line of Buzzy's Ranch Road; thence along the West line of Buzzy's Ranch Road on a curve concave to the Northwest, having a radius of 76.465 feet a distance of 88.38 feet; thence South 65°59'46" West 5.86 feet, thence on a curve concave to the Northwest, having a radius of 170.91 feet a distance of 49.59 feet, thence South 82°37'09" West 187.71 feet; thence on a curve, concave to the Southeast, having a radius of 125.00 feet a distance of 99.61 feet; thence South 36°57'44" West 21.14 feet to the most easterly corner of Lot 27 of HIDDEN MEADOW ESTATES #1; thence along the East line of said Lot 27, North 53°02'16" West 52.18 feet; thence continuing along said East line North 12°58'28" East 149.87 feet to the Northeast corner of said Lot 27 and the point of beginning.

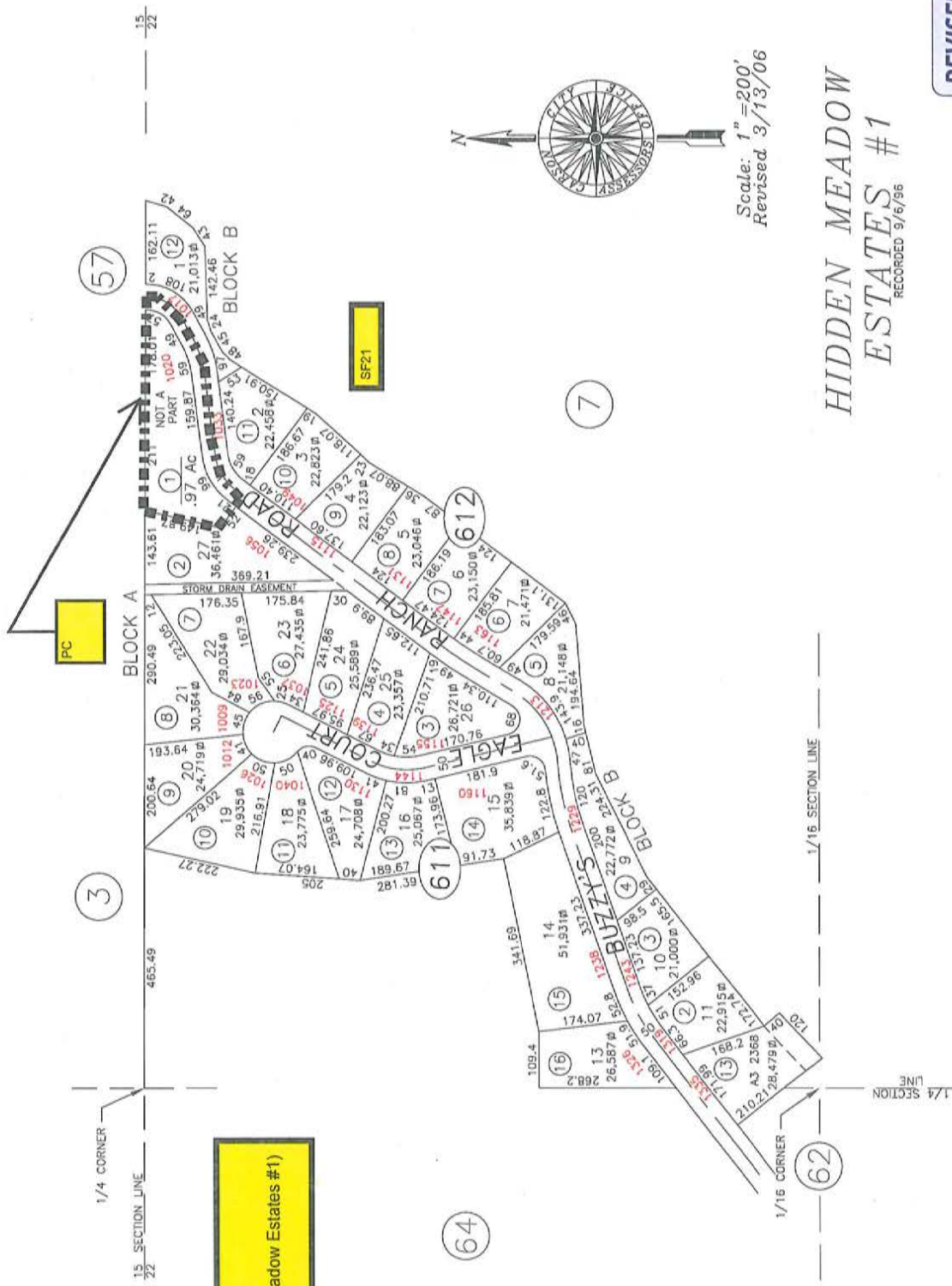
FILED FOR RECORD  
AT THE REQUEST OF

NORTHERN NEVADA TITLE COMPANY  
97 NOV 26 P3:22

FILE NO. 210730  
ALAN GLOVER  
CARSON CITY RECORDER  
FEE \$ 11 DEP. CR

210730

PORTION N1/2 NE1/4 SECTION 22, T.15 N., R.20 E., M.D.B. & M.



Scale: 1"=200'  
Revised 3/13/06

# HIDDEN MEADOW ESTATES #1

RECORDED 3/6/96

**REVISED**  
10:24 am, Feb 04, 2008

**APN Page 10-61**  
**Whole page S-01/02-1 (Hidden Meadow Estates #1)**

Carson City, Nevada  
This map is prepared for the use of the Carson City Assessor for assessment and illustrative purposes only. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon. You can view and print our maps at no charge from our website at [www.carson-city.nv.us](http://www.carson-city.nv.us)

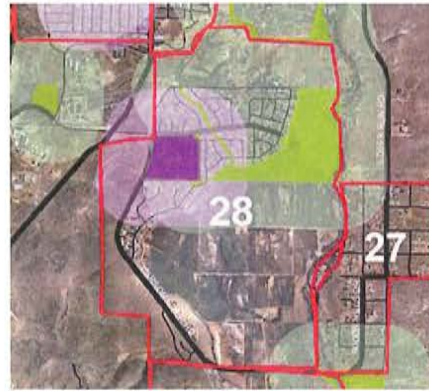
Corrected the disclaimer

Xref 10-61



# 28

<b>PARK:</b>	Riverview Park Park/Korean Veterans Memorial Park
<b>TYPE:</b>	Natural
<b>SIZE:</b>	109 acres
<b>NOTES:</b>	55% of population within walking distance of Park
<b>SCHOOL:</b>	Eagle Valley Middle School 27% of population within walking distance of School



<b>OBSERVATIONS:</b>	This neighborhood currently has a ¼ mile proximity to Riverview Park. The Neighborhood park facilities (play structures) are in a small portion of the park called Korean War Veterans Memorial Park. The middle school provides a number of active recreation facilities.
<b>SURVEY:</b>	Q19: Only modest expressed desire (35%) for an additional Neighborhood park. Q17: 67% support for general increase in Neighborhood parks in the city, and 54% support for a general increase in Natural parks.
<b>IMPLEMENTATION STRATEGIES:</b>	No action proposed.

# West Side Open Space Opportunities For Carson City, Nevada

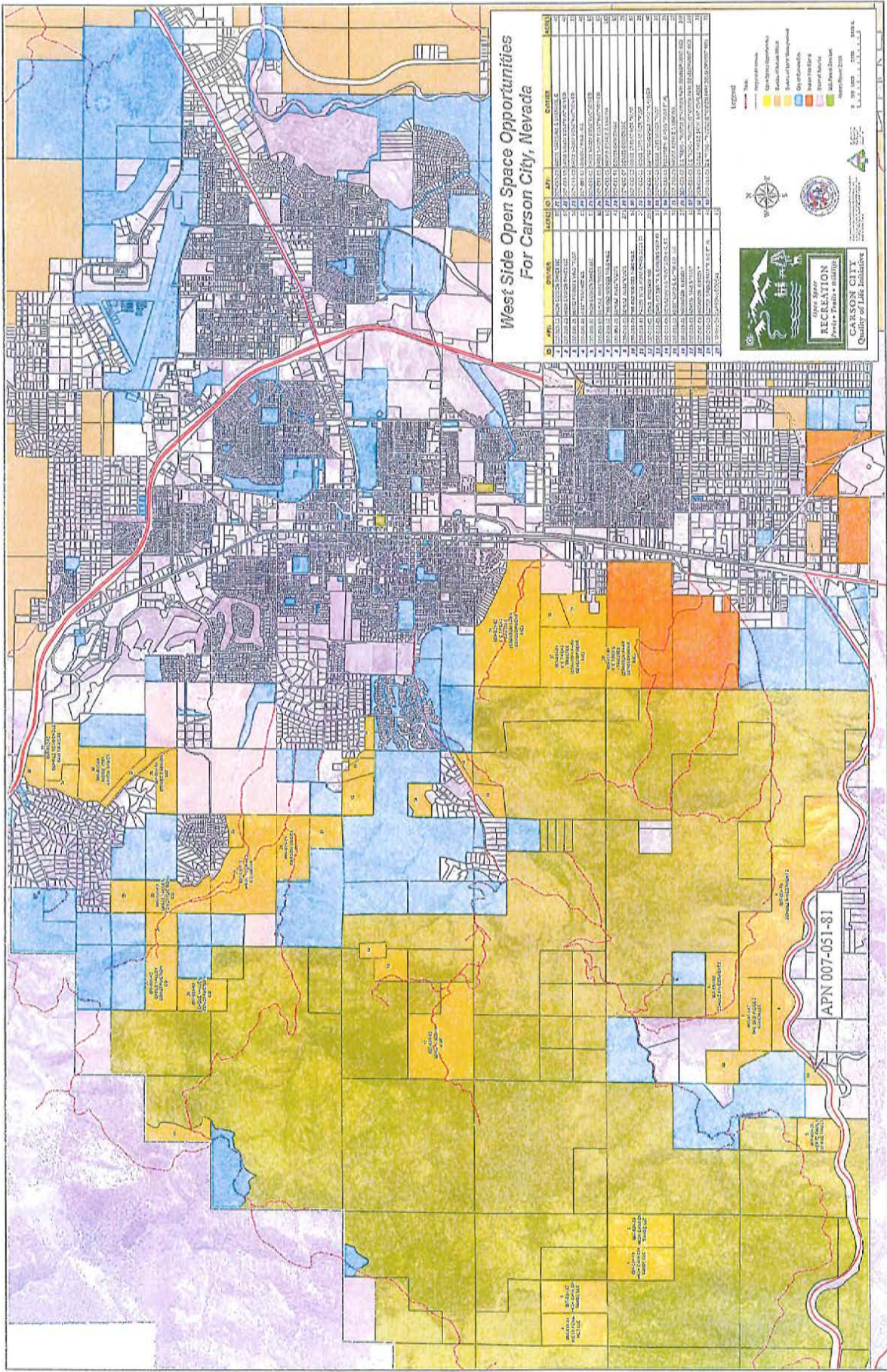
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**CARSON CITY**  
Quality of Life Initiative

**Legend**

- Interstate
- State Route
- Local Road
- Rail
- Water
- Wetlands
- Open Space
- Urban
- Rural
- Other



APN 007-051-81



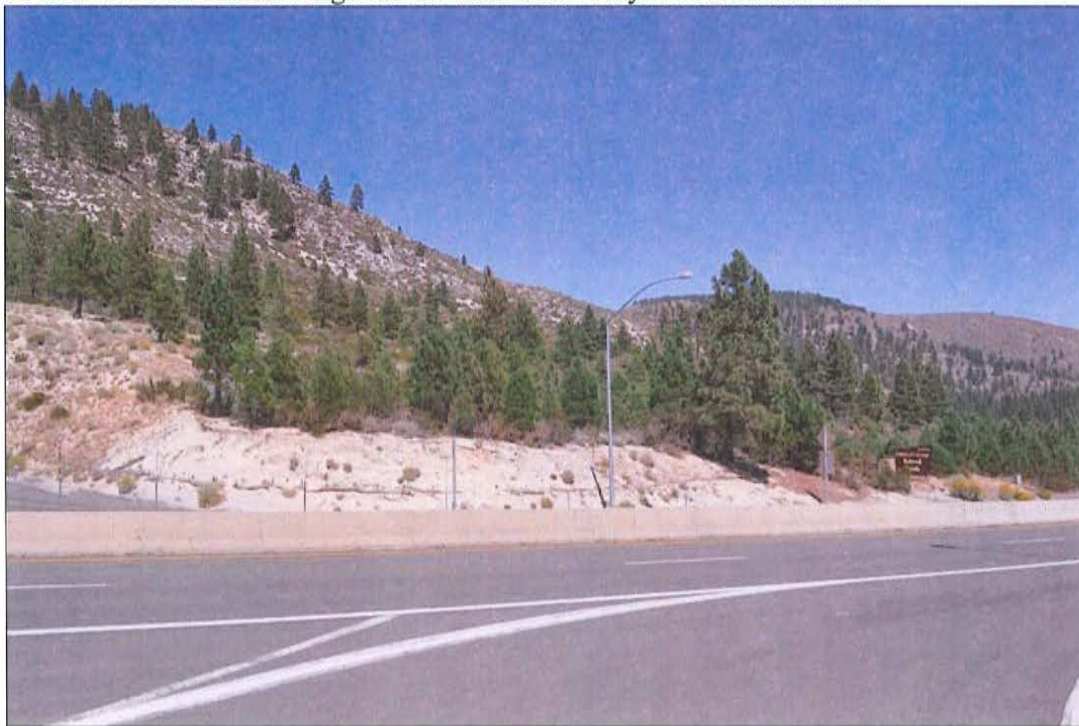
Photos taken September 12, 2014

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Photo Point 1: View to the west.



Photo Point 2: View to the northeast, taken from across U.S. Highway 50. For reference, note the U.S. Forest Service entrance sign for the Humboldt-Toiyabe National Forest.



Photos taken September 12, 2014

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Photo Point 3: View to the northwest, taken from across U.S. Highway 50.

