

MINUTES
Special Meeting
Carson City Parks and Recreation Commission
Tuesday, September 6, 2016 ● 5:30 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Committee Members

Chair – Lee-Ann Keever
Commissioner – Lori Bagwell
Commissioner – Donna Curtis
Commissioner – Brett Long

Vice Chair – Robert Glenn
Commissioner – Joe Cacioppo
Commissioner – Sean Lehmann

Staff

Jennifer Budge, Parks and Recreation Department Director
Steven Brunner, Parks and Recreation Department Deputy Director
Iris Yowell, Deputy District Attorney
Vern Krahn, Senior Park Planner
Tamar Warren, Deputy Clerk/Recording Secretary

NOTE: A recording of these proceedings, the board's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours.

An audio recording of this meeting is available on www.Carson.org/minutes.

CALL TO ORDER

(5:31:29) – Chairperson Keever called the meeting to order at 5:31 p.m.

ROLL CALL AND DETERMINATION OF QUORUM

(5:32:01) – Roll was called, and a quorum was present.

| Attendee Name | Status | Arrived |
|----------------------|---------------|----------------|
| Lee-Ann Keever | Present | |
| Robert Glenn | Present | |
| Lori Bagwell | Present | |
| Joe Cacioppo | Present | 5:33 p.m. |
| Donna Curtis | Present | 5:33 p.m. |
| Sean Lehmann | Present | |
| Brett Long | Present | |

PUBLIC COMMENTS

(5:32:20) – None.

1. ACTION ON APPROVAL OF MINUTES – August 2, 2016

(5:32:47) – **MOTION:** I move to approve the August 2, 2016 meeting minutes as presented.

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| RESULT: | Approved (5-0-0) |
| MOVER: | Long |
| SECONDER: | Bagwell |
| AYES: | Keever, Glenn, Bagwell, Lehmann, Long, |
| NAYS: | None |
| ABSTENTIONS: | None |
| ABSENT: | Cacioppo, Curtis |

2. MODIFICATIONS TO THE AGENDA

(5:33:26) – None.

3. MEETING ITEMS

A. FOR POSSIBLE ACTION: DISCUSSION ON THE TUESDAY, AUGUST 2, 2016 PARKS AND RECREATION COMMISSION TOUR AND POSSIBLE ACTION IN REGARD TO RECOMMENDATIONS FOR FUTURE CONSIDERATION.

(5:34:08) – Chairperson Keever introduced the item and invited commissioners to review their observations and suggestions. Commissioner Curtis commented on the conditions of the Ross Gold Park in general and the playground equipment, in particular. She believed that the equipment presented a danger to the community. Vice Chairperson Glenn called the discussion during the tour “thoughtful and intelligent” and believed Ross Gold and Centennial Parks could be Priorities. Commissioner Long echoed Commissioner Curtis’ comments and believed that several parks not listed on the tour were also in need of much repair and requested agendaizing a discussion prior to prioritizing and allocating any funds for improvements. Chairperson Keever thanked Staff and suggested making the tour an annual event. Commissioner Cacioppo also agreed with Commissioner Long’s suggestion and Commissioner Curtis informed the Commission that Staff would prioritize and assess all the needs of the parks during the winter months, after the summer activities have ended. Ms. Budge confirmed that Staff would be working with the City’s asset manager to identify all the components and create an index to prioritize the assets of all parks for removal of hazards or for funding requests, based on the needs. Commissioner Bagwell inquired about timing of the assets in order to be ready when the budgeting process begins. Commissioner Long suggested agendaizing an update for January and Commissioner Lehmann wished to see a trails assessment as well. Commissioner Curtis believed the asset management would take up to five years to complete, and Ms. Budge believed that information was needed, promising to work with them in the best way possible “to move forward and be thoughtful”.

PUBLIC COMMENT

(5:48:18) – None.

B. FOR POSSIBLE ACTION: TO PROVIDE COMMENTS TO THE PLANNING COMMISSION AND BOARD OF SUPERVISORS REGARDING “VINTAGE AT KINGS CANYON” TENTATIVE PLANNED UNIT DEVELOPMENT APPLICATION (TPUD-16-092) LOCATED WEST OF THE MOUNTAIN STREET TRAILHEAD (APN 007-573-06, 07, 08 AND A PORTION OF 009-012-02) AS IT RELATES TO THE CITY’S PARKS AND RECREATION MASTER PLAN AND UNIFIED PATHWAYS MASTER PLAN.

(5:48:34) – Chairperson Keever introduced the item and read prepared instructions, incorporated into the record, to the public on the evening’s processes and procedures for public comment which included a speaking time limit and a filled out form prior to speaking. She also stated that only the parks component will be discussed in this meeting, adding that public input regarding all other matters will be received during a Planning Commission Special Meeting on Thursday, September 29, 2016. Mr. Krahn presented the Staff Report which is incorporated into the record, introducing the project and the developer representatives.

(5:52:18) – Vince Scott introduced himself as the general partner and developer of the Vintage at Kings Canyon development and presented a slide show, incorporated into the record, of the proposed project, and responded to clarifying questions by the commissioners. He also noted that the project website, www.thevintagenevada.com, contained information regarding the development, including frequently asked questions. Commissioner Bagwell received confirmation that the trailhead will be provided an upgraded restroom and “everything within the fence lines”, including the public trails and exercise equipment, will be maintained by the homeowners association (HOA). Mr. Scott also clarified that gates will be placed at the trailhead, “at the crossing”, and a pedestrian access will be available from the side streets via “one, to three gates”. Commissioner Lehmann wished to see “connectivity” via trails and Mr. Scott believed that it was not in the plan because of safety reasons, adding that he had agreed to it; however, the current property owner had not committed to it as of yet. Ms. Budge clarified that the parking area currently designated for the trailhead exceeded the required parking for trailheads and city parks, adding that it was currently being used by the area businesses. Ms. Budge suggested requesting a backup plan should the HOA not be able to meet its maintenance obligations. Commissioner Curtis suggested changing the park designation from “passive” to “active” since bocce ball and other activities were being planned. Ms. Budge also clarified for Commissioner Curtis that Open Space had not looked into acquiring the property because there was no “willing seller”.

(6:30:25) – Chairperson Keever announced they would “open up the floor to questions from the public for Mr. Scott”, and invited speakers to come to the podium and introduce themselves. Maxine Nietz introduced herself as a member of Save Open Space (SOS) Carson City (CC) and believed that the developer’s presentation began with a “threat” that they could have built multi-family units, believed that the green buildings discussions are “not pertinent”, and that the developer would bring in seniors from California to live there. She also believed that the developer has not worked with the “greater community”, adding that the homes will have zero lot lines. Ms. Nietz also objected to the “gated community”. Chairperson Keever suggested submitting a written version of these comments to the Planning Commission. Sean Gallagher, SOS CC, wished to be recognized that “a huge number of people” will be impacted by the development, and that they respected “the right to sell and the right to develop”. He also informed the Commission that many could not attend this meeting due to other commitments and because they “could not get babysitters”. Commissioner Curtis received clarification that Mr. Gallagher preferred that the area remain as open space. Commissioner Lehmann commented on the “Stop Vintage” signs and Mr. Gallagher noted that SOS had its own placards and signs for those who wished to see them.

(6:42:15) – Suzanne Fox, Maison Way resident, believed that if the Vintage parks are eventually donated to the City, which will not have the funds to maintain it. She also wished to have “more open space”. Mr. Knaus introduced himself as such, and expressed concern over his privacy as his property will back into the Vintage fence. Patrick Anderson introduced himself and noted that he was not related to the property owners with the same last name. He explained that due to a fire and other circumstances the ranch had not remained active for almost a decade and it was “bone dry nine months out of the year” with “highly flammable vegetation”. Mr. Anderson noted that attempts had been made by the City to purchase the land to turn it into open space for 15

years without any results, adding that the current plan conformed to the City's trails program. Jason Kuchnicki introduced himself as a member of SOS CC and explained that they will "try and maximize the open space parks and recreation benefits", adding that this was a gateway property. He also read a prepared statement regarding walkable neighborhoods. Jeff Foltz received answers to several inquiries about the location of the soccer field and about public use of trails. He also requested a copy of the presentation. Patricia Clark introduced herself and read a statement, incorporated into the record, in favor of the development and pointed out that over 50 percent of the city's land comprised of "vacant public land" already. Ursula Carlson believed that the proposed park is too small and that the trailhead is a "misnomer". Nancy Gammie objected to the development because it is "creating a water situation that Carson City can't afford". Dixie Jennings Teats wished to have more spacious homes built instead of the "crammed" option. Alexia Benshoof noted that her family was looking forward to using the trails; however, she was not in favor of having "a six-foot fence in her front yard", recommending that the fence could be placed "on the other side of the trail". LeAnn Saarem introduced herself as a long-time resident and noted that the Quality of Life Initiative taxes were to be used to acquire open space property. She also expressed concern that the HOA may dissolve and the upkeep would suffer. Ms. Nietz was allowed to speak for the second time, because originally she had presented a rebuttal to Mr. Scott's presentation, per the Chair's request. Ms. Nietz inquired about the inconsistent widths of the buffer zone.

(7:19:29) – Chairperson Keever closed the public comment portion of the agenda and invited the commissioners to present their comments for discussion. Commissioner Lehmann requested revisiting the wrought iron fence as he believed many area residents would like to access the trails from their properties via fences. He also believed that Kings Canyon road is used for connectivity. Commissioner Lehmann read into the record a May 14, 2016 guest column, incorporated into the record, in the Nevada Appeal regarding the Anderson Ranch and multiuse trails. Commissioner Bagwell wished to address several public comment issues and invited Mr. Scott back to the podium. She inquired about the different trail widths and was informed that the layout dictated the trail size and Mr. Krahn clarified that a typical national standard path has a minimum width of 10 feet. Mr. Scott also informed Commissioner Bagwell that the "ornate" fences were a security consideration for the elderly, especially for those in the assisted living environment, adding that gates could be installed on the side streets for pedestrian access. Regarding the size of the park, Ms. Budge explained that the linear portion of the park was also included in the park dimensions. Commissioner Curtis suggested taking the population into account to determine the size of the park. Mr. Krahn gave background on how "fair and proportional" park spaces are defined. Commissioner Bagwell suggested a Landscape Maintenance District to ensure the maintenance of the park and the trails, in addition to the HOA. Further discussion ensued regarding the Landscape Maintenance District and the fencing. Ms. Budge suggested keeping the park outside the fenced area, and Mr. Scott noted he could be open to that suggestion. She also wished to address the defensible space issues. Commissioner Long was in favor of keeping the park open and Commissioner Curtis wished to see "safe passage" access on King Street. Further discussion ensued regarding the upcoming motion, and Commissioner Lehmann received confirmation that more than one motion could be made.

(8:01:06) – MOTION: "I move that [since] the Anderson Family has agreed to contribute land for a multi-use path on their Northern Heritage Property along the northern edge of King's Canyon Road, and the developer of the Vintage at King's Canyon has agreed to develop that path, that we strongly encourage the Planning Commission and the Board of Supervisors to take advantage of this opportunity."

(8:01:30) – Chairperson Keever entertained discussion and Commissioner Bagwell explained that she was in favor of a path; however, she would vote "no" on the motion because she did not wish to condition the

development and hold it up because the agreement was between two third parties. However, she received confirmation that the motion was to “work together to try to make it all happen” and not a condition of the development.

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| RESULT: | APPROVED (7-0-0) |
| MOVER: | Lehmann |
| SECONDER: | Glenn |
| AYES: | Keever, Glenn, Bagwell, Cacioppo, Curtis, Lehmann, Long |
| NAYS: | None |
| ABSTENTIONS: | None |
| ABSENT: | None |

(8:02:30) – MOTION: “I move to recommend the Planning Commission and the Board of Supervisors approve the park and path facilities as proposed by the Vintage at King’s Canyon applicant, based on its compliance with the City’s Parks and Recreation Master Plan and Unified Pathways Master Plan as updated by the handout today, September 6, 2016, and including a restroom, signed access points; Mountain Street will be open without the fencing; we do 100 percent funded Landscape Maintenance District with the operations and maintenance plan coming to Parks and Recreation for development; a public access easement trail in Linear Park be recorded on the maps; and that a north-south trail connection be integrated into the plan.”

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| RESULT: | APPROVED (7-0-0) |
| MOVER: | Bagwell |
| SECONDER: | Curtis |
| AYES: | Keever, Glenn, Bagwell, Cacioppo, Curtis, Lehmann, Long |
| NAYS: | None |
| ABSTENTIONS: | None |
| ABSENT: | None |

(8:04:20) – Chairperson Keever thanked the public and the developer for coming to the meeting and participating in the discussions.

(8:04:30) – Chairperson Keever recessed the meeting.

(8:14:34) – Chairperson Keever reconvened the meeting. A quorum was still present.

4. STAFF UPDATES - DISCUSSION ONLY

A. UPDATE ON THE TWO ARSON ATTEMPTS AT THE FOREMAN-ROBERTS HOUSE.

(8:14:49) – Chairperson Keever introduced the item. Ms. Budge presented the newspaper article which is incorporated into the record regarding vandalism and two separate arson attempts. She also noted that Staff is working with the Carson City Sheriff’s Office, the Historical Society, and the State Historic Preservation Office in order to sort out the insurance claims and to ensure the restoration is done in a safe manner. Chairperson Keever also thanked Ms. Budge for increasing the patrols in Mills Park for the Wungnema House.

5. MEMBER ANNOUNCEMENTS AND REQUESTS FOR INFORMATION.

(8:18:18) – Chairperson Keever updated the Commission on her participation in the Transportation Resource Advisory Forum for Carson City and noted that the pedestrian safety issue between Mills Park and State Street had been raised and advised Ms. Budge that the Committee may reach out to her. She also thanked Staff for their efforts regarding the cleaning up of the pool.

A. REPORT FROM SCHOOL BOARD LIAISON

(8:19:15) – Commissioner Cacioppo thanked the Parks and Recreation Department for the joint use of the parks and the school properties.

6. FUTURE AGENDA ITEMS

(8:20:38) – Commissioner Long inquired about the softball and baseball fields at the Western Nevada College now that both programs have been halted. Ms. Budge offered to look into the issue and report back. Discussion ensued regarding their use for state championship games. Signage issues were also discussed, especially those warning the presence of coyotes. Commissioner Lehman wished to receive an update on the Kings Canyon Trail link.

7. PUBLIC COMMENTS

(8:27:04) – Chairperson Keever reminded the public that the Planning Commission is scheduled to have a special hearing on the Vintage development on Thursday, September 29, 2016 at 5 p.m. in the Community Center theater.

8. ACTION ON ADJOURNMENT

(8:29:15) – Chairperson Keever adjourned the meeting at 8:30 p.m.

The Minutes of the September 6, 2016 Carson City Parks and Recreation Commission meeting are so approved this 4th day of October, 2016.

LEE-ANN KEEVER, Chair