

## **CARSON CITY PARKS AND RECREATION COMMISSION**

### **Minutes of the November 7, 2006 Meeting**

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A regular meeting of the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, November 7, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Donna Curtis  
Vice Chairperson Michael Hoffman  
Sam Bauman  
John Felesina  
Tom Keeton  
John McKenna  
Glenn Tierney

**STAFF:** Roger Moellendorf, Parks and Recreation Department Director  
Scott Fahrenbruch, Parks and Recreation Director of Operations  
Juan Guzman, Open Space / Property Manager  
Barbara Singer, Recreation Superintendent  
Vern Krahn, Park Planner  
Stacey Giomi, Fire Chief  
Lee Plemel, Planning Division Principal Planner  
Ann Bollinger, Open Space Assistant  
Mary-Margaret Madden, Senior Deputy District Attorney  
Kathleen King, Recording Secretary

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

**CALL TO ORDER AND DETERMINATION OF QUORUM** (5:31:40) - Chairperson Curtis called the meeting to order at 5:31 p.m. Roll was called; a quorum was present. Commissioner Livermore was absent. Vice Chairperson Hoffman arrived at 7:07 p.m.

**CITIZEN COMMENTS ON NON-AGENDIZED ITEMS** (5:32:49) - Fred Stanio, of the Foundation for the Betterment of Parks and Recreation, introduced Carson City Historical Society President Susan Ballew, and read the names of those citizens and organizations nominated to the memorial wall. At Commissioner McKenna's request, Mr. Stanio provided background information on, and described the location of, the memorial wall at the east end of Mills Park.

**1. ACTION ON APPROVAL OF MINUTES - September 19, 2006 and October 3, 2006** (5:36:42) - Commissioner Keeton moved to accept the minutes, as presented. Commissioner Bauman seconded the motion. Motion carried 6-0.

**2. MODIFICATIONS TO THE AGENDA** (5:37:18) - Chairperson Curtis modified the agenda to address item 3-C prior to item 3-A.

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### **3. AGENDA ITEMS:**

**3-A. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A DRAFT INTERLOCAL AGREEMENT REGARDING THE STATE BALLOT QUESTION #1, LAKE TAHOE BIKE PATH PROJECT** (6:54:28) - Mr. Moellendorf introduced Ms. Bollinger and provided background information on this item. Ms. Bollinger reviewed the staff report and the draft interlocal agreement. She acknowledged that \$5 million in Question #1 funding has been allocated to the project. She advised that the trail will cost much more than \$5 million to construct. In response to a question, Mr. Moellendorf explained the intent of the interlocal agreement. No estimate for total project costs will be known until after the project's design phase. Mr. Moellendorf acknowledged the plan would be presented to the commission at some point in the future. In response to a question, Ms. Bollinger discussed the consultants' scope of work and associated costs. She responded to questions regarding match requirements.

Chairperson Curtis called for public comment; however, none was forthcoming. In response to a comment, Ms. Bollinger reiterated that, although Ms. Madden had reviewed the draft interlocal agreement, her recommended revisions were not incorporated into the draft agreement included in the commissioners' agenda materials. **Commissioner McKenna moved to approve the draft interlocal agreement. Commissioner Keeton seconded the motion. Motion carried 6-0.**

**3-B. ACTION TO PROVIDE THE PLANNING COMMISSION AND BOARD OF SUPERVISORS WITH RECOMMENDATIONS REGARDING THE CONCEPTUAL DESIGNS FOR A TRAIL SYSTEM CONCEPT AND SEVERAL PARKS FOR THE PROPOSED SUMMER HAWK SUBDIVISION DEVELOPMENT LOCATED WEST OF THE INTERSECTION OF CURRY STREET AND RHODES STREET, SOUTH OF C-HILL, AND NORTH OF THE WASHOE TRIBE'S CARSON COLONY** (7:02:30) - Chairperson Curtis introduced this item. Mr. Moellendorf introduced Mark Rotter, of Capital Engineering representing Syncon Homes, and reviewed the staff report. He advised that staff worked very closely with Mr. Rotter in design of the project to ensure it complements the provisions of the parks and recreation master plan element. He further advised that staff supports the design.

(7:05:34) Mr. Rotter introduced Sandra Wendel, the landscape architect; Paul Dalka of Capital Engineering; and Chip Hanley, the owner of Syncon Homes. Mr. Rotter advised of having previously presented the project to the Open Space Advisory Committee with the intent of receiving input as the developers proceed for approvals through the Planning Commission and the Board of Supervisors. Mr. Rotter narrated a PowerPoint presentation. [Vice Chairperson Hoffman arrived at 7:07 p.m.] In response to a question, Mr. Rotter pointed out the area used by the black powder shooters.

Commissioner McKenna expressed support for the plan and for the amount of acreage proposed for open space. He expressed the opinion that more parking will be needed, and that there will be many people driving through the neighborhood. Commissioner Tierney expressed support for the "outstanding plan." In response to a question, Mr. Rotter explained the reason for presenting the design to this commission prior to the Planning Commission. He responded to additional questions regarding the proposed size and cost of the homes, and the material proposed for the pathways. In response to a further question, he compared the proposed development with the lot sizes and open space at the Long Ranch development. He discussed details of the residential design in conjunction with the terrain. Commissioner Keeton agreed that

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additional parking will be needed. In response to a question, Mr. Rotter advised of staff's recommendation that the trails be designated as non-motorized. Commissioner Keeton commended the plan. In response to a question, Mr. Rotter advised that a traffic study had been conducted, identifying impacts to Curry Street and Highway 395. The traffic study will be presented to the Planning Commission. Vice Chairperson Hoffman agreed with the need for additional parking. He expressed concern over the steepness of the trails in consideration of physically challenged citizens. Mr. Rotter explained that the trails are steeper than the 5 percent ADA grade. Maximum grade is 15 percent; most of the trails are in the 8 to 12 percent range. Mr. Rotter advised that the more developed portions of the park will be ADA accessible. Moving up the hill, however, the trails will not be ADA accessible. Chairperson Curtis expressed support for how the plan fits with the unified pathways master plan element. In response to a question, Mr. Rotter advised that restroom facilities were not proposed. Chairperson Curtis discussed the parks and recreation master plan element requirement for restroom facilities, which she described. She requested a restroom facility at the trail head and one at the active park. Commissioner Felesina expressed support for the plan, particularly the amount of acreage dedicated to trails. He expressed concern over drainage issues. Mr. Rotter advised that the developers are very cognizant of drainage issues associated with the site, and that there is a "good plan" to address them. Commissioner McKenna noted that the project donates 400+ acres to the City. Commissioner Keeton expressed concern over dark skies provisions, and Mr. Rotter advised that this issue had been addressed.

Chairperson Curtis called for public comment. (7:43:53) Anne Macquarrie expressed an interest in the development from the standpoint of biking, walking, and trail connectivity. She commended the engineers and City staff on the excellent trail system within the development. She referred to the unified pathways master plan element, and noted policies pertaining to connectivity with existing facilities within the urban area. She expressed the assumption that the access road would be a part of the overall trail system, and that bicycle lanes and sidewalks would be included along the access road. Mr. Rotter advised that the standard City requirements for the street system had been met. The width of the streets, without parking, would accommodate bike paths and sidewalks have been included throughout the residential portion of the development.

Chairperson Curtis entertained a motion. **Commissioner Keeton moved to provide the Planning Commission and the Board of Supervisors with a recommendation of approval regarding the conceptual designs for a trail system concept and several parks for the proposed Summer Hawk subdivision development, located west of the intersection of Curry Street and Rhodes Street, south of C-Hill, north of the Washoe Tribe's Carson Colony. Vice Chairperson Hoffman seconded the motion.** In response to a question, Mr. Moellendorf advised that details discussed at this meeting will be considered by staff and the developers. He reminded the commissioners that the project was conceptual at this point. In response to a further question, he advised that the project would most likely not be re-presented to the commission. Chairperson Curtis reiterated a concern over the lack of restroom facilities, and Mr. Moellendorf advised that staff would work with the developer. Mr. Rotter advised that the developer would include portable restroom enclosures. Chairperson Curtis called for a vote on the pending motion; **motion carried 7-0.**

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**3-C. ACTION TO PROVIDE THE BOARD OF SUPERVISORS WITH RECOMMENDATIONS REGARDING THE FEDERAL LANDS BILL MAP. THIS MAP WILL BE USED AS THE BASIS TO CREATE THE FEDERAL LANDS BILL FOR CARSON CITY, WHICH CONSISTS OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW FOR THE EXCHANGE AND / OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY. THESE RECOMMENDATIONS MAY INCLUDE THE IDENTIFICATION OF FEDERALLY-OWNED LANDS AND CITY-OWNED LANDS WHERE OWNERSHIP MAY BE EXCHANGED AND / OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, AND PUBLIC UTILITIES AND SERVICES (5:37:58)** - Chairperson Curtis introduced this item. Mr. Guzman introduced himself, Chief Giomi, Mr. Plemel, and Mr. Krahm. Mr. Guzman reviewed the federal lands bill map which was displayed in the meeting room. In response to a question, Mr. Moellendorf advised of having commissioned studies through Resource Concepts, Inc. ("RCI") to provide assessment of the parcels as well as management costs. A range of management costs was developed based on the natural vegetation and habitats of each of the parcels under consideration. Staff will consider the costs associated with each parcel. Mr. Moellendorf noted the importance of considering there will not be just one cost assigned to each parcel. Mr. Guzman noted adopted principles, such as that the interface lands are the most expensive to manage. The Open Space Advisory Committee ("OSAC") has been requested to shift funding priorities from acquisition to management in consideration of those lands designated to be managed by the Open Space Program.

In response to a question, Chief Giomi advised that all management costs will be considered. Predicting suppression costs is more difficult because of varying conditions. Management costs can be planned more specifically and "certainly the money's a lot better spent on the management side." Chief Giomi emphasized the importance of setting funding aside for fire suppression. In response to a further question, he advised that the City is entirely responsible for fire suppression costs on city-owned land. He referred to the Linehan fire, and advised that 8.3 percent of the burned acreage was either privately owned or owned/managed by the City. Therefore, 8.3 percent of the costs associated with the fire will be allocated to the City; approximately \$1 to \$1.2 million. Chief Giomi explained that fire suppression costs are apportioned based upon acreage burned and ownership of the acreage, with the important caveat that the federal government will not pay for protecting structures regardless of land ownership. He re-emphasized the importance and cost-effectiveness of fuel management.

In response to a question, Mr. Guzman described the topography of parcel #30. Mr. Plemel provided background information on the State Housing Division's proposal which identifies approximately 14 acres with slopes of less than ten percent with minimal grading for development. The eastern half of the parcel is predominantly less steep and without gullies. In response to a further question, Mr. Guzman advised that parcel #33 lends itself primarily for open space, gateway development, and parks and recreation. The Utilities Division has indicated the site as the location of a possible future water tank. Mr. Guzman advised that the adjacent residents have indicated consistent support for public facilities, such as water tanks and other utilities. Public buildings "are not welcome," and the area should be maintained as "a gateway into the Pine Nuts." In response to a question, Mr. Plemel pointed out parcels #30 and #33 on the displayed map. Commissioner McKenna provided further description of the location of the parcels.

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Chairperson Curtis opened this item to public comment. (5:58:02) Jerry Vaccaro referred to parcel 20 and advised that its present use is under the control of the Parks and Recreation Department. He further advised that nothing has been done to “enforce the criminal trespass” onto the parcel and that the City is “in violation of the U.S. patent.” Mr. Moellendorf explained that parcel 20 is a remnant of the recreation and public purpose patent with the Bureau of Land Management for Centennial Park and the Eagle Valley Golf Courses. He described the location of the parcel on the south side of Highway 50, and acknowledged the trespass situation which has occurred for the past several years. The trespass consists of a sign for an adjacent business, and a portion of the property also serves as a used car lot. Mr. Moellendorf advised of numerous discussions between the business owner, his counsel, and the City’s counsel. The issue has been presented to the Board of Supervisors on at least two different occasions over the past couple years. The direction staff has received from the Board of Supervisors is to continue working with the business owner. Mr. Moellendorf advised that the property is proposed for disposal. Options include that the BLM may alter their master plan to gift the property to the City, which would then dispose of it, or to submit the property as part of the federal lands bill process. Mr. Vaccaro advised that the City recently spent \$10,000 to have the property appraised. He expressed concern that City representatives have been aware of the “criminal trespass and use of that property” for the past 13 years, and have done nothing to stop it. He reiterated that the City is in violation of the U.S. patent. He inquired as to the purpose of the BLM issuing the City a patent if the City can’t conform to all the requirements of the patent. Chairperson Curtis expressed understanding for Mr. Vaccaro’s issues, but advised nothing could be done by this commission. She referred him to the Board of Supervisors. Mr. Vaccaro advised of the intent to make the commission aware of the violation.

In response to a question, Mr. Moellendorf explained staff’s recommended action, and reviewed the action taken by other commissions and committees as outlined in the staff report.

(6:04:25) Bruce Kittess, 4401 Levi Gulch, advised of having attended an informational meeting at which he obtained RCI’s reports. He inquired as to the commission’s consideration of the reports prior to taking action.

Chairperson Curtis discussed a hesitancy to take action without having discussed the RCI reports. In response to a question, Mr. Moellendorf explained the purpose for agendizing this item for commission action. Discussion followed, and Commissioner McKenna suggested including a caveat to allow the commission to re-agendize the federal lands bill map for additional discussion. This should provide staff with sufficient planning time and direction. Commissioner McKenna expressed a preference for a “big map” which can be trimmed rather than a small map to which things would have to be added. Mr. Moellendorf advised that the purpose for agendizing the item was to engage the commissioners and the public in a dialogue about the specific properties in order to inform a decision. He further advised that a re-prioritized map will be agendized in December.

Commissioner McKenna advised of having studied the process, and expressed the opinion that the community would be foolish not to acquire as much land as possible and then figure out how to manage it to the highest level possible this year and into the future. He expressed the opinion that the federal government will not be able to manage the land any better than the City. Mr. Moellendorf advised of very extensive, almost philosophical discussions regarding land management. The Humboldt-Toiyabe National Forest is the largest in the continental United States. Mr. Moellendorf agreed that the community has more

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of a vested interest in the property surrounding the City, and that the City will be better able to manage the land. Commissioner McKenna advised that federal agencies are losing staff and time, and expressed the opinion that the USFS is in the process of getting out of the land management business.

In response to a question, Mr. Moellendorf advised of having met with USFS representatives, approximately a year ago, regarding the west side properties in conjunction with the proposed federal lands bill. Part of the impetus of the discussions was to attempt to consolidate management areas. At that time, the general idea was for the USFS to be primarily responsible for management of the higher ground and the City for management of the lower elevations. Mr. Moellendorf referred to Chief Giomi's concerns over expenses associated with urban interface lands in proximity to residential areas. The idea, at the time of the original discussions, was to eliminate the checkerboard pattern of land ownership. The USFS had plenty of input. In response to a further question, Mr. Moellendorf advised of the possibility of management partnerships where one entity would own the property and another would manage it. He noted however that management agreements don't solve some of the larger issues associated with land management, one of which is federal government encumbrances to which the City is not subject. One of the USFS biggest complaints is that by the time they get through the federal processes, the opportunity to manage lands at the highest level may have been lost. City-owned property, not encumbered by federal regulations and processes, can be managed more efficiently with regard to timing. Mr. Moellendorf noted that the philosophical arguments can "swing both ways" in that the so-called federal hurdles provide the time and opportunity to study management practices for an area as a whole.

Mr. Guzman reminded the commissioners that staff will return to discuss management issues associated with the properties. He requested the commissioners to consider priorities which should be added to or eliminated from the proposed map. Commissioner Keeton expressed concern over the northeastern properties, and agreed that it's easier to designate as many properties as possible and figure out how to manage them than to try and enhance the map later. He inquired as to the reason for allowing the property which was originally designated for a shooting facility to remain in BLM ownership. Mr. Guzman advised that Carson City will continue to use the property for access, recreation, and open space as it is currently designated by the BLM. Commissioner Keeton expressed the understanding that public testimony indicated "just as much desire to have [the property] turned to the City than to stay federal." He emphasized the importance of considering that the City will have no control over the future disposition of federal lands. Mr. Guzman advised that Planning Commission Vice Chairperson Mark Kimbrough shared Commissioner Keeton's opinion. He further advised of having tallied the written comments from the public workshops. The results indicated opposition to parcel #30 being designated for State Housing, support for designating the Silver Saddle Ranch as a regional park or open space, and support for including Prison Hill.

Chief Giomi provided further clarification with regard to the purpose for agendizing this item, and suggestions with regard to possible action. Commissioner McKenna inquired as to the possibility of acquiring property to the north side of Fifth Street all the way to the Moffat property. Mr. Guzman advised of discussions with State Housing Division representatives regarding disposition of the hill itself, not the flat land, and disposition of hilly land that they don't consider prime land for development. He further advised that the discussions had taken place a long time ago and agreed it may be time to renew them. Commissioner McKenna explained his vision that "from the River, all the way through the Moffat property, all the way down Fairview Drive, and all the way down to the correctional institution on the south end of town, now you have open space ... a view shed of the rest of the City. On the back side, on the Carson River Road side, that's pretty much included in this and it will all be wild lands. But on the side you see

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from the rest of Carson City, from the west side, when they look to the east, if we had that entire property there, you're driving through rural area. And, with the build out ... of the Lompa property, that view shed may become more important to the looks of Carson City. I like the fact that you can walk from the Brunswick Canyon Bridge to the correctional institution and just look at the west side of Carson City."

Chairperson Curtis called for additional public comment. (6:28:50) John Devaney described the location of his property, and expressed concern over the proposed designation of parcel #30. He requested the commissioners to consider recommending acquisition of parcel #30 by the City for the Open Space Program, including Prison Hill, and that it not be ceded to the State for housing development. He expressed the opinion that the parcel should not be developed because of "unsuitabilities" raised in RCI's parcel evaluation. He distributed written comments to the commissioners and staff, and reviewed the same.

(6:34:47) Kathi Lawrence commended City staff on the public process associated with the federal lands bill map. She objected to designating parcel #30 for disposition to the State for affordable housing. She expressed the opinion that "it is just way too premature for the Board of Supervisors to support something like that. No project has come before the Board. This piece of property has not been on any agenda anywhere to talk about whether or not it's appropriate for anything." Ms. Lawrence expressed the further opinion that use of the parcel should be "up to Carson City."

(6:37:25) In response to a question, Mr. Guzman advised Bruce Kittess that the report commissioned from RCI was authorized by City Manager Linda Ritter and funded by the Open Space Program. Mr. Kittess discussed his understanding that the commission was to have commented on the report prepared by RCI. He expressed concern that the master plan indicates upward rather than outward growth which won't include additional acquisition of federal land. He expressed additional concern over consideration of parcel #23 which proposes 700 acres of open space for a museum.

Mr. Guzman explained that the parcel evaluation wasn't prepared for the purpose of "line-by-line" discussion by the advisory committees, but for the purpose of providing additional information aside from staff's opinions. He advised that the lands bill does not propose outward growth, but use of federally-owned land within the City boundaries. He noted that only six parcels are proposed for development. He reiterated that management costs and factors will be presented to the commission and other advisory committees at future meetings.

In response to a comment, Mr. Guzman advised of the commitment to deed restrict the designated properties for the purposes indicated. He reiterated that all lands designated for economic development are interior to the City's boundary. In response to a question, he described the City's perimeter as specified in the agenda materials. Commissioner McKenna expressed the opinion that the west side of Deer Run Road, from the bridge all the way to Silver Saddle, should remain natural with no development. Mr. Guzman advised this property is designated as the Ambrose-Carson River Natural Area. Chairperson Curtis expressed the opinion that the parcel evaluation is "internally inconsistent." She discussed the need for a horse arena and an equestrian trail head, and suggested considering parcels other than the Silver Saddle Ranch. She entertained a motion.

**Commissioner Keeton moved to tentatively recommend to the Board of Supervisors adoption of the federal lands bill map, as presented, subject to the following amendments: (1) the Parks and Recreation Commission is in favor of including the Prison Hill recreation area in the federal lands**

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bill map; this property would be included as a part of the Silver Saddle Regional Park, however, the emphasis on this land should be for trails, natural areas, preservation of wildlife habitat, and protection of the property's scenic resource; (2) that the BLM transfer polygons 27, 28, and 29 to Carson City for open space, recreation, and trails use; and (3) that the Parks and Recreation Commission supports the recommendations of the other commissions concerning polygons 1, 27, 28, 29, 30, and 33. **Commissioner McKenna seconded the motion.** In response to a question, Commissioner Keeton pointed out parcel 33 on the displayed map. He acknowledged the intent of his motion that parcel 33 would be transferred to Carson City. In response to a question, **Commissioner McKenna moved to amend the motion to include the gateway. Commissioner Felesina seconded the amendment.** Chief Giomi advised that polygon #1 had been recommended in two different ways by other commissions and committees. In response to a question, Commissioner Keeton explained the intent of his motion to request that polygon #1 be returned to the commission for further discussion. Chairperson Curtis called for a vote on the pending amendment; **motion carried 6-0.** She called for a vote on the pending motion; **motion carried 6-0.**

### 4. NON-ACTION ITEMS:

**STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF** (7:48:38) - Ms. Singer provided an overview of the Question #18 celebration, basketball registration and schedules, the volleyball program, the new foosball program, and the self-pace triathlon program being developed by Recreation Program Manager Scott Keith and Aquatics Facility Operations Manager Kurt Meyer. She advised that the next edition of the *Discover Us* will be published on December 26<sup>th</sup>. She invited the commissioners to submit photographs and/or information, and advised of the deadline. Mr. Moellendorf advised that Parks and Recreation Department staff would be attending the annual Athletic Business Conference in Las Vegas.

**COMMISSIONERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION** (7:53:49) - In response to a question, Mr. Moellendorf advised that the plan for the pathways system at the Carson-Tahoe Regional Medical Center would be presented to the commission at a future meeting. Chairperson Curtis read into the record Vice Chairperson Hoffman's resignation letter, and commented that he would be missed. Vice Chairperson Hoffman explained the requirements of his new job which would prohibit his attendance at commission meetings. He expressed appreciation for the opportunity to have served as a commissioner.

### 5. FUTURE AGENDA ITEMS - Previously covered.

**6. ACTION ON ADJOURNMENT** (7:56:58) - Commissioner Keeton moved to adjourn the meeting at 7:56 p.m. Commissioner Bauman seconded the motion. Motion carried 7-0.

The Minutes of the November 7, 2006 Carson City Parks and Recreation Commission meeting are so approved this 5<sup>th</sup> day of December, 2006.

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DONNA J. CURTIS, Chair