

**CARSON RIVER ADVISORY COMMITTEE
CARSON CITY OPEN SPACE ADVISORY COMMITTEE
Minutes of the November 21, 2005 Meeting
Page 1**

A meeting of the Carson River Advisory Committee and the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, November 21, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

CARSON RIVER

ADVISORY COMMITTEE: Vice Chairperson Paul Pugsley
Dan Greytak
Mark McCubbin
Randy Pahl

OPEN SPACE

ADVISORY COMMITTEE: Vice Chairperson Dan Jacquet
Michael Fischer
Tricia Lincoln
Wayne Perock
Howard Riedl
Bruce Scott

STAFF:

Linda Ritter, City Manager
Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space Manager
Vern Krahn, Park Planner
Lee Plemel, Planning and Community Development Principal Planner
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is available in the Clerk-Recorder's Office for review during regular business hours.

CALL TO ORDER AND ROLL CALL (1-0007) - Open Space Advisory Committee ("OSAC") Vice Chairperson Jacquet called the meeting to order at 6:02 p.m. A quorum was present. Chairperson Hartman was absent. Vice Chairperson Pugsley called the Carson River Advisory Committee to order at 6:03 p.m. Roll was called; a quorum was present. Chairperson Zimmerman and Member Farrer were absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0019) - None.

1. CHANGES TO THE AGENDA (1-0022) - Mr. Guzman requested to address item 3-B of the OSAC agenda prior to item 3-A.

2. AGENDA ITEMS:

2-A. ACTION TO RECOMMEND TO THE PARKS AND RECREATION COMMISSION, PLANNING COMMISSION, AND BOARD OF SUPERVISORS ADOPTION OF THE PARKS AND RECREATION MASTER PLAN (1-0024) - Mr. Moellendorf provided an overview of this item. Mr. Krahn provided background information on development of the Parks and Recreation Master Plan, and advised of the locations from which the latest version of the draft master plan could be obtained. Mr. Moellendorf narrated a PowerPoint presentation on the master plan, including discussion of the purpose, general priorities, tiered priorities, demographic trends, community parks, the 30 distinct neighborhoods,

**CARSON RIVER ADVISORY COMMITTEE
CARSON CITY OPEN SPACE ADVISORY COMMITTEE
Minutes of the November 21, 2005 Meeting
Page 2**

neighborhood parks, sports complexes and tournaments, regional facilities, indoor recreation center, recreation programs, cultural and performing arts, cost recovery, and funding sources.

OSAC Vice Chairperson Jacquet commented that the Open Space Program is relatively new. He provided background information on development of the Open Space Master Plan element, which includes the objective to protect hillsides, the viewshed, the Carson River, and irrigated farm lands. He noted that the focus of the Open Space Program is different than, but can be complimentary to, parks and recreation. He opened this item to comments from the committee members.

OSAC Member Fischer gathered, from the presentation, that Parks and Recreation Department staff is considering seeking additional funding at some time in the future. He expressed the opinion this may be a "tough sell" to the community. Mr. Moellendorf agreed, and commented on the problem that residents don't always see a connection between taxes and community services provided. He advised that Parks and Recreation Department staff will work closely with the Board to Supervisors to determine the direction. Member Fischer provided background information on development of Question #18, and suggested a determination will have to be made as to how a new bond question would affect the Open Space Program.

In response to a question, Mr. Guzman advised that the Moffat Property is the most "intermixed property" in the Open Space Program. It was purchased with open space funds but is mostly used to support the junction of two main trails. Mr. Guzman further advised that the developer did not want to sell or grant an easement, but was more than willing to sell the entire property and deduct half the price. He noted that additional trails on the Moffat Property are being considered. He provided background information on the shade structure and the trail to the top, both of which were funded by the Open Space Program. He expressed the opinion that the Moffat Property represents the "best example of how the two sides of the question can work together on one project." He advised that easements were granted to the Parks Department, through the Open Space Program, in exchange for maintenance of the property.

Carson River Advisory Committee ("CRAC") Vice Chairperson Pugsley suggested that a management plan should be developed for both the Moffat Property and the Ambrose-Carson River Natural Area. Mr. Krahn advised that Parks and Recreation Director of Operations Scott Fahrenbruch held a community meeting several years ago with regard to management of Riverview Park. Mr. Krahn noted that operating and maintaining traditional parks is different than managing natural areas. He advised that staff is beginning to work more aggressively on developing management practices and plans for open space and natural areas. Mr. Guzman advised that the Open Space Master Plan element requires development of a management plan for each property acquired. To date, property acquisition has been more of a focus, but Mr. Guzman acknowledged that management plans need to be developed. He advised of an Ambrose-Carson River Natural Area management plan which provides for cooperation with the Bureau of Land Management.

CRAC Vice Chairperson Pugsley noted that the Ambrose-Carson River Natural Area is "half-owned by the City." He further noted that trails had not been addressed in the Parks and Recreation Master Plan "because it's addressed in a trails plan." He suggested that the Ambrose-Carson River Natural Area should be considered in the scope of the Parks and Recreation Master Plan, together with the Moffat Property. He further suggested that the Open Space Master Plan element focuses more on determining the priority to purchase property. Part of the process should be to determine how the property is to be utilized. CRAC Vice Chairperson Pugsley suggested that the Parks and Recreation Master Plan, with its identified natural areas, would be appropriate for including the Moffat Property and the Ambrose-Carson River Natural Area. Mr. Moellendorf agreed that the Moffat Property is more natural park than open space. He advised that

CARSON RIVER ADVISORY COMMITTEE
CARSON CITY OPEN SPACE ADVISORY COMMITTEE
Minutes of the November 21, 2005 Meeting
Page 3

staff has discussed how to mesh the need for neighborhood parks and achieving equity among various neighborhoods with including a natural park element.

OSAC Member Scott noted that Vice Chairperson Pugsley's comments were well taken. He expressed the opinion that open space was a big factor in passage of Question #18. He suggested that success with future ballot questions will require a demonstration of "what open space has really done in terms of what people voted for before and how it translates to something better for Carson City." He expressed support for stepping back from acquisition and considering more planning. He discussed the importance of communicating to the public how open space is to be used. He inquired as to golf and golf courses.

Mr. Moellendorf advised that the City currently owns two golf courses, operated by a private, non-profit organization. In response to a further question, he advised that in early discussions regarding inventorying recreation needs and developing recreation facilities, a determination was made not to include the golf courses because they are operated separate from the City. He suggested the possibility of considering golf as a recreation industry and whether the community needs are being met. He reiterated that because golf is not a recreation program managed by the City, it was left out of the plan.

OSAC Member Riedl congratulated staff on their accomplishments, and commended them on the Envision process. He expressed the hope that the master plan will be used to guide development of more specific plans as programs are managed and maintained. He referred to his written comments provided to the committee members and staff prior to the start of the meeting, and provided an overview of the same. With regard to item 2 of his written comments, he discussed the unique and interesting concept of natural parks and suggested revised language. He discussed trail systems in other communities which are largely comprised of utility and drainage structure easements, and noted the importance of joint use easements. He highlighted the importance of the City assisting in development of non-profit organizations to create endowments for maintenance of open space and parks. With regard to trails, he recommended embedding an action item that the City create guidelines or procedures with regard to volunteer groups.

CRAC Member McCubbin expressed the opinion there were no "teeth" in the master plan. In light of "rumors of what's happening at Fuji Park," he expressed concern that "a lot of this ... could change overnight." He expressed an interest in more permanent decisions with regard to policy. OSAC Vice Chairperson Jacquet commented that Member McCubbin's comments were particularly relevant in terms of open space. He noted that the perpetual preservation of open space is a difficult concept but very important; that the open space survey results indicated this concept as a priority. He suggested the community encouraged the City to "draw that line in the sand" between where development occurs and open space. He expressed the opinion that the master plan was well written and support for recreation in Carson City. From the perspective of open space, where regional facilities in places like Fuji Park and Silver Saddle are discussed, he noted the same values as open space. He further noted the value of the Silver Saddle Ranch as an historic facility, and that the current language indicates it has "fairly limited recreational use." He expressed the opinion that the Silver Saddle Ranch has "outstanding opportunities for recreational use for open space." He described Silver Saddle as one of the jewels of Carson City's Open Space Program. He expressed understanding for the focus of the Parks and Recreation Master Plan being more on developed recreation, and the opinion that the language regarding Silver Saddle may unfairly represent the resource. With regard to acquiring Silver Saddle and developing it into a more intense recreational property, he suggested using caution in that the community may not be receptive. He advised that the Silver Saddle Ranch meets a lot of the community's needs in that "it is that natural park ... It meets a lot of needs in terms of values that the Carson River Advisory Committee and their master plan supports

**CARSON RIVER ADVISORY COMMITTEE
CARSON CITY OPEN SPACE ADVISORY COMMITTEE
Minutes of the November 21, 2005 Meeting
Page 4**

in terms of preserving flood plain, preserving the River corridor, wildlife habitat. There's many features of Silver Saddle that went into the acquisition, one being the connection between Prison Hill and the Pine Nut Mountains. ... Depending upon the level of development, that connection could be broken." He reiterated the suggestion to proceed cautiously with regard to further development of Silver Saddle, and commented that "it's already a phenomenal asset for the City."

Mr. Moellendorf noted the strong preference for natural parks indicated by the Citywide survey. He advised that even if Silver Saddle were to be developed, the emphasis would be to retain its natural aspects. He agreed that the Silver Saddle Ranch is frequently used, and advised that staff sees the possibility to utilize it better if designated as more of a regional facility.

OSAC Member Scott complimented staff, and discussed the importance of recognizing the master plan for what it is. In reference to CRAC Member McCubbin's comments, he discussed the importance of being watchful over what's being proposed into the future. At the same time, he noted that the plan establishes a good guideline. He expressed the hope that the OSAC will become more proactive in terms of development and development standards while, at the same time, being aware of critical open space acquisitions.

CRAC Vice Chairperson Pugsley referred to neighborhood 27, and read a portion of the pertinent master plan language into the record. He suggested that showing access to Riverview Park through Pinion Hills should include, as part of the implementation strategy, a pedestrian bridge over the River. He noted that there is access from Pinion Hills to the Ambrose-Carson River Natural area. He suggested indicating that the golf course is an asset of the City, and that a decision was made to have a third party manage it.

OSAC Vice Chairperson Jacquet called for public comment and, when none was forthcoming, entertained a motion. **OSAC Member Scott moved to recommend to the Parks and Recreation Commission, Planning Commission, and Board of Supervisors adoption of the Parks and Recreation Master Plan, reflecting the comments provided at this meeting. OSAC Member Fischer seconded the motion. Motion carried 6-0.** CRAC Vice Chairperson Pugsley entertained a motion. **CRAC Member Pahl moved to recommend to the Parks and Recreation Commission, the Planning Commission, and the Board of Supervisors adoption of the Parks and Recreation Master Plan, with consideration given to the comments provided at this meeting. CRAC Member Greytak seconded the motion. Motion carried 4-0.**

3. ACTION ON ADJOURNMENT OF THE CARSON RIVER ADVISORY COMMITTEE (1-1175) - Member Greytak moved to adjourn the CRAC at 7:14 p.m. Member McCubbin seconded the motion. Motion carried 4-0.

The Minutes of the November 21, 2005 Carson River Advisory Committee and Carson City Open Space Advisory Committee meeting are so approved this 1st day of February, 2006.

CHARLES ZIMMERMAN, Chair