

**CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 1**

A meeting of the Carson City Planning Commission and the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, September 20, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PLANNING COMMISSION: Vice Chairperson Mark Kimbrough
Connie Bisbee
Steve Reynolds
William Vance

**PARKS AND RECREATION
COMMISSION:** Chairperson Tom Keeton
Vice Chairperson Donna DePauw
Donna Curtis
John Felesina
Charlene Herst
Michael Hoffman
Tom Patton

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Scott Fahrenbruch, Parks and Recreation Director of Operations
Juan Guzman, Open Space Manager
Vern Krahn, Park Planner
Walter Sullivan, Planning and Community Development Director
Lee Plemel, Principal Planner
Robb Fellows, Chief Storm Water Engineer
Michael Suglia, Senior Deputy District Attorney
Jeff Winston, Consultant
Kathleen King, Recording Secretary

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

CALL TO ORDER AND ROLL CALL (1-0007) - Vice Chairperson Kimbrough called the Planning Commission to order at 5:33 p.m. Roll was called; a quorum was present. Chairperson Peery and Commissioners Mullet and Semmens were absent. Chairperson Keeton called the Parks and Recreation Commission to order at 5:33 p.m. Roll was called; a quorum was present. Commissioners Livermore and McKenna were absent. Commissioner Patton arrived at 5:37 p.m.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0035) - None.

1. CHANGES TO THE AGENDA (1-0042) - None.

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 2

2. AGENDA ITEMS:

2-A. UPDATE AND DISCUSSION ONLY REGARDING THE PUBLIC HEARING SCHEDULED FOR THE PREFERRED COMPREHENSIVE LAND USE MASTER PLAN AND THE PARKS, RECREATION AND UNIFIED TRAILS MASTER PLAN (1-0050) - Chairperson Keeton provided direction with regard to the meeting format and the method by which to provide input. Mr. Moellendorf reviewed the staff report. [Parks and Recreation Commissioner Patton arrived at 5:37 p.m.]

Mr. Winston requested the commissioners to consider the document from the standpoint of utilizing it as a planning tool into the future, and to provide input accordingly. He thanked the Planning Commissioners for their attendance, and advised there are several implications of the Parks, Recreation, and Unified Trails Master Plan for the Comprehensive Land Use Master Plan. He explained the purpose for and the method by which the City had been divided into thirty neighborhoods. He generally defined neighborhood as an area where an "eight year old ... would be able to walk without having to cross busy streets to get to a park in another neighborhood." He suggested the neighborhood designations may be helpful in future planning. He discussed the need for new regional parks in the community, and advised that possible sites had been designated. He suggested that development of these sites into parks may change some of the assumptions of the comprehensive land use master plan. He advised that some of the neighborhoods are built out without any additional land for development of neighborhood parks. He discussed the concept of activity centers, including urban recreation, as a solution to achieving equity. He discussed the significance of the City's population and eventual build out to parks and recreation.

Mr. Plemel expressed appreciation to the Planning Commission for their attendance, and to the Parks and Recreation Commission. He advised that the Nevada Revised Statutes designate the Planning Commission as the body responsible for approving all master plans. He reviewed the Tentative Meeting Schedule included in the agenda materials, and discussed the role of the commissions to facilitate the public meeting portions of the master planning process. He commented that planning staff has received good direction from the Planning Commission and the Board of Supervisors on the comprehensive land use master plan. Understanding that direction, Parks and Recreation Department staff and Mr. Winston have begun to develop the parks, recreation, and unified trails master plan.

Mr. Plemel advised that all information presented at this meeting was available on the Envision Carson City web site. In response to a question, Mr. Plemel reviewed the documents which will be available for review at the Public Master Plan Meeting scheduled for Wednesday, October 5th. He and Mr. Krahn responded to additional questions regarding the Tentative Meeting Schedule.

2-B. DISCUSSION ONLY REGARDING THE MOST CURRENT WORKING DRAFT OF THE PARKS AND RECREATION MASTER PLAN (1-0708) - Mr. Moellendorf introduced this item and referred the commissioners to page 4 of the draft plan.

In response to a question, Mr. Winston explained the need for two additional regional parks in the community. In reference to paragraph 2.3, Parks and Recreation Commissioner Patton discussed the need for indoor recreation facilities, and the importance to the community of a recreation center.

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 3

In reference to paragraph 2.2, Planning Commission Vice Chairperson Kimbrough requested Mr. Moellendorf to consider the concept of regional park management once the City begins to move toward natural parks. He suggested including an inventory of the Bureau of Land Management's ("BLM") recreation and public purpose ("R&PP") properties, and how these properties fit within the City's parks and recreation system. Mr. Winston agreed with including the R&PP properties, and noted the BLM's urban interface plan as a resource. Chairperson Keeton expressed agreement with focusing on the concept of natural parks.

Parks and Recreation Commissioner Curtis inquired as to how BLM and U.S. Forest Service ("USFS") plans will be integrated into the parks, recreation, and unified trails plan. Mr. Moellendorf advised BLM and USFS representatives had unofficially reviewed the draft master plan. One unique result of the survey, which was incorporated into the draft plan, is the interest in natural parks. Mr. Moellendorf noted the unique opportunity to incorporate that interest into the provision of non-traditional recreational facilities, and to work with the BLM and USFS to develop trail heads from the City into the wild lands. He agreed that more formal discussions with BLM and USFS representatives should take place. Parks and Recreation Commissioner Curtis expressed the hope that the plan will include language to provide for discussion of certain areas and project implementation. Vice Chairperson DePauw requested consideration for connecting natural parks to existing parks, and utilizing the natural areas more for dog parks.

Chairperson Keeton discussed the importance of balancing tournaments, tourism, and community use. In response to a question, Mr. Winston advised that no investigation, in the context of the parks, recreation, and unified trails master plan, had been done into conference room or hotel room capacities in order to promote more tournaments. He suggested such an investigation would be "a wonderful action item." Discussion ensued. Mr. Moellendorf advised of meetings with Convention and Visitors Bureau representatives wherein Recreation Supervisor Joel Dunn presented economic impact studies for tournaments and the potential for other tournaments which could be attracted to the area. The Convention and Visitors Bureau granted \$20,000 to continue efforts to attract additional tournaments to the community and survey tournament participants. Parks and Recreation Commissioner Herst suggested including more detail regarding partnerships. Parks and Recreation Commissioner Curtis referred to a seminar she attended at last year's National Recreation and Parks Association Annual Conference which focused on the importance of relationship between the Parks Department and local businesses. She suggested outlining in the master plan methods by which to develop relationships, and providing a copy of the draft for review by Chamber of Commerce and Convention and Visitors Bureau representatives. Mr. Krahn advised of a focus group meeting with members of the business community in which the Chamber of Commerce Chair participated. In addition, various discussions have taken place with Chamber of Commerce CEO Larry Osborne throughout the master planning process.

In reference to Section 2.7, Chairperson Keeton encouraged cooperation between the City and WNCC, but suggested the City would be unable to depend upon the availability of WNCC facilities. In response to a question, Mr. Moellendorf referred to page 32 for a more detailed discussion of recapturing costs. Parks and Recreation Commissioner Curtis expressed an interest in seeking new legislation to raise the amount of residential construction tax. She suggested the Boys & Girls Club, the Senior Center, and the Brewery Arts Center as potential recreation partners. Planning Commission Vice Chairperson Kimbrough cautioned that the Legislature could also reduce the amount of residential construction tax.

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 4

Planning Commission Vice Chairperson Kimbrough referred to the Silver Saddle Ranch, and advised that original planning included a lot of community use. Group areas and amenities were built into the design, and he suggested the Silver Saddle Ranch as a solution to the need for additional regional park facilities. He advised of past discussions with Nevada State Prison officials regarding the possibility of developing recreation facilities on property along the River near the prison. He expressed the hope that the opportunity to revisit the discussions would not be lost. In response to a question, he suggested including the Nevada State Prison as a potential recreation partner. He further suggested including language regarding staffing requirements.

With regard to Chapter 3, Parks and Recreation Commissioner Curtis suggested including feedback from School District representatives received during focus group meetings. In reference to paragraph 3.4.2, Parks and Recreation Commission Chairperson Keeton expressed the opinion that sidewalks and bicycles “seldom mix well.” He suggested separating the concept of sidewalks for public use and recreational pathways. In response to a comment regarding paragraph 3.4.4, Mr. Moellendorf advised that staff has considered revisiting policies regarding dogs in parks and restroom availability. Parks and Recreation Commissioner Patton inquired as to an arrangement to police BLM property adjacent to City property for trash and litter.

With regard to Chapter 4, Chairperson Keeton commented that no one can predict growth. He recommended planning for what is necessary and staying flexible for the future. He expressed the opinion that the existing parks system is “excellent” and a preference for it “to stay that way.” Mr. Winston agreed, and advised that the information provided was based on the State Demographer’s projections. The consultants are encouraging City staff to monitor population more closely as a critical aspect of facilities and program planning.

In reference to paragraph 4.1.3, Parks and Recreation Commissioner Curtis expressed concern with regard to the phrase “Hispanic Sports” being construed as non-integration. She expressed a preference to use phrases such as “adult men’s soccer” or “adult soccer.” Mr. Winston explained the attempt to recognize need. He advised of a focus group meeting which centered on integration. The Hispanic soccer “leaders” all recognized the need for integration of teams, particularly beginning at the youth level. Simply considering demographics without acknowledging a minority group which is growing and which uses facilities in a different way, will not accommodate the need for facilities. Mr. Winston agreed with the sentiment regarding the importance of integration, and stated “that’s why we’re doing this; ... to provide facilities for everybody in Carson City to use.” [PRC Vice Chairperson DePauw left the meeting at 6:30 p.m.; a quorum was still present.] Parks and Recreation Commissioner Herst agreed with Mr. Winston’s comments, and expressed appreciation for the master plan acknowledging the Hispanic community. Parks and Recreation Commissioner Felesina agreed, and commented on the acknowledgment of family spectator participation in Hispanic soccer. Mr. Winston agreed with reinforcing the concept of integration. A member of the audience acknowledged no objection to the “Hispanic Sports” reference.

Parks and Recreation Commissioner Curtis expressed concern that the numbers indicated in section 4.2 may be misleading. Mr. Winston advised of the recommendation to monitor the numbers closely. He suggested tracking building permits, home sales, etc. in order to fine tune understanding of the community. Planning Commissioner Vance advised that the Planning Commission has been under the impression that younger families are moving to adjacent counties for starter homes because Carson City housing is priced higher.

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 5

He suggested that if the trend continues, there will most likely be an older population in Carson City. Mr. Winston agreed, and advised that “for the same price” a larger home can be purchased outside of Carson City. Upwardly mobile families, with an expectation of increased income, will most likely choose the larger homes outside of Carson City. Carson City is therefore attracting a slightly different group. Mr. Winston noted the importance of the trend with regard to “who we have to plan for.”

With regard to paragraph 5.1.1, Chairperson Keeton expressed the opinion that a 1/4 mile radius service area to neighborhood parks is “way too short.” He suggested a 1/2 mile radius would be more appropriate. Mr. Winston provided background information on the 1/4 mile radius service area recommendation. Discussion ensued. Planning Commissioner Reynolds commented on the importance of the philosophy behind the location, size, and proximity of parks to neighborhoods. Mr. Moellendorf referred to Chapter 7, Policies, (page 34), and suggested this may be the appropriate place to include language regarding the City’s philosophies on the proximity of parks to neighborhoods. Mr. Winston advised that table 1 on page 15 will also apply to new development. He agreed that the decision is critical as to how parks and facilities will affect particular neighborhoods, inform the residential construction tax process, etc. In response to a comment, Mr. Winston explained the “level of service boxes” included throughout the draft plan. He advised that the analysis results indicate staff has maximized the use of all existing facilities. Existing levels of service, therefore, are barely adequate which needs to be considered into the future.

Chairperson Keeton expressed concern that school grounds had not been factored in as available recreation facilities. Mr. Winston advised that a number of previously secured school facilities have been opened since the beginning of the study. He advised that school grounds usually don’t meet the criteria of a neighborhood park, and suggested it may be in the best interests of the City and School District to make necessary modest improvements. He referred to maps which indicated both park and school sites. He discussed the need for a policy decision regarding whether school sites should be counted, on what basis, and whether that should stimulate some additional investment by the City and the School District to make school sites into neighborhood parks. Chairperson Keeton suggested counting school grounds as half because they can’t be used all day. Mr. Moellendorf advised that school grounds have been acknowledged in that each neighborhood has been listed, including the parks and schools which serve them. In response to a comment, Planning Commissioner Reynolds advised there are quite a few practices and league play scheduled on school grounds with school district permission. Planning Commissioner Vance agreed, and advised that the Bordewich playgrounds have been locked within the last year. Mr. Fahrenbruch reminded the commissioners that the City has a joint use agreement with the School District. He advised that the Parks and Recreation Department relies heavily on school district facilities for organized sports programs.

With regard to residential construction tax, Parks and Recreation Commissioner Patton referred to previously stated concerns over seeking a legislative amendment to the current per residence charge. (2-0007) In response to a question, Mr. Guzman explained the method by which the law provides for either charging the percentage or entering into a development agreement in which amenities are negotiated. In response to a further question, he advised that the City has the choice to direct the developer to either charge the \$1,000 per residence or to enter into a development agreement. He clarified it is the developer’s prerogative whether or not to enter into a development agreement. In response to a further question, Mr. Guzman explained that the City has the authority to require a fee from the developer up to a maximum of 10%. Parks and Recreation Commissioner Patton acknowledged a preference for requiring development agreements as part of new construction. Parks and Recreation Commissioner Hoffman advised of having

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 6

discussed this issue approximately three years ago. He suggested including a provision, where there are “not enough houses to justify a park,” that residential construction tax funds would be allocated to improving a nearby bike lane or some other facility.

Mr. Moellendorf requested input of the commissioners with regard to taking action to pursue legislation to amend the current residential construction tax amount. Parks and Recreation Commissioner Curtis expressed support. Planning Commission Vice Chair Kimbrough suggested reviewing the legislative history of residential construction tax in other counties. He reiterated there is always a risk, and discussed the importance of having the support of the National Recreation and Parks Association and “a champion in the legislature.” In response to a comment, Parks and Recreation Commissioner Patton suggested agendaizing a more in-depth discussion at a future meeting to determine a direction to recommend to the Board of Supervisors. He agreed with Parks and Recreation Commissioner Hoffman’s comments that, depending upon the size of development, a size threshold or financial investment requirement may need to be determined prior to requiring a development agreement. He further agreed with Planning Commission Vice Chairperson Kimbrough’s suggestion to enlist partners in any legislative effort. Discussion took place regarding various approaches for allocating residential construction tax. Planning Commission Vice Chairperson Kimbrough cautioned that the definitions of neighborhood park and open space should be very distinct. Mr. Winston explained the attempt to “marry” the natural park concept with neighborhood parks in paragraph 5.2.4.

In response to a request to name the neighborhoods, Mr. Winston advised that each of them are mapped in Appendix 8.2. Parks and Recreation Commission Chairperson Keeton expressed opposition to acquiring the Anderson property for open space. Discussion followed and, in response to a question, Mr. Guzman advised that since the inception of the Open Space Program, the number one priority of the Open Space Advisory Committee has been the Anderson property. It is Mr. Anderson’s position to leave the property as it presently is. He has no immediate plans for development, but this may change in the future. Mr. Guzman has communicated to Mr. Anderson the desire to obtain open space on some or all of his land whenever he is ready to discuss it. It is “the only property in all of Carson City that the public at large requested to be left as open space.” In addition, following the Waterfall Fire, drainage considerations associated with the Anderson property became very obvious. In response to a question, Parks and Recreation Commissioner Hoffman expressed the opinion that the language of paragraph 5.2.4(5)(Nbhd 5) was sufficient, as presented.

In response to a question, Mr. Moellendorf advised of informal discussions with Brewery Arts Center representatives regarding their plans for closing Minnesota Street between the Brewery Arts Center building and the former church property, and constructing a plaza. He explained the possibility of working with the Brewery Arts Center to use a portion of the plaza to provide recreational amenities for the neighborhood. Parks and Recreation Commissioner Herst suggested substituting the words “Partner with” for the word “Support” at the beginning of paragraph 5.2.4(5)(Nbhd 7). [Parks and Recreation Commissioner Felesina left the meeting at 7:28 p.m.; a quorum was still present.]

Parks and Recreation Commission Chairperson Keeton expressed opposition to the consideration of Little Lane as a possible regional park site. Parks and Recreation Commissioner Patton discussed the benefits of continuing development of the Edmonds Sports Complex, including available land and access. Mr. Winston responded to questions regarding the properties listed in paragraph 5.3.3. Parks and Recreation

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 7

Commissioner Patton expressed the hope that Mr. Winston was aware of the significance of the Ronald D. Wilson Memorial Park to the north side of town. He expressed an interest in development of an additional regional park. Discussion took place with regard to ranking the listed properties and, in response to a question, Mr. Moellendorf described the topography of the Arrowhead Drive property. Mr. Krahn discussed staff's interest in the Arrowhead Drive property. Parks and Recreation Commissioner Herst suggested adding Mr. Krahn's comments to paragraph 5.3.3. Additional discussion took place regarding the ranking assigned to the listed properties under paragraph 5.3.4. Mr. Winston responded to questions regarding the reason for not listing the WNCC campus. Consensus of the commissioners was to remove the Little Lane site from the list.

With regard to paragraph 5.4.3, Parks and Recreation Commissioner Curtis discussed the need for additional multi-use fields. Mr. Fahrenbruch responded to questions regarding the Trap and Archery Ranges. Parks and Recreation Commissioner Herst requested that language indicating the partnership between the City and the Trap and Archery Ranges be included. Mr. Winston advised that the language of paragraph 2.7 would be expanded with regard to partnerships. Parks and Recreation Commissioner Curtis suggested adding language to the natural parks section to "explore using drainage basins and freeway right-of-way for additional parks, trails, and natural open space." Mr. Fahrenbruch acknowledged that drainage basins usually don't function as sports / athletic fields because of accumulated sediment. Parks and Recreation Commissioner Curtis expressed objection to paragraph 5.5.1, and suggested the section should include all indoor recreation, such as soccer, tennis, racquetball, etc. Mr. Winston provided background information on the purpose of the section, and advised that the paragraph was included as a result of staff's observation regarding current needs. Discussion took place regarding multi-use courts.

In response to a question, Mr. Moellendorf advised that staff had eliminated the Fifth Street / Edmonds Drive and Koontz Lane / Edmonds Drive locations as possible recreation center sites. He explained that staff researched the history and problems experienced by the City and the School District in attempting to use the Koontz Lane / Edmonds Drive location for other purposes. In addition, the Koontz Lane site is too close to the Edmonds Sports Complex to provide any additional amenities than those which already exist. The Fifth Street / Edmonds Drive location was eliminated due to cost prohibitive improvements which would be required. In response to a comment, Mr. Moellendorf reviewed the priority listing of proposed recreation center sites on page 25. Discussion took place regarding the list format, and Mr. Moellendorf suggested omitting the priority listing. Parks and Recreation Commissioner Patton expressed concern regarding the specificity of paragraph 5.5.3.1, and discussed the importance of including a sufficient number of racquetball courts in the new recreation center. He expressed additional concern over the language of paragraph 5.7.3, and Mr. Moellendorf advised that the intent was to be in addition to the new recreation center.

A five-minute recess was taken, and Parks and Recreation Commission Chairperson Keeton reconvened the meeting. A quorum of both the Planning Commission and the Parks and Recreation Commission was present.

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 8

Parks and Recreation Commissioner Curtis requested that language regarding the need for teen centers be added. With regard to paragraph 5.6.4, Planning Commission Vice Chairperson Kimbrough expressed the hope to visit BLM lands along the River as part of the plan. He discussed the importance of safety on the River, and expressed the opinion that the BLM should be “pushed” to develop a level of management which will provide for safety. He provided clarification at Mr. Winston’s request.

Parks and Recreation Commission Chairperson Keeton expressed the opinion that “cutting half of [the existing recreation center] off” is counterproductive to building a new recreation center which includes basketball courts. Mr. Winston advised that the new recreation center would include a multi-use gymnasium that can be divided in half. In response to a question, Mr. Moellendorf advised that the Community Center gymnasium can be divided in half, but neither half is very large. In response to a further question, Mr. Winston advised that all the programs staff is struggling to provide at the existing Community Center would be more efficiently provided in the new facility. The recommendation is to conduct a schematic study of the theater needs and how the existing Community Center could be reconfigured to accommodate them. Mr. Winston advised that the theater is operating at maximum efficiency given the existing facility. With “just a little bit of help” in restructuring the building, the theater could most likely double in usage availability.

In response to a question, Mr. Moellendorf advised that, following extensive remodeling, the former St. Teresa’s Catholic Church is being used as a concert hall. The Brewery Arts Center black box theater is continuing to be used for small productions. In response to a question, Mr. Krahn discussed the significant need for theater venues in the community. Mr. Moellendorf advised that the suggestion to include a black box theater at the Community Center came about during one of the early focus group meetings.

With regard to paragraph 5.8.1, Parks and Recreation Commissioner Curtis advised that the addition of tennis courts is included in the Centennial Park master plan. She further advised there were a number of people interested in including tennis courts in the Silver Oak Park. She suggested not excluding the possibility of tennis courts in neighborhood parks.

Parks and Recreation Commission Chairperson Keeton expressed the opinion that the potential of the Pony Express Pavilion had not been sufficiently explored. He suggested that an attractive “wind wall” would “be a far better investment” than a new amphitheater. He expressed the opinion that investing funds in an amphitheater which can only be used approximately six months out of every year would be inappropriate. He suggested partnering with WNCC on an amphitheater. Mr. Winston advised that traffic volumes on Highway 50 make Mills Park a challenge for an amphitheater site. He agreed that WNCC is the best possibility. He expressed the opinion that a master plan should be developed for Mills Park.

With regard to paragraph 5.8.9, Parks and Recreation Commission Chairperson Keeton advised that new parks usually include basketball courts. In addition, every school yard has outdoor basketball facilities. In response to a question, Mr. Winston described “challenge baskets.” Parks and Recreation Commissioner Herst suggested using a different word than “challenge.” Parks and Recreation Commissioner Curtis suggested the possibility of retrofitting existing parks with basketball courts. She further suggested including language regarding new recreation trends.

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 9

Parks and Recreation Commission Chairperson Keeton agreed with exploring “natural” ways in which to shield Mills Park from Highway 50. In response to a question, Mr. Winston discussed ways to improve the lay out of Mills Park. Parks and Recreation Commissioner Curtis suggested including a section regarding “potentials,” such as in partnering with the State on the Stewart and Clear Creek Conservation Camp facilities. She further suggested including a section regarding maintenance standards and needs.

In response to a question, Parks and Recreation Commission Chairperson Keeton advised that the Parks and Recreation Commission plans to develop a dog park policy. In response to a further question, he explained there have been requests for additional dog friendly parks. In response to a comment, Mr. Winston provided background information on the feedback received from the focus groups and the survey. Discussion took place regarding dog parks and dog friendly parks.

Parks and Recreation Commission Chairperson Keeton and Mr. Moellendorf responded to questions regarding the purpose of Section 6. In response to a question, Mr. Moellendorf advised that existing fees will be reviewed in the near future and consideration given to possible changes aligned with the City’s budget process. Parks and Recreation Commissioner Patton expressed concern over adopting a chart, as part of the master plan, which may lock in the Department.

Discussion took place regarding cost recovery, as outlined in paragraph 7.1. (3-0195) Parks and Recreation Commission Chairperson Keeton expressed a preference to periodically review level of service standards rather than specify them in the master plan. He responded to questions regarding the method by which to amend the master plan. Mr. Winston expressed the opinion that the biggest problem with master planning is to consider it finished. He advised of having discussed with Parks and Recreation Department staff a method by which to make the master plan a more flexible document in order to keep it current. He suggested making the master plan an on-line document. He advised that a consideration in every recommended action should be whether or not said action is consistent with the master plan. He noted that the master plan had been developed in a comprehensive manner and should be amended accordingly.

In response to a question, Mr. Winston advised that Appendix 8.3 was complete. Appendix 8.4 is a worksheet which will be included as an example to be amended or changed by Parks and Recreation Department staff. Parks and Recreation Commissioner Curtis requested to revisit the Neighborhood Park Analysis at a future meeting.

At Mr. Moellendorf’s request, the commissioners reviewed Section 7. Discussion took place regarding a policy regarding restrooms in parks. Mr. Winston explained the difference between a policy and a direction within the master plan. Parks and Recreation Commissioner Curtis suggested including language indicating a direction regarding restrooms in parks. Mr. Moellendorf advised that staff has discussed adding the Recreation Division’s inclusion policy to Section 7. Additional discussion has taken place with regard to the City’s responsibility for providing parks and recreation services to residents outside the county. Mr. Moellendorf noted that an associated policy on non-resident fees would be needed. Mr. Winston discussed the issues of providing recreation services to non-residents, subsidization of fees, and prioritization of recreation needs. Parks and Recreation Commission Chairperson Keeton expressed the opinion Carson

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 10

City should not be responsible to provide recreation facilities for out-of-county residents. He clarified out-of-county residents should not be precluded from using City facilities. Discussion ensued, and Parks and Recreation Commissioner Patton noted that the master plan can be amended when necessary. Parks and Recreation Commission Chairperson Keeton opened this item to public comment.

(3-0757) Bruce Scott, a member of the Open Space Advisory Committee and a Carson City citizen, commented that parks are a quality of life amenity. He expressed the opinion that the draft plan understates the potential linkage and economic benefit of recreation programs. Policy 7.2, Economic Development, "is a lot more than sports tournaments." Mr. Scott discussed the importance of partnerships, and listed softball, swim meets, and BMX races, as revenue generators. He agreed with earlier comments by Planning Commission Vice Chairperson Kimbrough regarding the potential of the Silver Saddle Ranch and its impact on economic development. He expressed an interest in the City considering acquisition of the Silver Saddle Ranch for use as a multi-purpose facility. He advised that the Carson River is a key element in the City's recreation future. "It is the single highest priority in the open space survey for access, ... as an important amenity to Carson City." Mr. Scott expressed the opinion that some of the "peripheral, so-called natural parks are ... left out." He listed the Clear Creek Conservation Camp, the Carson River, and the Horse Creek Ranch. He suggested that Fuji Park should be better emphasized in the plan as to the various activities and events which take place there. With regard to the Anderson property, he advised that the Open Space Advisory Committee is very interested but deals only with willing sellers. Mr. Anderson has been approached and has indicated no interest in selling his property. Mr. Scott advised that green area in town is a very high priority.

(3-0974) Beth Scott, of the Equestrian Alliance, referred to neighborhood meetings held last October at which an equestrian events center was discussed. She suggested that such an events center should at least be explored as part of the master plan document. She advised of having recently attended the annual Draft Horse Classic in Grass Valley. She described the facility at which the event was held and details of the event itself. She discussed the economic impact to Grass Valley and that of similar events to other communities such as Mule Days to Bishop, California. She advised of a recent study conducted by the American Horse Council, which indicated the horse-related industry has a \$102 billion impact on the U.S. economy. With regard to the draft plan, she emphasized the importance of considering the recreation and public purpose (R&PP) status of various BLM lands. A particularly important R&PP piece is depicted in the maps for neighborhood 11. Ms. Scott pointed out the subject parcel, and advised that a portion of the California Overland Trail traverses it. She further advised that NDOT has plans to clear the parcel and use it as a staging area. She requested that the City take steps to preserve the parcel. She advised of a correction to paragraph 5.2.4 in that the remnant is the California Overland Trail, not the Pony Express.

In response to a question, Mr. Krahn advised of a future freeway crossing identified on the trails plan. Staff is considering the opportunity for a neighborhood park in the area to accommodate the large equestrian population. Ms. Scott expressed support, and discussed the need for training facilities to desensitize horses to urban environment stimuli. She responded to questions regarding the proposed location. In response to a further question, she provided input regarding the acreage necessary for an equestrian events center.

(3-1598) Terry McTimmons expressed the opinion that the draft plan misses a large part of the population which is into OHVs. He noted that the Carson Speedway was recently closed and that the motocross track will also be closed. He discussed participation and spectatorship associated with motocross racing, and

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 11

agreed with the need for a multi-use facility. He advised that the City of Winnemucca recently constructed a livestock events center, and discussed the motocross events held at the Reno Livestock Events Center. He suggested considering the recently acquired land on Highway 50 as a prime location for a multi-use facility to accommodate equestrian and motocross events.

(3-1691) Tripp Akin, a Douglas County resident and Carson City property and business owner, expressed support for the Sierra Inline Hockey League (“SIHL”) which holds events at the Pony Express Pavilion. He expressed the opinion that the draft plan “downplays the level of interest” in roller skating and roller hockey. He referred to paragraph 5.8.6, and advised that pouring an outdoor concrete slab to accommodate the SIHL while other events were being held in the Pony Express Pavilion would “be a bad idea.” He advised that the SIHL uses a roller hockey floor which would be quickly ruined if left out in the weather. He suggested considering a better venue for inline hockey. He noted that the University of Nevada, Reno roller hockey team are the current national champions. He urged the commissioners to continue their support of inline hockey. In response to a question, Mr. Fahrenbruch advised that the SIHL use agreement controls use of the rink. In response to a comment, Mr. Akin clarified that the UNR inline hockey team has plans to use the SIHL rink for practices.

(3-1870) Connie Creech, of the Nevada Allstate Trail Riders and the Carson City Equestrian Alliance, seconded Ms. Scott’s suggestion to consider developing an equestrian facility. She discussed the North American / International event hosted at Fuji Park in 1991. She advised that trails were lost once Costco was constructed, but that the Silver Saddle Ranch would be a good substitute because of access to BLM lands and the “hundreds of miles of trails out in the Pine Nuts.” She further advised that Kings Canyon, Lakeview, Centennial Park, and other areas which provide good access to public lands could potentially provide a good opportunity to host equestrian events. In response to a question, Ms. Creech was unaware of particular numbers of horse owners in this area. She advised of a “tremendous amount” of equestrians in Northern Nevada, and discussed various types of equestrian events. She noted that Carson City provides tremendous opportunity to equestrians because of trail access and heritage.

(3-2015) Gary Lyon, of 1801 Jefferson, expressed support for developing the Arrowhead property as the recreation center site. He suggested another opportunity in the combination of the Shaw and Hendricks properties on the south side of Highway 50 just past Deer Run Road. He advised that the combined properties have been used for a variety of purposes for a number of years. He suggested that the combined properties, together with adjacent BLM properties, could serve to provide Carson City with a multi-use facility which could include parks, recreation, and an equestrian center with trail integration to the V&T and the Carson River corridor. The regional center could also serve Lyon, Storey, and Douglas Counties. He noted there would be no adjacent residential issues, the properties are close to the Centennial Park Complex and Eagle Valley Golf Course. Mr. Lyon discussed drainage basins as an appropriate opportunity for dog parks. He encouraged consideration of private enterprise opportunities with regard to cost recovery. He advised of having e-mailed some of the commissioners regarding upcoming discussion on OHV and trail access. He discussed the consideration of OHV and trail access from an economic development standpoint. He urged the commissioners to consider trails and the potential of the trail system to integrate into other systems which are evolving or can evolve in this area. He discussed trails programs being developed in Ely and Elko, and advised of the tremendous opportunity associated with the Comstock Historic Trails District and equestrians. At Mr. Winston’s request, Mr. Lyon provided input regarding private enterprise opportunities associated with recreation.

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 12

Parks and Recreation Commission Chairperson Keeton called for additional public comment; however, none was provided. Mr. Winston expressed the opinion that both Mr. and Mrs. Scott raised interesting questions regarding new, unique amenities as part of the economic development consideration. Mr. Moellendorf advised that "it becomes a matter of priorities." He agreed to consider exploring the possibilities after determining whether staff has the time and resources available to do so. In response to a question, Mr. Moellendorf advised that Fuji Park and the Fairgrounds are heavily used. He was uncertain as to whether the facility is used to capacity. In response to a question, Parks and Recreation Commissioner Hoffman expressed a preference for exploring the possibility of a recreational facility that would accommodate equestrian and motocross events.

Parks and Recreation Commission Chairperson Keeton reviewed the other public comments. Mr. Winston discussed the SIHL's use of the Pony Express Pavilion. Parks and Recreation Commissioner Hoffman discussed the importance of the Pony Express Pavilion to the Recreation Division's summer programs. Mr. Moellendorf advised that any master plan of Mills Park would have to consider programs held there. Parks and Recreation Commission Chairperson Keeton expressed agreement with Mr. Lyon's suggestion to use detention basins for dog parks. He recessed the meeting at 10:03 p.m. and reconvened at 10:08 p.m.

2-C. DISCUSSION ONLY REGARDING THE MOST CURRENT WORKING DRAFT OF THE UNIFIED TRAILS MASTER PLAN (3-3170) - Consensus of the commissioners was to take public comment on this item and defer any additional commissioner comments to a future meeting. Parks and Recreation Commission Chairperson Keeton provided direction on the format for receiving public input.

(3-3198) Brian Doyal, of the Pine Nut Mountains Trails Association ("PNMTA"), discussed activities of the PNMTA to clean up and maintain the Pine Nut Mountains and the philosophy of the PNMTA to promote open use. He noted that the draft plan indicates a number of trail closures, and discussed the importance of the master plan looking like other master plans. He suggested that the draft master plan indicates a negative attitude toward OHV use. He discussed the investment of finances and time in OHVs as recreational pursuit. He advised that the draft plan represents a "mass closure" of trails on the north and west sides of town, and expressed concern that the plan doesn't "think regionally." He suggested that each road closure should be individually determined by the Board of Supervisors to "fit that area's designations. Trail closures are permanent and should not be taken lightly." He suggested proposing sound limits on motorcycles of 104 decibels. He advised that federal land agencies will be using the draft plan as public input for their plans, and expressed concern that federal agencies will close all trails which are not indicated as acceptable for OHV use. He expressed concern there is no complete inventory of all the trails, and discussed his involvement in attempting to inventory trails in conjunction with the U.S. Forest Service and the BLM. He discussed efforts to obtain grant funding from the State Parks Department for trail mapping. He advised that the west side is slated to be limited to a two-wheel drive experience. The Old Clear Creek Road is indicated as motorized on the map, but Mr. Doyal expressed the understanding the road is actually private. He advised of having discussed motorized use with Clear Creek area residents, who expressed a preference for no motorized use. He noted that the north side indicates all but closed to OHV use excepting three small trails "that go nowhere." He reiterated the importance of mapping trails prior to making decisions. He noted that Kings Canyon Road has been designated as an access road for non-motorized users. He expressed concern that this will create a safety issue as the road represents "no challenge" and users will increase speeds to create a challenge. He acknowledged agreement with keeping Kings Canyon Road open as an access road. (4-0019) He pointed out a private road south of Prison Hill, and advised that

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 13

the owners do not want motorized access on the road. He expressed the opinion that the draft plan concentrates all motorized use to the southeast side of town which will devastate the area. He advised that spreading out the access will keep from destroying it and “giving ... a reason to close it all off completely.” He expressed the opinion that Prison Hill will not last much longer. Mr. Doyal advised that the PNMTA would like to keep all existing OHV trails open with the rare exception in each area for non-motorized trails. He requested the commissioners to provide specific direction to staff and the consultants regarding area use designations versus trails.

In response to a question, Mr. Doyal defined OHV trails as “everything from single-track to a graded road.” He acknowledged that some single-track trails would not be available to quads. He described a kiosk being constructed and placed by the PNMTA near the Ruhestroth Dam, and advised that the PNMTA is involved in trail etiquette education. Planning Commissioner Vance expressed the opinion that OHV users should have their own park. In response to a question, Mr. Winston reviewed the process by which input provided was incorporated into the draft plan maps. He advised that the draft plan doesn’t propose any closure. He discussed being “caught in a bit of a warp between BLM, U.S. Forest Service, and City policies in terms of motorized use of trails.” He advised of the need to determine a more effective way to accommodate all of the input. He clarified that the map will not be used for public distribution, but for the purpose of beginning to establish a system. Planning Commission Vice Chairperson Kimbrough advised that the federal government has to be very cautious with regard to drawing a line on a map and then releasing it in any public form. He expressed the opinion that “a lot of good work was done with very good intent in a very public process for these maps.” He suggested that the elimination of some of the trails may have to be taken up with the federal agencies after the master plan is published. He expressed the opinion that Carson City has “gone out of their way” to put these lines on the map. Federal agencies have to then support it.

Mr. Doyal advised that BLM representatives have informed him the master plan will be used as public input for future revisions to their plans. He suggested that the draft plan appears to indicate motorized vehicle access is not wanted on the north and west sides of town. He requested that the areas be indicated as all access, and expressed a preference that no trails be shown. That way the federal agencies can work within those parameters. Planning Commission Vice Chairperson Kimbrough advised of an in-depth process required to close trails. Mr. Winston reiterated there had been no intention to eliminate trails which are currently used for motorized recreation. He provided background information on the method by which the plan and maps were developed. In response to a question, Mr. Doyal requested that the north and west side trails which are shown on the maps be designated as open to OHV use. He reiterated the desire to indicate a theme to the subject areas. Mr. Winston reviewed the direction provided as a result of the focus group and workshop meetings. In response to a question, Mr. Doyal reiterated that certain areas have an existing theme. He acknowledged agreement with an earlier comment to simply indicate trails on Carson City land so as to avoid any indication of preferences for federal lands. He expressed the opinion that trails can be shared with proper etiquette.

Mr. Moellendorf agreed a theme had emerged from the early meetings regarding trails that most of the OHV use would be limited to the east side of town and that the west side would be restricted from OHVs. He agreed with a thematic approach and acknowledging the final say over federal lands belongs to the federal agencies.

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 14

Parks and Recreation Commission Chairperson Keeton requested input of each of the commissioners. Parks and Recreation Commissioner Patton agreed with earlier comments that “pushing everybody into one confined area” will overrun the area. He agreed that the Prison Hill area is significantly degraded. He agreed with designating trails for hikers and bicyclists only. He suggested drawing what exists and including a general policy statement to “undertake to analyze existing uses and trails, and determine whether or not more hiking only or biking only trails are needed.” He agreed with Parks and Recreation Commissioner Hoffman’s suggestion to avoid steering the draft plan into a decision made as a result of a map. Parks and Recreation Commissioner Herst agreed with developing general policies. She expressed the opinion that using the draft plan as a guide gives a wrong impression of the reality. She reiterated the suggestion to develop general usage policies regarding sharing trails and designating uses. Parks and Recreation Commissioners Curtis and Hoffman agreed. Planning Commissioners Bisbee and Vance had no additional comment. Planning Commissioner Reynolds agreed with Parks and Recreation Commissioner Patton’s comments. Planning Commission Vice Chairperson Kimbrough commented that a master plan sometimes draws controversial lines. He expressed the opinion that drawing the line at City property and leaving the federal lands out of the process “doesn’t help.” He expressed the further opinion that the maps are well done. He agreed that some of the delineation could be argued regarding specifics, but expressed the opinion that the map should stay the way it is because of the “hundreds of hours” invested by “people who usually are involved with trails.” He acknowledged there may be disagreement.

Mr. Moellendorf expressed agreement with Planning Commission Vice Chairperson Kimbrough’s comments. With regard to a trails inventory, he advised that trails have been designated and that various trails organization representatives have done ground truthing. He inquired as to the type of trails inventory being requested by the PNMTA. Mr. Doyal advised of trails in the southwest portion of town and single-track trails which are not shown. Mr. Krahn explained the intent of the master plan to identify routes and destinations. There was never any intent to assume responsibility over every trail in and adjacent to the City. Connectivity, in conjunction with partners, was the goal. Mr. Krahn discussed loop trails, a ring road, the wagon wheel concept, and the goal to identify, on Carson City and adjacent properties, a way to provide connectivity from the Tahoe Rim to El Dorado County. He reiterated there had never been any intent to inventory “every little road, route, or single track trail.” He discussed the ground truthing process. Parks and Recreation Commissioner Patton suggested including language to indicate “this map designates primary connective routes and is not intended to be comprehensive or all-inclusive.” He noted the existing language that the “map is for long-range trail planning purposes.”

Mr. Guzman advised of the Open Space Advisory Committee’s (“OSAC”) recommendation that off-road vehicles be limited to the roads designated on the maps. He further advised that the maps reflect, “to a tee,” the advice provided by the OSAC. He explained the OSAC’s mission to preserve the beauty of the hillsides, which is accomplished by allowing use to occur in existing areas. He reiterated that the maps reflect those areas very well. He expressed the opinion that expecting a more precise inventory than that which had been provided was “totally unreasonable.” He advised that an inventory had been developed and ground truthed. He expressed the opinion that the PNMTA is interested in making more trails available. The OSAC’s recommendation is the opposite, and represented by the maps. Mr. Guzman acknowledged that the trails shown are those which will be available to OHVs, hikers, bikers, and equestrians. In response to a comment, he advised that the OSAC’s recommendation was within the limits of prudence as indicated on the maps. Parks and Recreation Commissioner Curtis expressed an interest in an inventory which would indicate the trails needing to be constructed.

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 15

Mr. Winston expressed the belief that the trails plan reflected a theme about motorized use on each side of the valley. He expressed the further belief that a definite consensus emerged from the public workshops which indicated the west side should not be “100% motorized; that there are to be very specific areas for motorized.” The east side is much more designated as a “broad, general area in the Pine Nuts.” Mr. Winston acknowledged that every trail was not designated. The maps reflect trails to be built and maintained, by the City and partner agencies, as part of the system. Mr. Winston further acknowledged other ways to walk and hike through the back country. The intent is not to go out and maintain all of those trails or to have them designated as official trails. Mr. Winston agreed with including a caveat that the trails plan and maps are not exhaustive. The plan and maps do indicate a commitment as to what will be maintained and constructed. Mr. Winston noted that the master plan can be amended. The alternative is to designate broad areas and not designate individual trails. Mr. Winston expressed the opinion that this would result in more of a broad policy statement rather than a plan. He advised that the draft trails plan builds on the Eagle Valley Trails Plan, the Bicycle System Plan, the Tahoe Rim Trail Plan, and attempts to incorporate very specific routes which existed in all those plans and the uses reflected. Backing off to a more general statement will require an additional planning effort, and “you won’t have a plan until that’s completed.” Mr. Winston suggested including a caveat with regard to the intent of the plan and, to the degree that additional revisions are necessary, commissioning additional studies to modify the plan over the next six months to a year.

Mr. Doyal suggested applying color to viewshed and drainage protection areas, which would indicate the desire to eliminate trails which are “viewshed issues.” He further suggested showing the trails which are maintained by City staff. Parks and Recreation Commission Chairperson Keeton expressed the opinion that all trails should not be shown on a map. He disagreed with applying color to viewshed protection areas. He expressed a preference to proceed with the caveat that the maps depict main trails and those maintained by Carson City; that there are many other trails which use are currently decided by other agencies. Parks and Recreation Commission Chairperson Keeton thanked Mr. Doyal and commended him on his professional representation of the PNMTA.

(4-1291) Beth Scott requested to be able to meet with staff to discuss non-controversial issues associated with the maps. She requested to have prejudicial language stricken from the language of the draft plan. She expressed the opinion that “multi-use trail” should be defined. In response to a question, she explained that unless such words as “equestrian” are included in the definition of multi-use trail, the use has been interpreted by Carson City, NDOT, and Federal Highway Administration representatives as not including equestrian use. She advised that the uses included in multi-use trails would be helpful. She expressed the opinion that the statement “every garage is a trailhead” doesn’t make any sense. She advised that any indication in the draft plan that equestrians want exclusive use of trails is incorrect. She further advised that signage regarding trail etiquette is necessary, not just for equestrians and OHV users but also for hikers and bicyclists. She expressed concern with the concept of shared streets, details of which she had already discussed with Mr. Winston and Mr. Moellendorf. She referred to the second and third bullet points in the policies section on page 30, and advised that horses are street legal in Nevada unless otherwise posted. She took exception to the wording of the third bullet point, and expressed the opinion that both the second and third bullet points should be stricken. She read into the record the second to the last bullet point on page 31 in Section 9.2, Actions, and expressed the opinion that the policy was “useless and should just be skipped.” She expressed a desire for the trail maps to indicate both the inner and outer loops referred to in the text. She reiterated the request to resolve, with staff and the consultant, misunderstandings associated

CARSON CITY PLANNING COMMISSION
CARSON CITY PARKS AND RECREATION COMMISSION
Minutes of the September 20, 2005 Meeting
Page 16

with the mapping. Mr. Winston explained the misunderstanding associated with shared streets and the “core area” of town. Ms. Scott acknowledged that horses are not ridden everywhere in town. Mr. Moellendorf acknowledged that staff would meet with Ms. Scott. Parks and Recreation Commission Chairperson Keeton thanked Ms. Scott.

(4-1672) Terry McTimmons advised that most motorcyclists prefer single track trails. He discussed the importance of OHVs having access to Kings Canyon Road and the Tahoe Rim Trail. He expressed concern over an earlier comment regarding OHV parks, and urged the commissioners to not consider confining OHVs. He expressed support for open access, and the opinion that trail etiquette is “the key to everybody getting along.” He expressed concern with regard to giving “ammunition” to federal agencies to close trails. He advised of working for Carson RV as a toy hauler salesman, and expressed concern that the lack of open trails will have an adverse effect on the local RV and motorcycle businesses. He expressed concern over motorized trails which “end up stopping and turning into non-motorized at a point.” He suggested forming a committee to research areas around Carson City to receive feedback from people using the trails.

(4-1858) Gary Lyon referred to the e-mail sent to the commissioners, and discussed the importance of being judicious in the approach to off-highway trails. He advised that Carson City is one of two major corridors in the western U.S. for the off-highway vehicle community. He noted the “tremendous economic opportunity if managed and approached in an appropriate, balanced way.” He encouraged taking advantage of that in development of the trail system. He advised that Carson City is home to at least three national level OHV manufacturing and racing operations, upon which decisions regarding the plan could have a great impact. He discussed the opportunity for sponsoring OHV events in conjunction with a multi-use facility, specifically the “Got Rocks?” championship. He advised of the minimum \$500 to \$1,000 per year in local retail revenue generated by each OHV operator. He commended all those involved in development of the draft master plan. He commented that outdoor recreation is very important to the community’s quality of life, economy, and future. In response to a question, Mr. Lyon advised that OHV is the official designation. He discussed trail usage in the northern portion of town, and the programs being developed in Ely and Elko.

Parks and Recreation Commission Chairperson Keeton closed public comment. Mr. Winston acknowledged sufficient time available in which to accommodate revisions and have the draft plan ready for presentation by the first of November. Parks and Recreation Commission Chairperson Keeton advised that this item would be reagendaized for comment at the October 4th meeting. He suggested the commissioners could also provide written comments prior to the October 4th meeting.

3. ACTION ON ADJOURNMENT OF THE PLANNING COMMISSION (4-2163) - Commissioner Reynolds moved to adjourn the Planning Commission at 11:26 p.m. Commissioner Bisbee seconded the motion. Motion carried 4-0. Parks and Recreation Commission Chairperson Keeton thanked the Planning Commissioners for their attendance.

The Minutes of the September 20, 2005 meeting of the Carson City Planning Commission and the Carson City Parks and Recreation Commission are so approved this 30th day of November, 2005.

JOHN PEERY, Chair