

**CARSON RIVER ADVISORY COMMITTEE**  
**Minutes of the October 4, 2006 Meeting**  
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A regular meeting of the Carson River Advisory Committee was scheduled for 5:30 p.m. on Wednesday, October 4, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Charles Zimmerman  
Vice Chairperson Paul Pugsley  
Dan Greytak  
Mark McCubbin  
Randy Pahl  
Ernest Rink

**STAFF:** Roger Moellendorf, Parks and Recreation Department Director  
Juan Guzman, Open Space / Property Manager  
Vern Krahn, Park Planner  
Kathleen King, Recording Secretary

**NOTE:** A recording of these proceedings, the committee'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 (5:30:19)** - Chairperson Zimmerman called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Member Farrer was absent.

**CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (5:30:40)** - None.

**1. ACTION ON APPROVAL OF MINUTES - August 2, 2006 (5:31:25)** - Member Greytak moved to approve the minutes, as submitted. Vice Chairperson Pugsley seconded the motion. Motion carried 6-0.

**2. MODIFICATIONS TO THE AGENDA (5:30:56)** - None.

**3. AGENDA ITEMS:**

**3-A. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO INCLUDE BUREAU OF LAND MANAGEMENT PROPERTY KNOWN AS THE SILVER SADDLE RANCH AND CARSON RIVER PARK IN CARSON CITY'S FEDERAL LANDS BILL TO BE DEVELOPED AS A REGIONAL PARK (5:31:53)** - Mr. Moellendorf provided an overview of this item, and reviewed the staff report. He advised of having met, together with Mayor Teixeira, with Senator Harry Reid and his staff in August to discuss the federal lands bill. Senator Reid's comments were very positive, and he suggested that the Silver Saddle Ranch serve as the "centerpiece" of the lands bill. Mr. Moellendorf emphasized the fundamental question, included in the staff report, as to whether the committee believes the Silver Saddle Ranch and Carson River Park are the correct locations for a future regional park.

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Mr. Guzman provided background information on the lands proposed to be included in the federal lands bill. He provided an overview of discussion which took place at the October 3<sup>rd</sup> Parks and Recreation Commission meeting, including the suggestion that Prison Hill should be included as part of the lands bill. In response to a question, Mr. Moellendorf advised that consideration will have to be given to whether the City can fiscally manage the Silver Saddle Ranch and other lands acquired through the federal lands bill. He further advised that a management report has been commissioned through Resource Concepts, Inc. Knowing that it will be several years before the City would add the lands to its property inventory provides the opportunity to review the management study and begin crafting budgets accordingly. The City will request, from the federal government, financial assistance for initial planning and development of the site. Senator Reid has assured City officials of his assistance in this endeavor. Mr. Moellendorf noted that Silver Saddle Ranch is used passively at the present time. He suggested that, although the passive use would continue, more active uses may be incorporated in the future. Active uses would be more expensive to maintain and would have to be incorporated into the budget. Mr. Moellendorf discussed the possibility of including Prison Hill in the federal lands bill. In response to further question, he advised that the Ambrose-Carson River Natural Area will be included with the Silver Saddle Ranch and Carson River Park.

Mr. Krahn provided background information on the master planning process, including the comprehensive master plan, the parks and recreation master plan element, and the unified pathways master plan element. He provided a detailed overview of the Proposal for Silver Saddle Ranch Regional Park, Exhibit B to the staff report.

In response to a question, Mr. Guzman referred to the management agreement for Silver Saddle Ranch recently entered into between the City and the BLM. He commented “there is no better tool” than owning the land. He noted it is not part of the BLM’s mission to develop parks, but that BLM personnel have assisted the City wherever possible. In reference to comments at the October 3<sup>rd</sup> Parks and Recreation Commission meeting, he advised that the City will create mechanisms, including deed restrictions, to ensure the purpose for acquiring the lands is carried out. Mr. Moellendorf emphasized the opportunity to “control our own destiny” as represented by the federal lands bill. He noted that the City is not as hampered by federal processes as the BLM and the USFS can be. Mr. Krahn referred to Carson River Park Phase II, and noted the importance of “controlling our own destiny” in that almost two years have been spent negotiating a small playground. In reference to an earlier comment, Mr. Moellendorf discussed the importance of access. In response to a question, he advised of a strong possibility of the availability of Question #1 funding for the regional park. Mr. Guzman explained the reason for submitting the subject property as a regional park.

Member McCubbin expressed support for the regional park concept and for the possibility of managing Prison Hill locally. In reference to the original concept for Silver Saddle Ranch, he inquired as to whether the property would again be subject to future change. Mr. Guzman provided historic information on the original concept for and subsequent acquisition of the Silver Saddle Ranch. He provided an overview of comments provided at the October 3<sup>rd</sup> Parks and Recreation Commission meeting, which indicated that the original concept for the Silver Saddle Ranch could be facilitated once the property is in City ownership. Mr. Guzman expressed the belief that the property could accommodate more intensive recreational use at the same time as respecting the environment. Mr. Moellendorf agreed that ensuring stewardship of the

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environment will be a “balancing act” with the challenge of providing a wider range of recreational opportunities for the community. The assurances that the property will be used as originally envisioned are the inclusive process of public meetings, open houses, a public opinion survey, etc. Mr. Guzman advised that the lands bill will specify the purposes for acquiring the properties. Unless there is another “big effort” to amend it “because community values have changed enough, it’s likely to remain.”

Vice Chairperson Pugsley inquired as to the premise for the regional park. Mr. Moellendorf explained that the need was identified in the parks and recreation master plan element. Mr. Guzman noted that the need is also intuitive and discussed use pressures on Mills Park and Fuji Park. Vice Chairperson Pugsley suggested the proposal contemplates new recreational uses rather than areas to displace the pressures on Mills and Fuji Parks. Mr. Moellendorf advised that the purpose would not necessarily be to transfer uses from Mills or Fuji Parks to Silver Saddle Ranch. However, the events which occur in Mills and Fuji Parks displace other types of uses.

Chairperson Zimmerman opened this item to public comment. (6:44:12) Michael Bish, a member of the Friends of Silver Saddle Ranch (“FOSSR”), referred to the designation of the Silver Saddle Ranch in the parks and recreation master plan element as a “natural park.” He inquired as to the difference between a natural park and a regional park. Mr. Moellendorf explained that regional parks can be natural in use and design, or highly intensive such as a large athletic complex. A regional park provides sufficient area for features and amenities that would attract people from surrounding areas as well as the immediate community. He referred to two regional parks in Washoe County that serve a population of up to 300,000 people. The proposed regional park could conceivably serve a population in excess of 100,000 in consideration of residents in adjacent counties. Mr. Bish described Rancho San Rafael Park as “historic buildings surrounded by grass.” He expressed disagreement that it serves as an historic ranch. He advised that if both the Anderson and Jarrard properties were to be developed, the Silver Saddle Ranch would be the last remaining historic ranch in this area. He expressed concern over development including the need for lighting in conjunction with dark skies principles. He expressed the opinion that the community has already commented through the master planning process. “Now, we’re trying to say we want to go back and revisit this more and possibly change it.” Mr. Bish expressed understanding for distrust of governmental agencies. He expressed the opinion that FOSSR and other users had been left out of the federal lands bill process.

Chairperson Zimmerman thanked Mr. Bish for his comments, and provided background information on the formation of FOSSR. He expressed appreciation for the efforts of FOSSR over the years, and advised that staff will solicit all the groups mentioned in further planning activities. Mr. Moellendorf discussed the effort to contact all stakeholders, and expressed the opinion that the planning process needs to be more inclusive. Chairperson Zimmerman noted that the proposal is only just being rolled out to the community.

(6:53:12) Merlyn Paine, a resident of the Pinion Hills area, provided background information on the proposed regional shooting range. She expressed concern over the time table associated with the federal lands bill, and Mr. Moellendorf responded to corresponding questions. Mr. Guzman clarified that only the

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maps will be submitted by November for use by the congressional delegation to begin the process of drafting the bill. Ms. Paine reiterated the concern over the time table and expressed the opinion that the lands bill should be approached more “carefully.”

Mr. Moellendorf acknowledged that once the land is secured, development will be done in conjunction with City staff, elected officials, and the citizenry. He advised that the key is getting the land. There will be “plenty of time to make decisions on what we’re going to exactly do with the land once we get it.”

Chairperson Zimmerman called for additional public comment and, when none was forthcoming, entertained additional comments or questions from the committee. In response to a question, Mr. Moellendorf advised that proposed development would not be included in the lands bill. The proposal represented by Exhibit B is an internal City document being presented to generate discussion. Member Greytak expressed no opposition to the land being in City ownership. He expressed a preference that the aspects of the park remain cultural and natural. He discussed the importance of maintaining wildlife corridors. He noted the “fabulous” habitat and recreation potential in conjunction with acquisition of the Anderson and Jarrard properties. He acknowledged the opportunities, but expressed the opinion they need to be carefully considered and developed with community input and professional design. He expressed the opinion that use constraints should be built in. He discussed the importance of maintaining the heritage and the original vision for the Silver Saddle Ranch. In response to a comment, Mr. Guzman reiterated that maps will be submitted to the congressional delegation, who will then draft the federal lands bill in conjunction with City officials. He acknowledged that funding will be requested for planning and development. Member Greytak expressed agreement with including Prison Hill.

Vice Chairperson Pugsley provided background information on acquisition of the Silver Saddle Ranch by the Bureau of Land Management. He advised that the property has never been appropriate for management by the BLM. He expressed the opinion that the federal lands bill represents a wonderful opportunity to include the property “into the scope and planning of the City.” **Vice Chairperson Pugsley moved to recommend to the Board of Supervisors that the property known as the Silver Saddle Ranch and Carson River Park be included in the federal lands bill proposal with the concept of regional park attached to it. Member Pahl seconded the motion. Motion carried 6-0.** Mr. Guzman thanked the citizens for their attendance and participation.

**3-B. ACTION REGARDING A CARSON RIVER WORK DAY LOCATED AT SIERRA VISTA LANE, JUST UPSTREAM OF LLOYD’S BRIDGE (OFF OF CARSON RIVER ROAD, ACROSS FROM SILVER SADDLE RANCH) IN CARSON CITY, NEVADA ON SATURDAY, OCTOBER 7, 2006 FROM 9:00 A.M. TO 1:00 P.M. (7:12:03)** - Margie Evans with the Western Nevada RC&D distributed flyers to the committee members and staff, and reviewed the information. Member Greytak provided an overview of the scheduled activities and the purpose of the work day. Chairperson Zimmerman thanked Ms. Evans and Member Greytak for their presentation. Consensus of the committee was that no action was necessary.

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**3-C. ACTION REGARDING THE DEVELOPMENT OF NEW CARSON RIVER MASTER PLAN PLANNING POLICIES BASED ON THE MASTER PLAN'S CHAPTER 7 - COMMITTEE GUIDELINES / RECOMMENDATIONS FOR ANY DEVELOPMENT ALONG THE CARSON RIVER (7:16:33)** - Chairperson Zimmerman introduced this item, and Mr. Krahn reviewed the staff report. Chairperson Zimmerman provided an overview of a recent meeting with Mr. Krahn and Principal Planner Lee Plemel. He reviewed Exhibit A, Chapter 7 of the Carson River Master Plan Element. Following discussion, consensus of the committee was that no formal action was necessary.

**3-D. UPDATE AND DISCUSSION ONLY REGARDING THE PROJECT STATUS FOR CARSON RIVER PARK'S DAY USE AREA, A QUESTION #1, STATE OF NEVADA CONSERVATION AND RESOURCE PROTECTION GRANT PROGRAM CONSTRUCTION PROJECT (7:25:53)** - Chairperson Zimmerman introduced this item. Mr. Krahn provided background information, reviewed the pertinent agenda materials and the project time table. In response to a question, he advised there are no plans to include lighting in the design. Chairperson Zimmerman thanked Mr. Krahn. Member Greytak volunteered to participate in the work group.

**4. NON-ACTION ITEMS:**

**STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (7:31:38)** - Mr. Krahn referred to the "FYI" items included in the agenda materials.

**MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (7:32:16)** - None.

**5. FUTURE AGENDA ITEMS (7:32:18)** - Mr. Krahn reviewed the tentative agenda for the November committee meeting.

**6. ACTION ON ADJOURNMENT (7:34:17)** - Vice Chairperson Pugsley moved to adjourn the meeting at 7:34 p.m. Member Pahl seconded the motion. Motion carried 6-0.

The Minutes of the October 4, 2006 Carson River Advisory Committee meeting are so approved this 1<sup>st</sup> day of November, 2006.

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CHARLES ZIMMERMAN, Chair