A regular meeting of the Carson City Parks and Recreation Commission was scheduled for 5:30 p.m. on Tuesday, April 17, 2001 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Glen Martel

Vice Chairperson Jim Dunn

Ken Elverum Larry Osborne Jon Plank John Simms Stacie Wilke Charles Wright

STAFF: Steve Kastens, Parks and Recreation Director

Scott Fahrenbruch, Park Superintendent

Vern Krahn, Park Planner

Juan Guzman, Open Space Manager Kathleen King, Recording Secretary

(PRC 04/17/01)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Martel. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

CALL TO ORDER AND ROLL CALL (1-0001) - Chairperson Martel called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Commissioner Wilke arrived at 5:32 p.m. Commissioner Simms arrived at 5:40 p.m. Commissioner Cabrera was absent.

ACTION ON APPROVAL OF MINUTES (1-0008) - Commissioner Wright moved to approve the minutes as presented. Vice Chairperson Dunn seconded the motion. Chairperson Martel read the dates of the meeting minutes into the record, as follows: February 6, 2001; February 20, 2001; March 6, 2001; March 20, 2001. Motion carried 6-0-3-0.

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

AGENDA ITEMS

1. DISCUSSION AND ACTION ON A REQUEST TO CONSTRUCT A BICYCLE PARK AT A CITY PARK SITE (1-0025) - (Commissioner Wilke arrived at 5:32 p.m.) Mr. Kastens reviewed the staff report, referred to the attached schematics, and discussed the elements of the existing BMX track at the Edmonds Sports Complex. He advised that the proposed bicycle facility would be similar to the skateboard facility at Mills Park, and reviewed the ramp descriptions also attached to the staff report. He noted that bicycles have not been allowed at the skateboard facility because they conflict with skateboards, in-line skates, and scooters. In addition, the concrete at the skateboard facility will not accommodate bicycle use. Mr. Kastens advised that he shared his thoughts with Eric Kvam, representing the bicyclists. He reviewed staff's recommendation to form a committee to discuss this matter, and advised that he has notified the Risk Management Department of the proposed facility. (Commissioner Simms arrived at 5:40 p.m.)

(1-0099) Eric Kvam thanked the Commissioners for the opportunity to address them. He advised he has been researching possible locations for a bicycle park and suggested Ross Gold Park or Fuji Park. He discussed possible ways to raise the necessary funding, such as business sponsorships. Mr. Kvam responded to questions regarding construction costs, liability insurance costs, and comparable bicycle parks in surrounding communities. He displayed photographs of bicycle parks, and Mr. Kastens advised that there are informational Internet sites available for review. In response to a question, Mr. Kvam advised that there are bicycle parks in Sacramento and southern California to consider as examples. He acknowledged that Mr. Kastens' previous explanation of the differences between BMX parks and bicycle parks was correct. He further acknowledged that the ramp structures are wooden and the bowls are made of concrete. Mr. Kastens acknowledged that the City has assumed liability at the skateboard park. He discussed the differences in liability between controlled parks, such as those in southern California, and public parks. He indicated that the features in a public park will be "less exciting" because of the liability issues, but advised that the City would do everything possible to provide a good experience. He advised that the Risk Management Department will be researching the proposal. Chairperson Martel thanked Mr. Kvam for his presentation, and called for additional public comment.

(1-0193) Mary Leming, of the Carson City BMX Organization, advised that the skateboard facility at Idlewild Park is available for bicyclists. She suggested that the facility is a good example of a park large enough to accommodate skateboarders, roller bladers, and bicyclists. She advised that many skate parks share space with bicyclists. In response to a question, Mr. Kvam estimated that the same number of bicyclists would use the bike park as skateboarders use the skate park. In response to a question, Ms. Leming estimated that the BMX Organization has approximately 75 riders. She estimated that "a couple hundred kids" may be interested in using a bicycle park. Chairperson Martel requested further public comment and, when none was offered, closed public comment. Commissioner Osborne commended Mr. Kvam on his participation in this process. He encouraged Mr. Kvam in his efforts and moved that the Parks and Recreation Commission approve the formation of a committee to pursue the issue of constructing a bicycle park at a Carson City Park and, further, that the committee should consist of two members from the Parks and Recreation Commission and two representatives of the bicycle group, with the assistance of the Parks and Recreation Department staff. Commissioners Simms and Wright seconded the motion. Motion carried 8-0-1-0. Chairperson Martel thanked Mr. Kvam for his presentation. (2-0275) Chairperson Martel advised that Vice Chairperson Dunn and Commissioner Simms volunteered to serve on the committee.

2. DISCUSSION AND ACTION ON A REQUEST BY THE GROUP KNOWN AS "THE CONCERNED CITIZENS TO SAVE FUJI PARK" TO URGE THE COMMISSION TO ADVISE THE BOARD OF SUPERVISORS TO LEAVE FUJI PARK AND THE FAIRGROUNDS IN ITS CURRENT AND ORIGINAL LOCATION (1-0250) - Mr. Kastens reviewed the staff report, and provided background information on this item. He advised that a copy of the staff report was provided to Ms. Kuhn, and read staff's recommendation into the record. Chairperson Martel advised that the Commissioners had received correspondence with regard to this issue. Discussion took place regarding the purpose of the agenda item, and Mr. Kastens reviewed the reasons for conducting the feasibility study. He advised that there has never been any action taken by this Commission or the Board of Supervisors regarding the relocation of Fuji Park/Fairgrounds. He emphasized that the decision to continue with the feasibility study is not an indication that the park will be relocated. He discussed costs associated with relocating the park/fairgrounds, and indicated the feasibility study may show that relocation is not an option. Mr. Kastens acknowledged that the feasibility study is in process, and the purpose for the same. Chairperson Martel opened the item for public comment.

(1-0355) Vivian Kuhn, a resident of Carson City, clarified that the Concerned Citizens to Save Fuji Park and Carson City Fairgrounds ("Concerned Citizens") were not present at the meeting to "stop the feasibility studies." She indicated that since the commitment has been made, the feasibility study should go forward. She expressed the understanding that the study is being conducted in case the park and fairgrounds cannot be saved. She indicated that the Concerned Citizens object to the use of the feasibility study in the future because they want to save the park. She provided background information on the Concerned Citizens and their purpose as read from a prepared statement. She introduced Jim Eidel.

(1-0392) Jim Eidel, a Carson City resident, past president of the Lahontan Audobon Society, Board Member of the Great Basin Bird Observatory, and retired geological engineer, discussed the unique and natural values of Fuji Park, including that it is part of the Clear Creek riparian corridor. He described the habitat which provides nesting places and a migration corridor for various bird species which he listed. He recommended, on behalf of Nevada Partners in Flight and the Great Basin Bird Observatory, that the nature area be maintained as an integral part of the park, recognizing that there is nothing else like it in Carson City or nearby. He advised of providing information for the master plan element related to the sixteen miles of the Carson River corridor, and commented that the riparian area at Fuji Park should be an integral portion of that plan. He provided statistical information regarding the number of customers necessary for a successful major grocery store. He discussed economic issues, engineering concerns, and the potential effects of decreasing wetland areas. He referred to §404 of the Clean Water Act which discusses wetland values, and requested that an environmental study be conducted with regard to the natural values and the runoff. He offered to provide bird information, if needed. He expressed the opinion that there is no reason to change the existing relationship between Fuji Park and the City. The alternative sites being considered in the feasibility study "have nothing to compare with the riparian values present in the existing site."

(1-0523) Ms. Kuhn requested that the Commission advise the Board of Supervisors the City must stand behind commitments made in the past. She referred to page 22 of the Open Space Master Plan element with regard to the permanent protection of parks from development, and read a portion of the same into the record. She referred to a letter from the executor of the estate of Fuji Woon, dated September 3, 1964, describing the site selection and the memorial in accordance with the wishes of Basil Woon. She read a portion of said letter into the record, and portions of Resolution 66-1. Ms. Kuhn indicated that if the park is moved, the 4-H Club will no longer use it for activities. She advised that a 2.7-acre parcel on the southeast corner of the fairgrounds may still belong to the 4-H Council. Ms. Kuhn further requested that the Commission recommend to the Board of Supervisors that the money from the Costco deal be committed to enhancing and improving Fuji Park and the Carson City Fairgrounds. She advised that the Concerned Citizens are angry over removal of playground equipment in "what may be preparation for the demise of the park." Ms. Kuhn displayed sheets of what she indicated to be 3,000 to 3,500 signatures in support of the requests. She advised that children affiliated with the Concerned Citizens have collected 325 signatures to date. She thanked the Commissioners for their time and requested that they consider the requests to recommend that the Board of Supervisors "stand up to the commitments they have made and do the right thing in regard to Fuji Park and Fairgrounds and save it for the people of Carson City." In response to a question, Ms. Kuhn advised that 90% of the signatures gathered are those of Carson City residents. She explained that signatures were accepted from residents of surrounding communities because they are frequent users of the park and have a vested interest in the park's future.

(1-0616) Herman Siegfried, a resident of Comstock Mobile Village, suggested that the feasibility study be used to relocate the proposed businesses which have expressed an interest in Fuji Park.

(1-0637) Joyce Richardson, a former resident of California, commented that "they are doing this to our communities in California." She appealed to the Commission to not "do it to the communities in Nevada."

(1-0646) Dr. Thomas Gibbons, a resident of Carson City since 1972 and a member of the Kiwanis Club, expressed the opinion that turning the riparian site into a parking lot for commercial venture is "criminal." He referred to a recent editorial in the Nevada *Appeal* regarding Fuji Park. He expressed understanding for "sacrificing part of the area for Wal-Mart because of the need to increase the tax base." He expressed opposition to sacrificing the riparian zone for additional taxes when there are other areas available for commercial businesses. He commented that the park is one of the few areas with streams and 100-year-old trees available for shade and [bird] siting. He suggested consideration of other locations for development, and requested that the Commissioners consider the future of the community.

(1-0696) Rhonda Pendergraft, a Carson City resident, read a letter into the record documenting her experiences at Fuji Park over the years. The letter was addressed to the Mayor and the Board of Supervisors.

(1-0737) Edward Neidert, a 20-year resident of Carson City, expressed the opinion that "Fuji Park has long been a neglected stepchild of the Carson City Parks system." He discussed the existing infrastructure and suggested that the park could have been expanded and developed to its full potential years ago. He referred to a comment made by Mr. Berkich that Fuji Park is a blighted area, and expressed disagreement. He commented that relocating the park will result in a loss of the "ambience" which the existing grass and trees provide. He suggested that the City has not been willing to spend the same amount of money on improving the park as has been spent on the feasibility study.

Chairperson Martel requested a show of hands of those citizens present in support of the Concerned Citizens.

(1-0814) Marilyn Potter, a resident of Jacks Valley Road, discussed the memorial aspect of the park and suggested that it should be considered "sacred."

(1-0835) Jack Anderson, Chairperson of the Fuji Park Users Coalition (the "Coalition"), provided background information on the Coalition and stated that the Coalition doesn't want Fuji Park to be moved. He explained the purpose for the feasibility study and expressed the opinion that moving the park will be too expensive. He stated that if the study reveals moving the park is too expensive, the Coalition will be "going after" the \$2.3 million from the Costco sale to be reinvested into Fuji Park. He discussed the various master plans in existence for development of Fuji Park, the Bar-One issue, various uses of the park, and the feasibility study. Mr. Anderson emphasized that the Coalition has not agreed to move, and that the Parks and Recreation Department has not said the park is going to move.

(1-0938) Cathy Saburn, of the Super Outlaw Karts Association, advised that the karts organization was told their track would be upgraded. She stated that because needed repairs have not been made, the Kart Association has been forced to give up the track at Fuji Park and relocate. She expressed a preference for staying at Fuji Park, and reiterated that the funds necessary to upgrade the existing facilities were not provided in time. She expressed the opinion that if the facilities had been upgraded the karts group could have gotten more fans and promoted the events better.

(1-0962) Ms. Kuhn advised of a telephone call from an amateur radio association representative who informed her they were denied an opportunity to book an event at Fuji Park "because a big building was

coming in." Mr. Kastens advised that reservations have been made for events at Fuji Park into 2002. He requested Ms. Kuhn to provide the name of the individual.

- (1-0975) Roy Petersen, a Carson City resident, discussed the impossibility of finding a comparable area with the same trees and creek which exist at Fuji Park. He stated he would not patronize any store which moved into the location.
- (1-0991) Reta Hanks, a Carson City resident, inquired as to the legal process necessary to keep the park in its present location perpetually. Mr. Kastens offered to check with the District Attorney's office.
- (1-1023) Krista Leach, a Carson City resident, requested the Commission to commit to relocating and constructing the park prior to constructing any large box store in the location of Fuji Park. She expressed a concern that there won't be enough funding for a new park in five or six years.
- (1-1038) Anna Marie Theuret, a 14-year-old Carson City resident, advised that she has been using Fuji Park for the last six years to spend time with her dog. She stated she loves the park as much as she loves her dog, and indicated that there are many kids who use the park to spend time with family.
- (1-1060) Rosalind Carvin, a Carson City resident, discussed the importance of the park to future generations. She stated she does not want the park to be "taken away." She advised she knew of Mr. Woon as a young girl, and has a "half-page write up" from the Nevada *Appeal* authored by Mr. Woon. She discussed the memorial aspect of the park and suggested that the request of the Woon family should be honored. She requested that the park be saved for the events which take place there and for the future of Carson City.
- (1-1128) Elizabeth Neidert, a 15-year-old Carson City resident, discussed the value of the grass and mature trees at the park and the benefit of its location. She requested consideration for saving the park.
- (1-1173) Shayna Nichols, a Carson City resident, stated that Fuji Park is "the only dog park in Carson City." She discussed her participation in dog obedience classes conducted at the park. In response to a question, Mr. Kastens advised that Mayor's Park was recently opened to dogs and that dogs are also allowed at Riverview Park. He discussed the facilities available at Fuji Park and Mayor's Park to accommodate dogs, and explained the reasons dogs are not allowed in Mills Park.
- (1-1220) Beth Theuret, a Carson City resident, inquired as to whether feasibility studies are being conducted for the Supply One and Wal-Mart buildings, and the empty buildings along Highway 50. Chairperson Martel reiterated the purpose for the feasibility study, and suggested there may be another economic group looking into uses for these buildings. In response to a question regarding whether the Commissioners have been asked to study moving Fuji Park, Chairperson Martel provided background information on the decision to fund the feasibility study. In response to a further question, Chairperson Martel advised that part of the feasibility study is to consider additional revenues which could be available through larger events such as the State Fair.
- (1-1253) Ms. Kuhn referred to the Civil War graves located at the park, and requested consideration for their historic value and in honor of veterans. She thanked the Commissioners for their time and advised that the purpose for the presentation was to provide "reasons to make a decision that will make us all happy." She requested input from the Commissioners with regard to their stand on the issue. Chairperson

Martel indicated that a discussion would take place among the Commissioners once public testimony was closed.

(1-1275) Diane Barndt, a Douglas County resident, provided information on events which take place at Fuji Park. She is president of the 4-H Leaders Council in Carson City but requested, as a private citizen, that Fuji Park remain intact. She discussed her family's history in Nevada. She recommended that Fuji Park remain in its current location and that the money allocated to the park be spent on improvements.

(1-1328) Beth Erickson, a resident of Carson City, acknowledged that there are three parks in Carson City which accommodate dogs. She discussed the amenities available at Riverview Park, but stated that there are no grassy, open spaces available for a dog to run. She advised that she has walked her dog around the perimeter of Mayor's Park and expressed the opinion that it is very unsafe to unleash a dog there. She expressed the further opinion that the only safe place to take her dog which has grass, trees, and the creek is Fuji Park.

(1-1352) Joseph Lopez, a Carson City resident, stated that "parks are for the people not the chosen few."

(1-1360) Ernie Bugg, a Douglas County resident, member of the Sheriff's posse, and former Carson City employee, discussed his participation in the construction of Fuji Park. He provided historic information on the improvements made to Fuji Park over the years. He discussed his involvement in the Eagle Valley Riders Club and advised that he had watched several of the citizens present in the audience grow up. He stated he doesn't want to see Fuji Park "go down."

(1-1406) Mike Hoffman, a Carson City resident, inquired as to when the feasibility study will be completed. Mr. Krahn advised that staff will be meeting with the Coalition on Monday, April 23rd and submitting a draft report to the Commission at its first meeting in May. The final report should be ready to present to the Commission by the May 15th meeting. In response to a further question, Chairperson Martel advised that the findings of the feasibility study will be made available to the public through the Commission meeting which is publicly noticed. He invited the citizens to attend future meetings.

Chairperson Martel thanked the citizens for their input and closed public testimony.

Mr. Kastens commented that this issue appears to be perceived as an all or nothing-type situation. He acknowledged Mr. Bugg and others who have invested time and effort into Fuji Park and the Fairgrounds. He advised that Parks and Recreation staff began working on a conceptual plan to arrive at a "happy medium." He discussed the facilities necessary for the various events, and advised that he requested Mr. Krahn to work with Development Services staff on a plan for review by those in attendance at this meeting. He discussed the natural changes made to Clear Creek over the years, and some of the changes which have occurred due to Highway 50 and Spooner Summit. He described the "give and take" of the riparian area where birds thrive better in some areas that fish do not, and vice versa. Mr. Kastens emphasized that the creek will never go away, but indicated there may be a desire to relocate it to provide additional developable land. He objected to comments that Fuji Park is neglected, and commended Mr. Fahrenbruch and Park Facility Coordinator Denny Howard on the pride, time, and energy they spend making Fuji Park and the Fairgrounds excellent.

Copies of the conceptual plan were distributed to the Commissioners, staff, and citizens present; a larger version was displayed. Mr. Kastens reviewed the elements of the plan, and suggested that the opportunity exists to provide for "everyone's needs and wants", to create a better facility for the fairgrounds users, and

to retain the park. Chairperson Martel advised that the conceptual plan will be agendized for discussion at a future meeting.

Commissioner Osborne commended Ms. Kuhn and the citizens for their involvement in the process. He commented that the discussion of the park and facilities has been going on for some time, and provided information on the discussions which have taken place among the Commissioners at previous meetings. He assured the citizens present that the promises made by the Commission have been lived up to, that the citizens' comments have been heard and considered, and that the issues are fully understood by the Commissioners. He pointed out that there are private properties surrounding Fuji Park and the Fairgrounds over which the Commission has no control. He advised that there is no proposal in existence for the sale of Fuji Park and that if there was, the entire community would be aware of it. He noted that the Board of Supervisors will be responsible for making any final decisions with regard to the sale of the Park/Fairgrounds.

Commissioner Wilke thanked the citizens for participating in the meeting and for taking steps to ensure the survival of Fuji Park for future generations. She reminded the citizens that the Commission acts in an advisory capacity to the Board of Supervisors, and expressed the hope that the citizens would be willing to share their comments with the Supervisors. She expressed appreciation for the citizens taking the time to present their comments.

Commissioner Elverum expressed appreciation for the citizens' awareness of the issues. He provided background information on his tenure with the Commission and discussed the reasons for his involvement. He emphasized that the Commission has not considered dismantling Fuji Park, but has taken steps to be prudent in the face of potential pressure from private land owners. He expressed appreciation for City staff providing an alternative in the form of the conceptual plan. He is not in favor of changing the park in any form whatsoever, but indicated a need to acknowledge that no one can predict the future. He commented that the feasibility study is being conducted to determine available options; it would be unwise to discontinue the study. He wished the amount of effort being put into saving Fuji Park and the Fairgrounds had taken place prior to the sale of the land to Costco.

Commissioner Simms thanked the citizens for their participation in the meeting, particularly the senior citizens, and commented that we can learn a great deal from those who have been in this area the longest. He advised the Commission had recommended that the Board of Supervisors allocate the Costco funds to Fuji Park. He emphasized that the Commission has never recommended selling Fuji Park and the Fairgrounds. He discussed the importance of being prepared, and expressed the opinion that the Commission would be violating the community's trust by not conducting the feasibility study. He requested that the citizens be willing to be educated by the feasibility study.

Commissioner Wright advised that he has been "unofficially" using Fuji Park for over 25 years with the wagon train group. He commented that the park has not suffered from neglect but from lack of funding over the years. He discussed the possibility of relocating the Fairgrounds without relocating the park.

Commissioner Elverum discussed the Civil War-era graves and pointed out that soldiers are often reinterred. He commented that this should not be the basis for any decision.

Commissioner Plank expressed appreciation for the comments provided by the citizens and his fellow Commissioners; in particular, Commissioner Simms for his comments toward the seniors represented.

Chairperson Martel expressed appreciation for the citizens' participation, and commented on his surprise that there was not a comparable turnout over the Costco issue. He concurred with previous comments regarding the importance of prudent planning. He advised he is not supportive of moving any park site without a better replacement site. He thanked the citizens for their participation and invited them to participate in future meetings. He recessed the meeting at 7:25 p.m. and reconvened at 7:36 p.m.

- 3. DISCUSSION AND ACTION REGARDING USE AGREEMENTS BETWEEN THE CITY AND THE FOLLOWING GROUPS: (1-1985) Mr. Fahrenbruch reviewed the staff report, and expressed appreciation for the cooperation of the user groups with regard to this matter. He provided a chronological synopsis of the steps taken to update the agreements. He reviewed the revisions, including the requirement to submit Articles of Incorporation and Bylaws, proof of adequate insurance, group representative mailing information, and an acknowledgment of responsibility when the user group is present at the facility. Because of the various activities taking place at each facility, each agreement is unique with regard to maintenance responsibility. He commented that the process forced all parties to review their various operations and responsibilities.
- 3-A. CLEAR CREEK BOWMEN (1-2066) Mr. Fahrenbruch advised that Clear Creek Bowmen ("CCB") representatives were present to answer questions. Commissioner Plank inquired as to the possibility of the CCB being relocated as a result of the feasibility study. Mr. Fahrenbruch advised the CCB could be incorporated with the new Fairgrounds/Fuji Park site or relocated to another site. He acknowledged that this is an element of the feasibility study, but advised that location has nothing to do with the use agreement. He explained that the previous use agreements were done per site/facility; however, the District Attorney requested that the revised agreements be made between the City and the individual organizations. Vice Chairperson Dunn inquired as to maintenance of access roads to the archery range. Mr. Fahrenbruch advised that the City is responsible for maintaining public roads and that a public road goes directly into the facility. Commissioner Plank indicated that there is a trail head at the end of the public road. Stephen Lani, CCB Board member, advised that the new agreement has been reviewed and acknowledged by the CCB. Chairperson Martel called for public comment; however, none was offered. Vice Chairperson Dunn moved to accept the agreement between Carson City and Clear Creek Bowmen. Commissioner Wright seconded the motion. Motion carried 8-0-1-0.
- 3-B. CAPITOL CITY GUN CLUB (1-2186) Mr. Fahrenbruch advised that this facility is managed by the users, and that the responsibilities are outlined in the agreement. He entertained questions regarding the agreement. C.J. Bawden, President of the Capitol City Gun Club, advised that the agreement has been reviewed and acknowledged. He indicated that the agreement will be signed once the date is corrected. Chairperson Martel called for public comment; however, none was offered. Commissioner Simms moved to approve the agreement with the Carson City Gun Club as presented. Vice Chairperson Dunn seconded the motion. Motion carried 8-0-1-0.
- 3-C. CARSON RIFLE & PISTOL CLUB (1-2237) Mr. Fahrenbruch referred to the agreement included in the agenda materials, and solicited questions. Ken Bobbitt, President of the Carson Rifle & Pistol Club, advised that Mr. Fahrenbruch has been provided the signed and notarized agreement. Chairperson Martel called for public comment; however, none was offered. Commissioner Wilke moved that the Commission approve the user agreement as presented for the Carson City Rifle & Pistol Club. Commissioner Wright seconded the motion. Motion carried 8-0-1-0.

4. DISCUSSION AND ACTION ON A PROPOSAL FROM CHAMPION SPEEDWAY FOR FUNDING AND SURPLUS EQUIPMENT TO ASSIST THEM IN DEVELOPING FACILITIES TO ACCOMMODATE THE SUPER OUTLAW KARTS PROGRAM (1-2270) - Chairperson Martel advised that his employer is involved with Champion Speedway; however, his involvement has no bearing on Chairperson Martel's employment. He indicated he would be participating in discussion and action on this matter.

Mr. Kastens reviewed the staff report, and referred to the proposal provided by Les Kynett, Promoter and General Manager of Champion Speedway, and the letter from Cathy Saburn included in the agenda materials. Mr. Kastens read staff's recommendation into the record and advised that there are details to be finalized between the City and the Champion Speedway. In response to a question, Mr. Kastens advised that staff's recommendation is for the \$75,000 to be allocated from the Costco funds. He pointed out that the Super Outlaw Karts have always been a consideration in deliberations regarding improvements or relocation, and the Fuji Park Users Coalition has concurred with including the karts group in the planning process. In response to a question, Mr. Kastens advised that approximately \$2.3 million from the Costco deal was deposited into an account. He acknowledged that the money is earning interest, and noted that it has never officially been allocated to any project or fund. In response to a question regarding the recommended amount of \$75,000, Mr. Kastens referred to Mr. Kynett's proposal which lists improvements in the amount of \$43,700. This amount does not include bleachers which will cost approximately \$23,000. The difference of approximately \$10,000 was included to cover unanticipated costs. Mr. Kastens pointed out that the \$75,000 is a "not to exceed amount." Discussion took place regarding the bleachers and the acreage gained for the potential Fairgrounds expansion by relocating the karts group.

(1-2547) Les Kynett, Promoter and General Manager of Champion Speedway, provided background information on the facility, and discussed his proposal to improve the speedway to accommodate the karts. He acknowledged that the improvements will be permanent, and read the last paragraph of his proposal into the record.

(1-2766) Cathy Saburn, a member of the Super Outlaw Karts Committee, provided information regarding the karts organization and the age of the participants. She advised of race regulations regarding noise, and measures being taken to reduce it. Ms. Saburn indicated that complaints over dust and dirt "have nothing to do with the karts" but with the dirt parking lot and construction of the race track. She advised of a chemical which can be added during watering to keep the dust to a minimum and, over time, create moisture to lessen the problem. She reviewed Mr. Kynett's watering program.

(1-2850) Attorney Jerry Mowbray, representing Don and Kate Schultz, discussed the rights of adjoining property owners. He advised that the race track operates as a non-conforming use because the area is not zoned for it. He pointed out that a non-conforming use operation cannot expand without a special use permit. He advised that the track owners have not yet applied for a special use permit, and that a legal issue exists with regard to the proposed expansion. He referred to an article which appeared in today's Nevada *Appeal*, and read a quote by Senior Planner Skip Canfield into the record.

In response to a question, Mr. Kastens advised that the Community Development Department has purview over the facility's use conformance. He referred to his recommendation to allocate funding, but noted that details remain to be addressed between City staff and speedway representatives. He further noted that any agreement will first be reviewed and approved by the District Attorney's office. He reiterated that use conformance is the purview of the Community Development Department. Mr. Mowbray expressed the opinion that it is not appropriate to recommend the expenditure of City funds when a question remains over

the legality of the facility's use. Chairperson Martel reiterated that the Commission does not have purview over whether or not the facility expands. He explained the purpose of the agenda item to be addressed by the Commission, and advised the remaining questions will be addressed by the Community Development Department, the District Attorney, and other involved departments.

Mr. Mowbray expressed an objection, on behalf of his clients, that a proposed course of action is being recommended that is inappropriate because there has been no legal determination. He referred to the newspaper article and Mr. Canfield's comments, and expressed the opinion that if expansion of the race track's use is determined to be illegal, \$75,000 of the taxpayers' money will have been wasted. Chairperson Martel noted Mr. Mowbray's objection for the record, and assured the citizens that no money will be spent until all the details are worked out. Mr. Mowbray inquired as to whether interested property owners have a say in the details. Mr. Kastens reiterated that the interests of the private property owners will need to be addressed by the Community Development Department and the special use permit process.

(1-3018) Dave Dieter, a resident of Carson City who lives "close to the Silver State Raceway," discussed ongoing questions and complaints regarding proposed expansion of the raceway. He expressed the opinion that the recommendation to "give a private, business enterprise \$50, \$60, \$70,000 is very premature." In response to a question, Mr. Kastens proposed providing the funding after the speedway has made the improvements as a reimbursement. He advised that the City has no intention of paying for any improvements at the speedway other than those related to the karts. Chairperson Martel reiterated that the questions regarding the expansion come under the purview of other City agencies. Mr. Dieter expressed the opinion that there has been a "lack of attention to business" at the raceway over the years. He expressed a concern that the funding would be expended and the race track "dissolves and goes away or cannot be utilized or expanded to accept the outlaw karts." Chairperson Martel advised that this question would come under the details which remain to be worked out.

(1-3166) Ray Valarino, a Carson City resident and a member of the Super Outlaw Karts Board, advised that there are no plans to enlarge the existing track; the kart track will be constructed inside it. The proposed pit area was previously used for parking. Mr. Valarino explained that nothing is being expanded to accommodate the karts, and commented that the track is only being improved for the racers and spectators. Chairperson Martel explained the Community Development definition of "expansion."

(1-3222) Ray Schultz, a resident of Carson City and an adjacent property owner, inquired as to who owns the race track. Mr. Kynett advised that ownership of the race track is a matter of public record which can be easily researched. Mr. Schultz requested that the gate across Race Track Road and the fence be replaced. He advised that a family member owns the property below the race track and requested that their fence be replaced. He expressed opposition to the access which has been allowed onto private property.

(1-3289) John Schultz suggested that the \$75,000 would be better spent at the existing Fairgrounds facility. Mr. Kastens discussed the status of the karts organization, and indicated that the interests of the program would be better served at Champion Speedway. He commented that the exposure the karts will receive at the Speedway will benefit the program. Mr. Schultz provided background information on the race track, and expressed the opinion that the \$75,000 may be lost because there is no guarantee the race track owners will stay with the business. Mr. Kastens advised that the City has requested written guarantees from the race track owners to provide for the kart program regardless of who is involved. He assured Mr. Schultz that the District Attorney's office will not allow \$75,000 to be allocated to race track improvements without a reversionary clause in the agreement. He pointed out that \$75,000 shouldn't commit the track owners for life, but acknowledged there should be a reasonable time guarantee for the program.

(1-3412) Kate Schultz, a Carson City property owner, commented on the willingness of Carson City to spend \$75,000 for a group of unknown size in a neighborhood of homeowners. She doesn't "understand why a few children are more important than a whole neighborhood of homeowners." She inquired as to whether any study has been conducted regarding the possibility of Indian artifacts in the area, and requested consideration of this matter.

(1-3445) Rosie Dieter, a Carson City resident, discussed the incompatibilities between the race track and the residential area. She is a racing advocate and advised that she raced professionally for seven years in Minnesota. She pointed out that the citizens fighting to save Fuji Park because of its natural, open space areas are advocating relocation of the karts group to a residential area which the residents are trying to preserve. She expressed the opinion that promoting relocation of the karts and funding the improvements is "a huge mistake." She suggested that the karts group should consider a different location, such as a commercial environment, for their operation. She responded to questions regarding her longevity in Carson City. She acknowledged being aware of the race track when she purchased her property, but advised "we were told that it was running 16-17 hours a week at a maximum and it was for auto car racing only." She discussed the noise level and the dirt/dust and advised that it is "horrible" and "getting worse." She urged the Commission to consider alternative facilities for the investment.

(1-3546) Laura Hill, a Carson City resident who lives near the race track, advised that she has three small children and that her husband races at the track. She indicated that when she shuts her doors she can't hear the noise from the track. She expressed the opinion that the new ownership will improve the race track. She advised that the cars don't start timing in until 5:00 p.m. and that the races only last from 5:00 to 10:00 p.m. on Saturday evenings.

(1-3585) Dennis Nicks, an adjacent property owner, advised that he purchased his home a little over a year ago. He talked to the Community Development Department about the race track and was informed that the hours of operation were sixteen hours a week, April to October. He discussed the investment in his property and advised that real estate agents have recently informed him to expect a depreciation of 30-40% should he attempt to sell his property. Chairperson Martel advised that this issue would be more appropriately addressed at the Regional Planning Commission.

(1-3625) Bill Gould discussed his experience at the race track over the years. He expressed the opinion that the outlaw karts will draw more people to the race track, and that the program will be "good for the City."

(1-3646) Mr. Kynett provided historic information on the operation of the race track. He acknowledged that the track has a special use permit in a non-conforming zone. The land is zoned mobile home 1-acre. He indicated that the speedway has one of the longest running business licenses in Carson City. He advised he is working almost daily with Community Development staff on all the concerns expressed at this meeting. He explained that the work presently being done at the race track is of a maintenance nature; there is no expansion taking place. The kart track is on the existing dirt track infield which has been there for fifteen years. Any required permitting is being coordinated with Community Development. Mr. Kynett advised that the intent is to have the kart program in place for a number of years. He advised that 70% of the items listed in his proposal have been completed or are underway to accommodate the karts group. He advised that the speedway will accommodate the kart program even if the City doesn't provide the \$75,000. Chairperson Martel called for additional public comment and, when none was forthcoming, closed public comment.

Commissioner Osborne concurred that the questions regarding expansion and the special use permit will come under the purview of the Regional Planning Commission and Community Development. He pointed out that the Commission has no authority to expend funds. He referred to discussions regarding the karts group from previous Commission meetings and advised that a commitment was made to the Fuji Park Users Coalition that a portion of the Costco funds would be used to mitigate some of the impacts. He concurred with Mr. Kastens' earlier proposal to allocate the funding as a reimbursement for improvements once a satisfactory agreement is developed.

Commissioner Elverum discussed the purpose of the Commission to recommend to the Board of Supervisors ways to improve City parks. He concurred with Commissioner Osborne's comments that a majority of the public testimony was outside the purview of the Commission. He expressed the opinion that moving the karts group to the race track would be better for Fuji Park.

Commissioner Osborne moved that the Carson City Parks and Recreation Commission recommend to the Board of Supervisors that the City approve the proposal submitted by Champion Speedway to assist in making improvements to accommodate the Fuji Park Outlaw Karts program as outlined; said improvements would be in an amount not to exceed \$75,000 and that the \$75,000 be allocated with the idea that the final details would be worked out by City staff and Speedway representatives and, in addition, that the \$75,000 come from the Costco property sale. Commissioner Elverum seconded the motion. Motion carried 8-0-1-0. Chairperson Martel thanked the citizens for their comments and participation.

GENERAL DISCUSSION:

FUTURE AGENDA ITEMS FROM COMMISSION MEMBERS (2-0140) - None.

COMMENTS FROM COMMISSION MEMBERS (2-0142) - None.

STATUS REPORTS FROM COMMISSION MEMBERS (2-0142) - None.

COMMENTS AND STATUS REPORTS FROM STAFF (2-0145) - Mr. Krahn referred to the April 12, 2001 memorandum regarding revisions to Title 17 and 18 and the Development Standards. He provided background information on the design standards, and advised that the draft had been included for review by the Commissioners. The item will be agendized for final review and approval at the next Commission meeting. Commissioner Osborne advised that several public workshops are scheduled prior to final review by the Regional Planning Commission.

Mr. Kastens discussed the urban fishery at Ross Gold Pond, and referred to the report provided by C.K. Baily included in the agenda materials. A fund raiser in honor of Jim McGee is scheduled for April 28th at the pond. Mr. Kastens referred to the April 2nd letter from Jim Grimpe, president of the Wellington Crescent Property Owners Association, included in the agenda materials. He advised that staff and Commission representatives finally managed to meet with the Association as a whole, and he was happy to receive Mr. Grimpe's letter.

STATUS REPORT ON QUESTION #18, RESIDENTIAL CONSTRUCTION TAX AND CAPITAL IMPROVEMENT (2-0231) - Mr. Krahn reported that the T-Ball parking lot is now paved. It was completed prior to the Easter egg hunt and will soon be striped. With regard to the aquatic facility,

Mr. Kastens reported that the therapy pool will be torn out and reconstructed. In response to a question, he discussed steps taken to locate the water leak.

ADJOURNMENT (2-0277) - Commissioner Osborne moved to adjourn the meeting at 9:00 p.m. He thanked Chairperson Martel for the "competent and compassionate manner in which he wielded the gavel this evening." Commissioner Wilke seconded the motion. Motion carried 8-0.

The Minutes of the April 17, 2001 meeting of the Carson City Parks and Recreation Capproved this day of May, 2001.	Commission are so

GLEN MARTEL, Chairperson