

**City of Carson City
Agenda Report**

Date Submitted: August 9, 2011

Agenda Date Requested: August 18, 2011

Time Requested: 10 Minutes

To: Mayor and Supervisors

From: Parks and Recreation Department

Subject Title: For possible action: To approve an updated site development plan for Carson River Park. (Vern L. Krahn, Park Planner)

Staff Summary: City staff is requesting the Board of Supervisors to approve an updated site development plan for Carson River Park. The proposed plan features native/naturalized landscaping and additional park amenities, including a picnic shelter. These improvements are a part of the City's on-going efforts to upgrade the park and improve the facility as a river access site for the Carson River Aquatic Trail.

Type of Action Requested: (check one)

- Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to approve an updated site development plan for Carson River Park.

Explanation for Recommended Board Action: On December 3, 1998, the Board of Supervisors approved a master plan for the park's site development (Exhibit A). Over the years, the Parks and Recreation Department has constructed a variety of recreational site improvements at the park. These improvements included an ADA accessible fishing pier, a multi-use decomposed granite trail, an asphalt parking lot, a port-a-potty enclosure, and a concrete boat ramp. A number of years ago, City staff acquired a Question 1 grant and a Carson Water Subconservancy District grant to make additional improvements to the park. Since then the Parks and Recreation Department has developed an updated site development plan for the park's west side (Exhibit B). This plan has been unanimously approved by both the Parks and Recreation Commission on April 1, 2008 (Exhibit C) and the Carson River Advisory Committee on April 2, 2008 (Exhibit D). City staff feels it is time to move forward on the project due to the current favorable bidding climate and to prevent jeopardizing the City's grant funding. As a result, the Parks and Recreation Department is requesting the Board of Supervisors to approve the updated site development plan. If the Board of Supervisor approves this plan, City staff will move forward with construction of the project's proposed site improvements (Exhibit E). These improvements will focus on hardscape (sidewalks/parking), a picnic shelter, and limited native/naturalized landscaping. City staff has continually worked with the consultant team to find design techniques and site amenities that will required only a minimal amount of maintenance.

Applicable Statue, Code, Policy, Rule or Regulation: Charter Article 6 Section 6.010, NRS 278.020, CCMC Title 18 Appendix Division 8

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: The project is being funded through previously allocated Residential Construction Tax: \$78,193, Question 1 grant: \$145,548 and Carson Water Subconservancy District grant \$7,500. There are no project design or construction expenses coming from the City's general fund.

Alternatives:

1. Not approve the updated site development plan.
2. Request City staff to make changes to the updated site development plan.

Supporting Material:

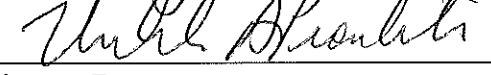
- Exhibit A: BOS – Approved Site Development Plan (Master Plan)
- Exhibit B: Updated Site Development Plan
- Exhibit C: Parks and Recreation Commission - April 1, 2008 / Staff Report and Minutes
- Exhibit D: Carson River Advisory Committee - April 2, 2008 / Staff Report and Minutes
- Exhibit E: Project Area – Phase 2

Prepared By:  Date: 8/8/11
Vern L. Krahn, Park Planner

Reviewed By:  Date: 8/8/11
Scott Fahrenbruch, Acting Parks & Recreation Director

 Date: 8/9/11
Lawrence A. Werner, City Manager

 Date: 8/9/11
District Attorney's Office

 Date: 8/9/11
Finance Department

Board Action Taken:

Motion: _____ 1: _____ Aye/Nay
2: _____

(Vote Recorded By)

**PARKS AND RECREATION COMMISSION
STAFF REPORT**

Exhibit C

MEETING DATE: April 1, 2008

AGENDA ITEM NUMBER: 5C

APPLICANT: Roger Moellendorf, Parks and Recreation Director
Vern L. Krahn, Park Planner

REQUEST: Action to recommend to the Planning Commission and Board of Supervisors adoption of the Carson River Park Master Plan, including the Phase II Conceptual Site Development Plan.

GENERAL DISCUSSION:

As project background, the Carson River Park Master Plan was approved by the Board of Supervisors on December 3, 1998 (Refer to Exhibit A). Included within this plan was a two-acre polygon located on the Silver Saddle Ranch, Bureau of Land Management property for future expansion of Carson River Park. At the time of Board of Supervisors approval, there was no site plan developed for this area, only identified program elements which would be incorporated into a site design at a later date. Using this Master Plan, Parks and Recreation Department staff applied for and received Residential Construction Tax and Question 1 funds for the design and construction of this two-acre polygon area which is now referred to by City staff as Carson River Park, Phase II.

Over the past three months, the Parks and Recreation Department has been working with the Carson River Park technical advisory committee to develop a Phase II conceptual site development plan (Refer to Exhibit B). The technical advisory committee members include the consultant team (Hansen Landscape Architects and Wood Rodgers), representatives from the Carson River Advisory Committee, Parks and Recreation Commission, Bureau of Land Management / Carson City Field Office, Carson Valley Conservation District, and Nevada Division of State Lands. The Parks and Recreation Department and the consultant team will present the site design concepts for Phase II at this meeting. City staff will seek comments from the Commission and public regarding this concept plan and the project's construction implementation strategies.

RECOMMENDED ACTION: I move to recommend to the Planning Commission and Board of Supervisors adoption of the Carson River Park Master Plan, including the Phase II Conceptual Site Development Plan.

CARSON CITY PARKS AND RECREATION COMMISSION

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requested the commission to include Mr. Geddes' proposed introduction language as part of the motion. Vice Chairperson Livermore advised that he had referenced Mr. Geddes' proposed introduction. **Commissioner Shabi seconded the motion. Motion carried 7-0.** Chairperson Curtis thanked City staff and members of the RTC / CAMPO for their attendance and participation.

5-C. ACTION TO RECOMMEND TO THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS ADOPTION OF THE CARSON RIVER PARK MASTER PLAN, INCLUDING THE PHASE II CONCEPTUAL SITE DEVELOPMENT PLAN (7:01:19) - Chairperson Curtis introduced this item and, at Mr. Krahn's request, recessed the meeting at 7:01 p.m. She reconvened the meeting at 7:06 p.m. Mr. Krahn reviewed the staff report and introduced Ryan Hansen, of Hansen Landscape Architects.

(7:09:36) Mr. Hansen provided background information on the work group meetings associated with the subject project, and reviewed elements considered at said meetings. The list, which was displayed in the meeting room, included debris deflection, FEMA flood way location, water rights and the existing well, landscape improvements and irrigation, trails to be maintained or connected, a hybrid park with a natural focus, passive recreation, non-traditional play structures, and interpretive education. Mr. Hansen reviewed conceptual drawings which were displayed in the meeting room.

In response to a question, Mr. Krahn advised that the well house is operational and that Public Works staff has indicated no problem with using the well for irrigation. Mr. Krahn discussed the importance of maintaining the Silver Saddle Ranch character in the conceptual design, and reviewed the associated elements in conjunction with the displayed drawing. He advised that staff will continue to work with the consultants to define the first phase of the project according to available funding. He expressed appreciation for the input provided by the working group, for the expertise of the consultants, and for the participation of City staff. He described the plan as simple with amenities that will enhance the park and the Carson River Aquatic Trail access. In response to a question, he discussed the public process associated with the Carson River Master Plan element, beginning in 1998, and opportunities made available for public input since that time. He acknowledged a plan for improvements on the opposite side of the River.

Commissioner Keeton inquired as to the possibility of planting deciduous trees near the picnic tables to provide shade. Mr. Krahn acknowledged this as a possibility as the plan moves forward to final design. Commissioner Adams suggested relocating the picnic table presently depicted near the restroom enclosures. Chairperson Curtis called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Westergard moved to recommend to the Planning Commission and the Board of Supervisors adoption of the Carson River Park Master Plan, including the phase II conceptual site development plan. Commissioner Keeton seconded the motion.** In response to a question, Mr. Krahn reviewed trail access to the open space properties. Chairperson Curtis called for a vote on the pending motion; **motion carried 7-0.**

5-D. ACTION TO RECOMMEND TO THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS ADOPTION OF THE MORGAN MILL ROAD RIVER ACCESS AREA CONCEPTUAL SITE DEVELOPMENT PLAN (7:27:37) - Chairperson Curtis introduced this item. Mr. Krahn provided historic information on the site, and reviewed the staff report.

CARSON RIVER ADVISORY COMMITTEE
STAFF REPORT

Exhibit D

MEETING DATE: April 2, 2008

AGENDA ITEM NUMBER: 3B

APPLICANT: Roger Moellendorf, Parks and Recreation Director
Vern L. Krahn, Park Planner

REQUEST: Action to recommend to the Planning Commission and Board of Supervisors adoption of the Carson River Park Master Plan, including the Phase II Conceptual Site Development Plan.

GENERAL DISCUSSION:

As project background, the Carson River Park Master Plan was approved by the Board of Supervisors on December 3, 1998 (Refer to Exhibit A). Included within this plan was a two-acre polygon located on the Silver Saddle Ranch, Bureau of Land Management property for future expansion of Carson River Park. At the time of Board of Supervisors approval, there was no site plan developed for this area, only identified program elements which would be incorporated into a site design at a later date. Using this Master Plan, Parks and Recreation Department staff applied for and received Residential Construction Tax and Question 1 funds for the design and construction of this two-acre polygon area which is now referred to by City staff as Carson River Park, Phase II.

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RECOMMENDED ACTION: I move to recommend to the Planning Commission and Board of Supervisors adoption of the Carson River Park Master Plan, including the Phase II Conceptual Site Development Plan.

CARSON RIVER ADVISORY COMMITTEE

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3-B. ACTION TO RECOMMEND TO THE PLANNING COMMISSION AND BOARD OF SUPERVISORS ADOPTION OF THE CARSON RIVER PARK MASTER PLAN, INCLUDING THE PHASE II CONCEPTUAL SITE DEVELOPMENT PLAN (6:07:10) - Chairperson Pahl introduced this item. Mr. Krahn reviewed the pertinent agenda materials, some of which had been distributed to the committee members and staff prior to the start of the meeting. He introduced Ryan Hansen, of Hansen Landscape Architects, and Leslie Burnside and Ralph Wenziger, of Wood Rodgers, and reviewed their respective scopes of work associated with the project. He reviewed the staff report.

(6:13:24) Ryan Hansen provided background information on the conceptual site development plan, developed in conjunction with the technical advisory committee. He reviewed details of the conceptual site development plan, which was displayed in the meeting room and included in the agenda materials. Mr. Krahn thanked Mr. Hansen, and provided additional background information on the conceptual design. He advised of a \$7,500 allocation to the project budget by the CWSD.

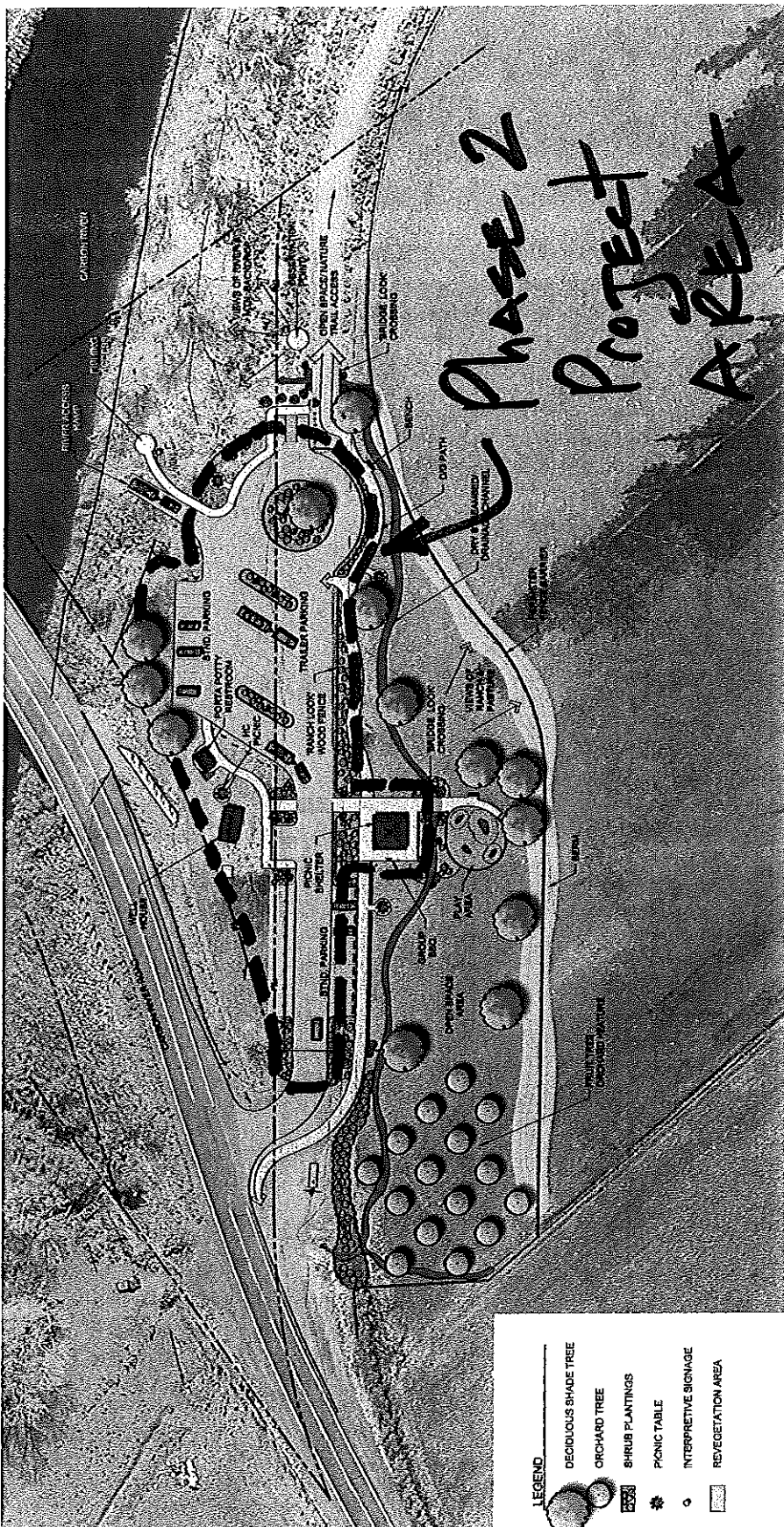
Member Greytak advised that the Friends of Silver Saddle Ranch ("FOSSR") are supportive of the project. He noted the "low-impact development principles" incorporated into the design. In response to a question, Mr. Krahn advised that Mr. Guzman and Open Space Coordinator Ann Bollinger had been involved in the design process. He further advised that the project will dovetail into the Silver Saddle Ranch charrette process, which is the subject of item 3-D. He reviewed the design time table, anticipates the project will be submitted to the bid process in the winter of 08 / 09, with construction to begin in the spring of 2009.

Chairperson Pahl expressed support for the design. Vice Chairperson Pugsley suggested converting the "field side" berm into a ditch in consideration of irrigation and flood water management. He expressed concern that the berm would "trap water to the south." Using the displayed drawing, Mr. Wenziger reviewed the route of the existing fence and pointed out a small berm "maybe 6 to 8 inches tall" under the fence. He described the flow of flood waters across the field to the river. He explained the purpose for retaining the 6 to 8 inch berm to prevent pasture flooding from entering the park. He expressed the opinion that a ditch would prevent the haying contractor from flooding the pasture for irrigation purposes. He responded to questions of clarification. Ms. Burnside noted that the subject design leaves the existing flow patterns. She suggested that a ditch would require an additional 12 inches of fence, and noted that fencing would be one of the "more expensive items" in consideration of budget constraints. Member Greytak suggested that, in the future, the berm would be more efficient at keeping effluent water out of the park.

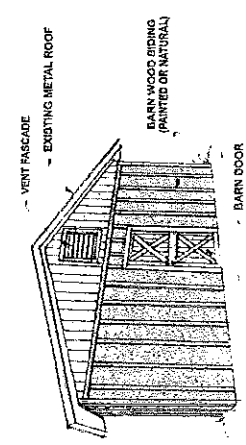
In response to a question regarding the proposed orchard, Mr. Krahn advised that parks crews will be responsible for maintaining the park. He clarified that the rural design and location of the park will not require high maintenance. He advised that Mr. Fahrenbruch had been involved in the design process, as a member of the technical advisory committee. Another variety of tree may be considered as well. Mr. Krahn responded to additional questions regarding irrigation.

Chairperson Pahl thanked Mr. Krahn and the consultants for their presentations. He entertained additional questions or comments of the committee members and, when none were forthcoming, entertained a motion. **Member Rink moved to recommend to the Planning Commission and Board of Supervisors adoption of the Carson River Park Master Plan, including the phase II conceptual site development plan.** Vice Chairperson Pugsley seconded the motion. **Motion carried 6-0.**

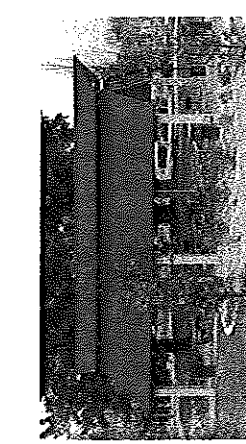
Exhibit E



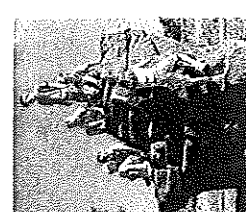
- LEGEND**
- DECIDUOUS SHADE TREE
 - ORCHARD TREE
 - SHRUB PLANTINGS
 - PICNIC TABLE
 - INTERPRETIVE SIGNAGE
 - REVEGETATION AREA



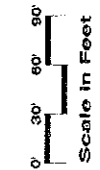
WELL HOUSE CONCEPT



PICNIC SHELTER CONCEPT



ROCK CLIMBING PLAY ELEMENTS



CARSON RIVER PARK
CARSON CITY, NEVADA



WOOD ROGERS
PROFESSIONAL ARCHITECTS



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