



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

- Sample Letter

October 23, 2009

Re: Lakeview Park

Dear

It is my pleasure to invite you to the Parks and Recreation Commission meeting on Tuesday, November 3, 2009, at 5:30 P.M. to discuss the future development of Lakeview Park. This meeting will be held in the Sierra Room at the Carson City Community Center located at 851 E. William Street. Staff will discuss with the Commission the reasons for pursuing the preparation of a conceptual site plan for the future development of the park.

Currently, my department has not created any conceptual plans, illustrations, or sketches for the park to present to the Commission. It is staff's intention at this meeting to discuss a possible partnership with the City's Public Works Department to develop a water treatment plant on the property and for my department to develop a trailhead parking lot and a day use picnic facility. In addition, Parks and Recreation Department staff will be seeking a recommendation from the Commission to move forward with this planning effort.

In order to facilitate a public discussion, City staff has developed a project fact sheet which is attached to this letter for your information. If you would like, please feel free to share this letter and project fact sheet with your Lakeview subdivision neighbors and friends.

If after reviewing my letter or the project fact sheet you have any further questions regarding this project, please feel free to contact either myself at (775) 887-2262 ext. 30345 or Vern L. Krahn, Park Planner at (775) 887-2262 ext. 30343.

Sincerely,

Roger Moellendorf
Parks and Recreation Director

Vern L. Krahn
Park Planner

Enclosure: Fact Sheet

Lakeview Park

Fact Sheet

October 23, 2009

Prepared by: Vern L. Krahn, Park Planner
Juan F. Guzman, Open Space Manger

Property History:

1. The 40-acre property that is now known as Lakeview Park was offered in 1960 to Ormsby County by the Bureau of Land Management for a Recreation and Public Purpose Lease (RP&P). At that time, Ormsby County's purpose was to construct a park.
2. In 1966, an RP&P Lease was approved by the Federal Government subject to a development plan calling for the construction of a 20-unit campground.
3. In 1967, a land patent was issued transferring ownership to Carson City subject to use as a park.
4. A site inspection in 1976 by the Bureau of Land Management noted that a water tank and pipeline were constructed on the property and in use by the subdivision.
5. In 1976, Carson City revised the 20-unit campground plan into a conceptual plan submitted to the Bureau of Land Management for the development of a 40-acre nature education site to be developed with nature trails and a small fire station.
6. The underlying federal property jurisdiction was transferred from the Bureau of Land Management to the United States Forest Service in 1989.
7. Through the 2004-2006 "Envision" Master Plan process, the site was identified for a natural park and equestrian trailhead. This park is extremely important as public access into the Nevada State Park back country.
8. Since the Waterfall Fire, the City has spent the years from 2005 through 2007 removing burnt timber from the property and with the assistance of Nevada Division of Forestry and local residents has conducted extensive replanting of conifers on the burned slopes.

Carson City's Master Plan Envision Process:

1. Carson City during the years of 2004 through 2006 completed an extensive City-wide planning process which included the development of a Parks and Recreation Master Plan and Unified Pathways Master Plan.
2. Lakeview Park future development was addressed in both documents.
 - o The Parks and Recreation Master Plan in its Neighborhood Park Analysis (Appendix 9-3) identifies the desire to "Develop Lakeview Park to include natural amenities."
 - o The Unified Pathways Master Plan (UPMP) map identifies Lakeview Park as an equestrian trail head. In addition, Section 9.2.3 Trailheads of the UPMP outlines amenities the City should provide at these facilities. They include rules and regulations, trash cans, dog waste disposal stations, shade structures with benches, lighting, and restrooms. However, the City

has no intention to provide any outdoor lighting related to the trailhead facility. In addition, the Parks and Recreation Department will not be proposing any fire rings associated with its day use picnic facilities.

Carson City's Long Range Water System Strategy:

1. The City's Public Works Department has just recently completed a study on the City's entire water system. In the study, Lakeview Park was identified as a location for a water treatment plant and possibly a hydroelectric plant. The reasons for this location are listed below:
 - o With the recent improvements to the Marlett Lake Water System, the City has the opportunity to improve its water delivery system and water quality on the west side of town.
 - o Instead of piping the Marlett Lake water to the Quill Treatment Plant for treatment, distribution, and then pumping this water back up to the Lakeview Subdivision, the Marlett Lake water would be piped to Lakeview Park's water treatment plant for treatment and distribution. This would save the City an estimated \$400,000 a year on electrical pumping costs. In addition, it would provide the Lakeview Subdivision with better and consistent water supply and pressure.
 - o The construction of a small hydroelectric power plant in association with the water treatment plant could generate \$250,000 a year in revenues for the City.
 - o The Public Works Department's staff believes construction of the water treatment/hydroelectric plant is approximately 8 years away, at least.

Park Development Opportunities:

1. Just recently, an equestrian group approached the Carson City's Parks and Recreation Department to develop an equestrian trailhead on the park property. They are willing to provide the City with \$20,000 as seed money for the project as a match for grants. It is possible, through the Nevada State Parks - Recreation Trail Program, to leverage the \$20,000 donation into an additional \$80,000 for a total project budget of \$100,000.
2. Over the years, the Public Works Department / Utilities Division has used various park properties throughout the community for municipal wells. These joint planning efforts have provided many opportunities to improve the community's water system infrastructure and park system at a substantial savings to the tax payer.