

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 27, 1997 Meeting

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A regular meeting of the Carson City Open Space Advisory Committee was held on Monday, October 27, 1997 in the Community Center Sierra Room, 851 East William St., Carson City, NV at 6:00 p.m.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Deborah Uhart
James Henry
Don Quilici
Bruce Scott
Robin Williamson
Dan Jaquet, Alternate

STAFF: Walter Sullivan, Community Development Director
Steve Kastens, Parks and Recreation Director
Juan Guzman, Senior Planner
Vern Krahn, Park Planner
Fran Smith, Recording Secretary

NOTE - Unless otherwise indicated each item was introduced by Chairperson Hartman. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. CALL TO ORDER - Chairperson Hartman called the meeting to order at 6:00 p.m. A roll call was taken and a quorum was present although Member Fischer was absent.

B. APPROVAL OF MINUTES - Member Scott moved to approve the Minutes of the September 15, 1997 meeting. Member Quilici seconded the motion. Motion carried 6-0.

D. PUBLIC COMMENT - None.

C. MODIFICATION OF AGENDA - None.

E. DISCLOSURES - Member Uhart noted that the applicant in Item F-2 had contacted her requesting this be agendaized. Chairperson Hartman stated the applicant had been a client in the past.

F. PUBLIC HEARINGS

F-1 DISCUSSION AND POSSIBLE ACTION REGARDING A PRESENTATION BY MR. GLENN CLEMMER ABOUT THE HERITAGE PROGRAM FOR NEVADA - (1-0031.5) Mr. Guzman explained what had led up to having Mr. Clemmer make a presentation. Mr. Clemmer said they are a biological organization in the Department of Conservation of Natural Resources. He added their main purpose is to provide statewide biological information on sensitive species and do not get involved in such things as recycling, nuclear waste, and wilderness populations. He noted they have GIS capability to help them get as much information as they can and update it as often as possible. He added they work closely with the U. S. Fish and Wildlife Service, BLM, and the Forestry Service. He felt some of their information could be of use to the Committee. He then talked about the number of species in the state and how they are ranked relative to their sensitivity of being endangered. Member Williamson asked if his work is ongoing and he said it is. Member Quilici asked if there are any species other than the wandering skipper butterfly in Carson City that the Committee should be aware of. Mr. Clemmer said there is some flora in the Lake Tahoe area which they have ranked highly and there are bald eagles that pass this area and when they do are at the river. Member Scott expressed his appreciation for what Mr. Clemmer is doing and felt there are no critical habitat areas other than what Mr. Clemmer had talked about and felt the information he had presented was valuable. No formal action was taken.

F-2 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM AL RUSHING TO FAMILIARIZE THE OPEN SPACE ADVISORY COMMITTEE WITH HIS PROPERTY LOCATED AT

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5300 KINGS CANYON ROAD, APNs 7-061-34 THROUGH 41 - (1-0229.5) Mr. Guzman said Member Uhart and staff had requested this be on the agenda. He added that the reason was for the Committee to become aware of the property as a possible candidate for acquisition. He had a map of the area and visually pointed out the location of the property. He noted that the applicant had gone to the Planning Commission with a plan to develop a road for his private use and it had been approved. He also said the applicant has been approached by other groups regarding a possible purchase. He explained that it is above the skyline and part of it is forested with a residence on a ridge. He also commented that it is zoned CR and is remote from downtown and the access is up Kings Canyon Road until his property begins. He then said it is surrounded by U. S. Forestry property on the north, west, and south. Chairperson Hartman explained for Mr. Rushing that other people have offered property but the Committee has not yet had the benefit of public input in terms of prioritization. He then invited Mr. Rushing to fill the Committee in on anything he felt they could use.

(1-0315.5) Mr. Rushing talked about how long he has owned the property and recounted several instances of exercises he had gone through with BLM, the U. S. Forestry Service, the State, State Parks, and entities in Carson City to see if there was any interest in acquisition of the land for public use. He added these had not led to any offers of purchase or other kinds of acquisition. He also said he had been assured if the Borda property was acquired that his would be at the same time but that had not happened. Member Scott then said the Committee was still in the listening stage. He added that parts of the property are watershed areas and are of potential value. He asked Mr. Rushing if selling development rights or conservation easements would be of interest to him. Mr. Rushing said he had entertained several ideas in the past but nothing had come of them. Member Scott noted there was an item later in the agenda that would talk to ranking potential acquisitions, primarily BLM type lands. He felt that some kind of trade could conceivably be a way to give Mr. Rushing something that could be more interest bearing from his financial standpoint and could perhaps enhance the open space and watershed characteristics where public ownership is concerned. Chairperson Hartman reiterated his statement about being in the listening stage but said the property does have some of the things, e.g. the watersheds, that are worth looking at. He felt that once a priority list is established then the Committee could move forward. Member Scott felt that there should only be one list so that all the information would be centrally available. No formal action was taken.

F-3 DISCUSSION AND POSSIBLE ACTION REGARDING A MEMORANDUM OF UNDERSTANDING BETWEEN THE BUREAU OF LAND MANAGEMENT AND CARSON CITY REGARDING THE TRADING AND/OR ACQUISITION OF LANDS WITHIN CARSON CITY - (1-0593.5) Mr. Kastens explained that a couple of property owners along the river had already come to the Committee seeking support for acquisition of their property. He added that BLM had recently been receiving similar proposals whereas in the past nothing of this nature had happened. He said BLM had contacted the City requesting a meeting with staff to discuss the process of putting potential or actual land exchanges into a more organized fashion. He said the result was the memo of understanding he had included in the packet and that it was a draft. He then explained some of the details on how the rankings shown in the memo had been developed. He also commented that Community Development Director Walter Sullivan was going to take it to the Planning Commission for their review and that it would also be taken to the Carson River Advisory Committee and the Parks and Recreation Commission. Vice Chairperson Uhart asked if this is a separate process other than what the Committee is going through. Mr. Kastens said yes and that it had been put forward because of the inquiries BLM has been receiving as he had stated earlier. He stated he was not sure why this had started and ventured a guess perhaps it had something to do with the passage of Question #18. Vice Chairperson Uhart said she had a concern with having two separate priorities and criteria and wanted to see them merged into one list and operate under the Committee's time line as opposed to going in two different directions. Mr. Sullivan noted that earlier in the year a Mr. Howard who has property along the South Carson River had come to the Committee with a proposal relating to the BLM. He added it would not in and of itself require any action from the Committee. However, he said his most recent knowledge was that Mr. Howard had a legitimate plan for a subdivision on the north end of the City which would be across Goni Road from an existing subdivision. He said BLM had then come to the City saying that is what the land is for, i.e. to trade for other lands in the City. He noted it was at that time that staff had suggested getting the two groups of staff together to discuss where they were headed and the draft memo of understanding had been developed. Member Scott approved of the document and felt it is valuable as a beginning. Member Henry suggested looking at one of the properties on the list and consider what it would mean for the City to own it including maintenance, etc. Chairperson Hartman agreed with the concern expressed by Member Uhart in that he

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did not want to have two sets of criteria. He felt if open space is one of them then it should reflect the criteria the Committee eventually develops. He expressed a concern that the list could possibly affect property values of the parcels on the list and suggested talking to Paul Lipparelli of the District Attorney's office about it. He also emphasized the need to let the owners know that their parcels are being considered. Mr. Jaquet felt the Committee should look at their relationship with BLM in the context of whether the residents of Carson City want more public land to be managed by BLM. He felt it should be kept in mind that these lands are not City lands but rather public land. Member Uhart asked if there is a compelling reason that BLM needs to move quickly with interested parties or can the process be slowed down. She wanted to be sure the public has the opportunity to identify the criteria they believe to be the most important. Mr. Kastens said BLM can be advised that the Committee wants to hold off on pursuing this and ask them if that is an inconvenience or problem to them. Member Williamson felt the Committee is new to this and cannot ask others to wait until they get their plan developed because they are relying on the expertise of BLM, the Forestry Service, the State, etc. who already have their planning process in place. She also said she did not expect a clear cut criteria to come from the public and felt it would come down to the Committee's "gut feeling" on some parcels. Chairperson Hartman said she is probably right and reiterated the concern that they do end up with two sets of criteria. Member Quilici agreed and provided his reasons. Mr. Sullivan said he wanted to go to the other Committees and Commissions with this group's ideas and then come back with information. No formal action was taken.

F-4 STATUS REPORT ON THE PROGRESS OF THE OPEN SPACE ELEMENT OF THE CARSON CITY MASTER PLAN - (1-1219.5) Mr. Guzman said there is still no signed contract or a prototype of a contract. He added that they have asked the Purchasing Department to develop it. He also said Mr. Sullivan said he wanted to make sure everything is carefully drafted and that Mr. Schleicher had been advised of this. However, he said staff expects to go to the Board of Supervisors with a contract in November. No formal action was taken.

F-5 STATUS REPORT BY STAFF ON THE RECENT TRIP TO VISIT THE CARPENTER RANCH IN BOULDER, CO AND MEETING WITH STAFF FROM THE CITY OF BOULDER, BOULDER COUNTY AND JEFFERSON COUNTY REGARDING THEIR OPEN SPACE PROGRAMS - (1-1271.5) Mr. Guzman invited those who had not seen the slides of the trip to contact him and he would arrange for them to be shown. He had provided literature from the the Boulder County Parks and Open Space Department which talked about the transfer of development right programs. He said it also talked about their Planned Unit Development ordinance and what they use. He also noted there was a summary giving examples of programs across the county. He pointed out that the Boulder ordinance is different from the present Carson City ordinance and that Mr. Winston had said Carson City would have to change theirs to accomodate local requisites. This related to sign regulations in order to maximize the opportunity to obtain open space. He had also provided a brochure containing information on how the program works and felt it would be helpful to the Committee. Mr. Kastens said for the Committee's purpose he already has some information which he could provide when thet look at easements. No formal action was taken.

G. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (NON-ACTION)

1. Committee Member Reports (Non-Action) - (1-1423.5) Member Scott referred to the September 29 workshop meeting minutes and asked if an agenda item should be scheduled to follow up. Mr. Guzman said staff could provide copies for the Members to review. He felt they are important because Mr. Winston wanted to be able to use them as part of his work.

2. Staff Reports (Non-Action) - (1-1447.5) Mr. Guzman referred to a memo regarding the need for additional mapping. He said he would like to show the Committee a map produced by the Carson City GIS system and also a map staff had produced as part of the land use element update to the Master Plan. He said he wanted to be sure the Committee has the most useful quality product that can be produced consistently. He added that staff had asked Eric Engbar of Gnomon and Co. to submit a proposal that would identify the areas of need. Chairperson Hartman said he wanted to be sure the maps they use are accurate and Mr. Guzman felt confident they would be. Member Henry said GIS is the way of the future and and felt it would pay off. Mr. Krahn noted that the contract would proably be approved by the Board of Supervisors November 20 and said staff would like to have some Members go to Colorado to meet with staffs of various agencies as well as Mr. Winston. He had some tentative

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dates for a three day trip and suggestions on who they could meet with. He provided some details on their activities while there and the Members agreed to let him know when they could make the trip. Member Scott expressed his belief that the Members should study the information they had before they go on the trip.

Mr. Krahn then said stated that Mr. Guzman, Dave Morgan, video film maker, Mr. Schleicher and Mr. Winston, via phone, had put together some possible strategies for implementation of the public education campaign. He noted that at the previous meeting the Committee had approved \$2,000 for production of some of the videos and public service announcements. He said they agreed they would like to present the open space information to the public in an understandable context. This included guest appearances on the local public access channels not only by staff but also by Committee members. He also commented on putting articles in the newspaper.

3. Future Committee Items - The next meeting will be November 10 and some of the proposed agenda items were discussed earlier.

H. ADJOURNMENT - There being no further business Chairperson Hartman entertained a motion to adjourn. Member Williamson moved to adjourn. Member Uhart seconded the motion. Motion carried 6-0. Chairperson Hartman adjourned the meeting at 8:17 p.m.

The Minutes of the October 27, 1997 meeting of the Carson City Open Space Advisory Committee

ARE SO APPROVED _____, 1997

Steve Hartman, Chairperson