

MINUTES
Joint Meeting
Carson City Open Space Advisory Committee (OSAC)
Carson City Parks and Recreation Commission (PRC)
Monday, October 22, 2018 ● 5:00 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

OSAC Members

Chair – Bruce Scott **Vice Chair – Alan Welch**
Member – Margie Evans **Member – Jeremy Hall**
Member – Donna Inversin **Member – Gerald Massad**
Member – JoAnne Michael

PRC Members

Chair – Lee-Ann Keever **Vice Chair – Donna Curtis**
Commissioner – Lori Bagwell **Commissioner – Joe Cacioppo**
Commissioner – Lea Cartwright **Commissioner – Brett Long**
Commissioner – Kurt Meyer

Staff

Jennifer Budge, Parks and Recreation Department Director
Stephanie Hicks, Real Property Manager
Ben Johnson, Deputy District Attorney
Tamar Warren, Deputy Clerk

NOTE: A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and are available for review during regular business hours.

An audio recording of this meeting is available on www.CarsonCity.org/minutes.

CALL TO ORDER

(5:01:34) – PRC Chairperson Keever called the meeting to order at 5:01 p.m.

ROLL CALL AND DETERMINATION OF QUORUM

(5:01:46) – Roll was called. A quorum was present. Chairperson Keever noted that Vice Chair Curtis was absent as excused.

OSAC Attendee Name	Status	Left
Bruce Scott	Absent	
Alan Welch	Present	
Margie Evans	Present	7:44 p.m.
Jeremy Hall	Present	
Donna Inversin	Present	
Gerald Massad	Absent	
JoAnne Michael	Present	

PRC Attendee Name	Status	Arrived
Lee-Ann Keever	Present	
Donna Curtis	Absent	
Lori Bagwell	Present	
Joe Cacioppo	Present	
Lea Cartwright	Present	
Brett Long	Absent	
Kurt Meyer	Present	

PUBLIC COMMENTS

(5:02:37) – Chairperson Keever entertained public comments; however, none were forthcoming

1. FOR POSSIBLE ACTION ON APPROVAL OF MINUTES

(5:02:56) – There were no minutes to approve. Ms. Warren noted that the previous joint meeting minutes were approved during each individual committee/commission meeting.

2. MODIFICATIONS TO THE AGENDA

(5:03:08) – There were no modifications to the agenda.

3. MEETING ITEMS

A. FOR POSSIBLE ACTION: REVIEW, DISCUSSION AND POSSIBLE RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING POSSIBLE TECHNICAL CORRECTIONS TO THE CARSON CITY LANDS BILL.

(5:03:20) – Chairperson Keever introduced the item and Ms. Budge indicated that she would present the item jointly with Stephanie Hicks, Carson City Real Property Manager. Ms. Hicks gave background and presented the agenda materials, incorporated into the record. Ms. Budge suggested discussing each parcel individually and receiving commissioner/member and public input per parcel. Both Ms. Hicks and Ms. Budge responded to clarifying questions by the commissioners/members as well.

(5:08:55) – Ms. Budge and Ms. Hicks reviewed the parcels which are incorporated into the record, along with the recommendations from Staff for each parcel. Ms. Budge also explained that the proceeds from the disposal of the parcels would benefit Carson City as the funds would be deposited into a special account and may be used for programs such as future acquisitions. Chairperson Keever entertained comments from the committee/commission members. Member Inversin inquired whether the off-highway vehicle (OHV) situation on parcels five and six will be improved and Ms. Hicks believed that the City “would have a little bit more control over it” with enforcement and flood mitigation activities. Vice Chair Welch received confirmation that the parcels that will not become open space will have their maintenance funded by the Department of Public Works. Commissioner Bagwell noted that parcel seven is reserved for a potential school site and wanted to ensure that a more beneficial site is found for a school, should the parcel be disposed. Ms. Budge clarified that “recreation and public purpose act” would encompass the school as an allowable use. Discussion ensued regarding the Carson City School District’s interest in having a school and Ms. Budge explained the City processes required building a school.

Commissioner Cartwright was informed that the Carson City School District had expressed interest in the parcel; however no agreement existed with the School District for that parcel even though they were interested in the site.

(5:39:30) – Member Evans believed that in 2005 and 2006 the Bureau of Land Management (BLM) was “not amenable to giving away any of the properties [parcels five and six] on our northern border” and Ms. Hicks clarified that they had expressed their support [of the disposal] in August of 2018. Based on a question by Member Evans, Ms. Hicks reviewed the next steps, incorporated into the record, which included a November 15, 2018 review by the Board of Supervisors (BOS) where public comment would also be heard, adding that the comments heard tonight from the Commission, Committee, and the public will be conveyed to the BOS and the BLM. Ms. Budge suggested that anyone unable to attend either public hearing, should direct public comments to her or to Ms. Hicks so that they can make them available to the BOS. She also clarified for Member Hall that “the disposal properties’ [compliance] will be the responsibility of the BLM under the National Environmental Policy Act (NEPA) Process”. Commissioner Bagwell received confirmation that the zoning of parcel four would not change and will remain Single Family One Acre (SF1), and that the maintenance responsibility will be removed from the City. Vice Chair Welch suggested referring to the appropriate parcel when making public comments. Chairperson Keever entertained public comments.

PUBLIC COMMENT

Comments regarding Federal Lands Bill Map Reference number one:

(5:48:11) – Ms. Budge identified the parcel as being on “East Silver Saddle Ranch, with Sierra Vista Lane going through it”.

(5:48:22) – Michael Bish introduced himself as the secretary of the Friends of Silver Saddle Ranch and was informed by Ms. Budge that the parcel would be added to East Silver Saddle Ranch as part of the City’s inventory.

Comments regarding Federal Lands Bill Map Reference number two:

(5:49:27) – Ms. Budge identified the parcel as “the four parcels at the end of the airport runway...including the Cinderlite operation off of Arrowhead [Drive]”.

(5:49:38) – Tracy Shane introduced herself as a property owner on Ruby Lane and noted that there were negligible “OHV use and dumping on [APN 008-128-2]”. She also inquired about the future economic opportunities of the parcel, noting her opposition to them. Ms. Budge clarified that removing the reversionary interest would provide a third-party agreement with the Carson City Airport, making it the manager of the site. She also believed that the Airport would manage the OHV activity on the parcels south of Arrowhead Drive.

(5:54:33) – Linda Law introduced herself as the current Chairperson of the Carson City Airport Authority and noted that the item had not been discussed by the Authority; however, she believed that they would support the changes. Ms. Law also noted that the Airport staff, tenants, and Authority members have cleaned up the areas adjacent to the parcels that are currently part of the Airport, adding that the parcel was of interest in the case of “an engine out situation upon takeoff” to avoid homes. Ms. Law stated that she was aware of Cinderlite’s interest in the properties; however, they had no commercial intentions for them at this point. She also clarified for Member Evans that the current fencing project was approved by the Federal Aviation Administration; however, no grants were available for the additional fences for this parcel.

Comments regarding Federal Lands Bill Map Reference number three:

(5:48:42) – Ms. Budge identified the property as six parcels on the west side of Prison Hill and adjacent to Edmonds Drive. There were no public comments regarding this parcel.

Comments regarding Federal Lands Bill Map Reference number four:

(5:59:04) – Ms. Budge introduced the property as the four parcels on Bennett Avenue and Gentry Lane.

(5:59:19) – Doug Martin introduced himself and his wife as residents of Gentry Lane and gave background on the property and his professional background especially regarding landfills. Mr. Martin referenced a letter he had written to the BOS regarding the property and noted that illegal dumping and excessive OHV use are not occurring in the two parcels near his property. He also called the well on the property “a significant contributor to our drinking water system”. Mr. Martin cited six of the twelve qualities that would qualify the property as Open Space which he recommended; however, he agreed that the property is not easily accessible. Ms. Budge clarified that what Mr. Martin referred to as a conservation easement was actually the Silver Saddle Ranch. She also explained that the subject property is not on the City’s current open space inventory list and therefore, not managed by the Open Space Division. Commissioner Bagwell questioned the motivation behind accepting the property from BLM initially, given the accessibility issues, and believed that the City would still retain the easement for the well, which was confirmed by Ms. Hicks. Member Hall gave the examples of a landfill in Tonopah which was on the historic registry, and he was not aware this landfill was one; however, he recommended “producing information on its eligibility to help bolster your argument for significant cultural resources”. Member Inversin expressed concern that the property was not accessible to the public; however, “should incursions start to happen with people getting in there, dumping, trashing, partying, hunting for bottles...then you would be expecting us to come in and manage it, take care of it, whether it would be Open Space or Parks...so we would be managing basically a park for a small group of homes.” Member Martin believed that “the 27 people who live around that are part of the public of Carson City” and wished to see the City consider the parcel as Open Space. Commissioner Bagwell wished to make certain Mr. Martin was aware that there would be no services provided by the City for the property, who said he was not requesting any..

(6:26:36) – Ralph Thomas introduced himself as an area resident and a retiree from the BLM, and expressed concern that more public input was not sought regarding the property. He also believed that the land should go to the public instead of “shoving the work on to BLM”. Mr. Thomas recommended keeping the land as Open Space and changing the City’s Master Plan. He also responded to a question by Commissioner Bagwell that this parcel would not be “a high priority” for BLM if disposed.

(6:34:29) – Steve Knight introduced himself as a hydraulic engineer, formerly with the State Engineer’s office. Mr. Knight noted that he was Mr. Martin’s neighbor, and therefore the previously-discussed well was adjacent to his property. He believed that the subject property was being used as open space by many and housed numerous species of wildlife. Additionally, he noted that the area was on a flood plain and held many archaeological artifacts as a former immigrant trail campsite.

(6:39:07) – Fred Dries introduced himself as an area resident and suggested using the parcels to construct a detention basin as it was on a flood plain. Ms. Hicks clarified for Commissioner Bagwell that these parcels are not in a mapped flood zone and that “something further upstream would be much more appropriate” to protect more homes.

(6:42:45) – Wayne Perock introduced himself as a former member of the Open Space Advisory Committee and believed that the property should remain an open space.

(6:44:40) – David Patterson introduced himself as a Gentry Lane resident and read a letter from his neighbor whom he called Mrs. Johnson. The letter was in favor of keeping the land as open space to ensure the residents keep their views and enjoy the wildlife. Mr. Patterson also noted that they have not seen any vehicles or noticed OHV damage on the parcels, adding that most of the activity is based on foot traffic. He was also in favor of a detention basin. Member Evans believed that based on the open space usage given to the City by the BLM, a detention basin was not allowed. Commissioner Cartwright was informed that the parcels were accessible via Bennett Avenue, which was a narrow street. Discussion ensued regarding the open space designation and the possibility of zoning changes should the BLM sell the land. Ms. Budge confirmed that no infrastructure elements will be allowed on the property per the agreement with the BLM. She also offered to invite the City's water engineer to the BOS meeting. Commissioner Bagwell requested zoning information as well prior to the BOS meeting. She also requested information on the property benefits and Ms. Hicks explained that this property had been identified as a possible future park or recreational facility, but was unable to meet that objective; therefore, it was recommended for disposal.

(7:02:10) – Further discussion ensued regarding the parcels and Member Inversin noted that it was evident most members of the public were present because they opposed the disposal of this particular parcel; therefore, she suggested not repeating the already voiced concerns but bringing forward new ones. Chairperson Kever inquired whether any members of the public were in favor of the disposal; however, none were. Vice Chair Welch suggested having all those opposed to the disposal sign the public comment sign in sheet if no new arguments would be brought forward. Michael Zola, area resident, stated that the OHV use was nonexistent and that the City had not maintained it because no maintenance was required. Mr. Zola also addressed the flooding that is happening in the area. Chairperson Kever invited all opposed parties to sign in the public comment sign in sheet for the record.

(7:09:10) – Richard Hansen introduced himself as a Gentry Lane resident and described the water flow which would create worse problems for the residents. Lisa Shadden also introduced herself and noted that her grandchildren had learned about the history of the property as they had walked the area safely, and suggested keeping it the way it is.

(7:12:35) – Robyn Orloff introduced herself as an area resident and received confirmation from Ms. Budge that should BLM sell the land, the proceeds will be added to the City's tax rolls. Ms. Orloff also added that she agreed with the comments presented earlier, and noted that she lived below the flood plain and that she was happy that the water engineers would be coming to the BOS meeting. Discussion ensued regarding the processes involved if the BLM sells the property for development, and Ms. Orloff believed that should the parcel be developed they would receive most of the drained water. Ms. Budge clarified that if the BLM sells the property, it will be through a public auction process and should it be developed, all City regulations and processes must be followed. Ms. Orloff stressed the importance of having one or more detention basins.

(7:19:11) – Tracy Shane, Carson City resident, noted that as a consultant she was involved in the "write up" of the parcels for the Lands Bill and believed that the area was not designated as a developed park but a place for kids to enjoy the "very dispersed form of recreation".

(7:22:49) – Chairperson Keever recessed the meeting.

(7:30:55) – Chairperson Keever reconvened the meeting. A quorum was still present.

(7:31:47) – Member Evans believed that the Commission/Committee was moving too quickly on the project and recommended not taking any action on all the parcels except the first one. She noted that she had to leave but should there be a vote, she would vote against the item right now [with the exception of the first parcel].

Comments regarding Federal Lands Bill Map Reference numbers five and six:

(7:33:34) – Ms. Budge Clarified that these parcels were necessary for flood control and retention by the Public Works Department.

(7:33:50) – Ms. Shane inquired whether dispersed recreation would be allowed on these parcels because of the presence of storm water detention, which would require fences. Ms. Hicks noted that the storm water needs have not yet fully determined. Ms. Shane was concerned over public safety from firearm use and illegal dumping; however, she wished to continue hiking or walking in the area. Ms. Hicks clarified that the portion to be acquired was the area highlighted on the map.

Comments regarding Federal Lands Bill Map Reference number seven:

(7:37:19) – Richard Stokes, Carson City School District Superintendent, introduced himself and explained that the school district's interests had been represented correctly by Ms. Budge and Ms. Hicks. Ms. Shane wished to understand why the parcels were not of any interest to the Carson Montessori School and Ms. Budge noted that Carson Montessori School had identified the parcel as one that had not met their needs.

Comments regarding Federal Lands Bill Map Reference number eight:

(7:42:01) – Ms. Budge noted that this parcel was not accessible and was along the Carson River and Pinion Hills. There were no public comments regarding the parcel.

(7:42:32) – Ms. Budge indicated that there were no other parcels for discussion and Chairperson Keever entertained a motion or further discussion.

(7:43:40) – Commissioner Bagwell thanked Member Evans for her input and noted that the Federal Lands Bill Map Reference number four still had a few outstanding questions. Therefore, she recommended taking action on all parcels except Reference Map number four, suggesting not to take a position on it yet until answers were received on the detention basins and flooding, in addition to receiving verification on the residential zoning. Vice Chair Welch was also concerned about Reference Map number seven and recommended not voting on it. Ms. Budge clarified that should the decision be made not to use the site identified for the School District, “the reversionary interest will just give the City options down the road...the BOS would have to determine if there is another City use for that site or if they want to sell it, but it does not revert to the BLM.” Member Hall inquired whether the State Historic Preservation Office would obligate the City to manage the resources for Federal Lands Bill Map Reference number four. Commissioner Bagwell explained that this was one of the reasons why she had recommended postponing the vote on parcel number four. She also believed that the property would not be a fit in the Open Space Master Plan for accessibility reasons. There were no additional comments.

Member Evans left at 7:44 p.m.

(7:49:15) – Motion: Commissioner Bagwell moved to recommend to the Board of Supervisors technical corrections to the Carson City Lands Bill with the exception of [Federal Lands Bill Map Reference] number four, for additional information as discussed on the record [in this meeting]. The motion was seconded by Commissioner Cacioppo.

(7:49:42) – Vice Chair Welch wished to identify for the Board of Supervisors which department will be responsible for which parcel. Ms. Budge offered to add the information to the Board of Supervisors packet. Member Inversin believed that parcel number four is more of a “private park for a few residents” and not Open Space, and wondered who would be responsible for it long term. Commissioner Bagwell believed that the property did not fit within the Open Space and Parks plans; however, she believed that the property could become a “standard city property” and not get incorporated in any Master Plan.

(7:55:05) – Chairperson Keever called for the vote. The motion carried unanimously (10-0-0).

4. STAFF UPDATES - DISCUSSION ONLY

A. DIRECTOR’S REPORT: NON-SUBSTANTIVE UPDATES REGARDING PROJECTS, PROGRAMS, GRANTS, AND EVENTS WITHIN THE PARKS, RECREATION AND OPEN SPACE DEPARTMENT; AND BOARD OF SUPERVISORS ACTION ITEMS.

(7:55:59) – Ms. Budge announced that the Board of Supervisors had adopted a resolution designating Carson City a “Bee City USA” affiliate, the first in Nevada. She also stated that a contract was awarded to re-plaster the 50 meter indoor swimming pool, and another contract for \$222,000 was awarded for new seats and renovations for the Bob Boldrick Theater.

5. MEMBERS’ ANNOUNCEMENTS AND REQUESTS FOR INFORMATION

(7:58:34) – Chairperson Keever introduced the item. There were no member/commissioner announcements.

6. FUTURE AGENDA ITEMS – DISCUSSION ONLY

(7:58:55) – No future agenda items were discussed.

7. PUBLIC COMMENTS

(7:59:05) – There were no public comments.

8. FOR POSSIBLE ACTION ON ADJOURNMENT

(7:59:17) – MOTION: Commissioner Bagwell moved to adjourn. The motion was seconded by Commissioner Myers. The meeting was adjourned at 8:00 p.m.

The Minutes of the October 22, 2018 Carson City Open Space Advisory Committee Parks and Recreation Commission joint meeting are so approved this, _____ day of _____, 2019.

Bruce Scott, Chair