

## **CARSON CITY OPEN SPACE ADVISORY COMMITTEE**

### **Minutes of the February 24, 2004 Meeting**

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A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Tuesday, February 24, 2004 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Vice Chairperson Dan Jacquet  
Laura Bird  
Michael Fischer  
Howard Riedl  
Margaret Robinson

**STAFF:** Steve Kastens, Parks and Recreation Director  
Juan Guzman, Open Space Manager  
Lee Plemel, Principal Planner  
Kathleen King, Recording Secretary

**NOTE:** A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review during regular business hours.

**CALL TO ORDER AND ROLL CALL (1-0007)** - Vice Chairperson Jacquet called the meeting to order at 6:00 p.m. A quorum was present. Chairperson Hartman and Member Scott were absent.

**CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0014)** - None.

**1. ACTION ON APPROVAL OF MINUTES - December 15, 2003 (1-0017)** - Member Fischer moved to approve the minutes. Member Bird seconded the motion. Motion carried 5-0.

**2. CHANGES TO THE AGENDA (1-0024)** - None.

**3. AGENDA ITEMS:**

**3-A. ACTION TO ENDORSE THE USE OF THE MOFFAT OPEN SPACE PROPERTY, LOCATED AT 4021 LEPIRE DRIVE, AS A PLATFORM FOR HOLDING OUTDOOR LABORATORY CLASSES, HABITAT CONSERVATION, AND WATER QUALITY MONITORING ACTIVITIES BY CARSON CITY SCHOOLS (1-0027)** - Mr. Guzman introduced Eric Anderson, an educator at Eagle Valley Junior High School, and reviewed the staff report. Mr. Anderson advised that his students have been monitoring the water quality at Eagle Valley Creek. He narrated a slide presentation, which included a topographical map of the subject area, photographs, and a discussion of the natural, scientific, historic, and social educational opportunities offered by the Creek. He reviewed potential development possibilities, including assessment, remediation, and safe access. He discussed potential funding sources, including grants and local volunteers. He commented on the wonderful resource the property represents, and noted that it is within walking distance of Eagle Valley Middle School and Empire Elementary School. Mr. Anderson advised that he was not representing the Carson City School District on this item. He reviewed the findings of the water monitoring project which have been posted to a U.S. Geological Survey-sponsored website.

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Mr. Guzman reviewed the mission of the Open Space Program to purchase land for passive uses. He discussed past partnerships with the Carson City Parks and Recreation Department to construct improvements on open space properties. He commended Mr. Anderson on a “great project,” and suggested involving the School District as a partner in order to provide the opportunity to more school children. With regard to liability concerns, Mr. Guzman advised that he had contacted Safety/Risk Management Program Coordinator Tony Baker, who informed him that students participating in class projects would be covered by the School District’s insurance. Mr. Guzman expressed support for partnering with Mr. Anderson to spread the word that the Moffat Open Space Property is being used for educational purposes. He discussed the Open Space Program goal of ensuring that open space property is integrated into the community, and noted that Mr. Anderson’s program helps to achieve that goal.

Vice Chairperson Jacquet inquired as to Mr. Anderson’s interest in continuing the Eagle Valley Creek monitoring project on a long-term basis. Mr. Anderson advised that the Eagle Valley Creek site is more attractive than the Carson River in terms of access. Many school children walk past the Creek on their way to and from school, and he pointed out the walking path on a displayed photograph. He acknowledged his intention to continue the water quality monitoring program over the next several years. He explained that the monitoring program has been done thus far only with the Science Olympiad students as part of their Water Quality event.

Member Riedl expressed appreciation for the value identified in this particular open space property. In response to a comment, Mr. Guzman advised that installation of the reclaimed water pipe is dependent upon acquisition of funding. In response to a question, Mr. Anderson advised that Carson City School District curriculum supports the use of the Eagle Valley Creek site. In addition, the School District has always been supportive of projects and programs which don’t require funding. Member Fischer advised of the Committee’s concern that the vision of the Open Space Program is carried out over the years. He commented that Mr. Anderson’s program represents a great use of open space, particularly since it includes adult supervision of children. Mr. Anderson commented that identifying his program as valuable to the community and to the school children will most likely ensure its longevity.

Member Bird expressed appreciation to Mr. Anderson for introducing his program at the Eagle Valley Creek site. She commented that this type of program is important for building stakeholders in open space properties, and that the program fulfills the intentions of the Open Space Program. Mr. Anderson provided background information on how the Creek came to his attention as a potential educational opportunity. In response to a question, Mr. Kastens explained that a reclaimed water pipe exists under the Creek. He advised that the Creek was a discharge route from the Wastewater Treatment Plant until the City was directed by the federal government to cease discharging reclaimed water to the Carson River. The existing reclaimed water pipe is now being used to irrigate the Empire Ranch Golf Course. Plans are being developed to tie into the reclaimed water line in order to extend it to the newly created Silver Saddle Ranch Wetlands. Mr. Kastens discussed changes to the flow routes at the Lompa Ranch created by the facilities associated with freeway construction. He reviewed the various flow routes throughout the valley which end up at Eagle Valley Creek.

Mr. Guzman referred to the displayed Moffat Open Space Master Plan, and pointed out the proposed location of the Mexican Ditch Trail. He discussed the grant funded projects being done by the Dayton Valley Conservation District on the Carson River. **Member Fischer moved to endorse the project. Member Bird seconded the motion.**

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(1-0463) Paul Pugsley, of the Carson Valley Conservation District, discussed the ongoing educational project being done by Julie Koop's high school students at the Ambrose-Carson River Natural Area.

(1-0470) John Nowlin suggested that Mr. Anderson discuss his project with Kim Goddard, the U.S. Geological Survey ("USGS") District Chief in Carson City, with regard to a possible partnership. He advised that there is historic data available for the Creek, and discussed the USGS National Water Quality Assessment program.

Vice Chairperson Jacquet called for a vote on the pending motion; **motion carried 5-0.** He thanked Mr. Anderson for his presentation.

**3-B. ACTION TO REVIEW AND RECOMMEND ISSUES AND CONCERNS TO BE DISCUSSED WITH THE CONSULTANT TEAM DEVELOPING THE SCOPE OF WORK FOR THE LAND USE ELEMENT AND PARKS AND RECREATION ELEMENT TO THE UPDATE OF THE CARSON CITY MASTER PLAN** (1-0506) - Mr. Guzman introduced the Committee members to Mr. Plemel, and reviewed the staff report. Mr. Plemel explained his role in the process to coordinate the land use portion of the master plan update. He discussed the purpose for pursuing the master plan update at this time, reviewed the process, and provided background information on the consultants. In response to a question, Mr. Plemel advised that land use is the main issue driving the plan. An economic development component will be included as a goal directed by the Board of Supervisors and the City Manager. Mr. Plemel explained that the land use issue includes the proper balance of residential, commercial, and industrial development; economic development, parks, etc. Mr. Guzman noted that another main component is the freeway.

Member Fischer discussed concerns expressed by the Board of Supervisors regarding the economic impacts of open space. **Member Fischer moved that the Open Space Manager be able to discuss with the consultant team development of the scope of work of the Land Use Master Plan and the Parks and Recreation Element to the update of the Carson City Master Plan. Member Riedl seconded the motion.** In response to a comment, Mr. Plemel reviewed the capabilities of the consultant firm to analyze the fiscal impacts of various land use scenarios. He expressed the opinion that open space is valuable to the community's quality of life.

In response to a question, Mr. Guzman advised that the City Manager has been requested by the Board of Supervisors to pursue a lands act for Carson City and to update the City's land use plan. Mr. Plemel advised that, as part of developing the scope of work, advisory bodies will be designated. He responded to questions regarding the deficiencies of the current land use plan, and details of the public participation process. Mr. Kastens discussed the strategies used by Jeff Winston to solicit public input during development of the Open Space Master Plan Element. He anticipates that Mr. Winston will use many of the same strategies in the subject process. In response to a question, Mr. Guzman advised that, at Mr. Kastens' direction, he will be making open space a part of the City's Capital Improvement Plan. With regard to advisory committee involvement in the update process, Mr. Guzman expressed the opinion that the "committees are the conscience of the Board of Supervisors, and it is the function of the committees to remind them what it is that they already agreed to do." He commented that it is important to receive "new public input." He expressed the opinion that the Open Space Master Plan element is "great" and that it includes flexibility to allow for economic development. He related comments from Economic Development/Redevelopment Manager Joe McCarthy that open space is an integral part of his vision for

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the economic development of Carson City. Mr. McCarthy expressed the opinion that he has more to offer because of the City's Open Space Master Plan Element, and committed to assisting Mr. Guzman in demonstrating the value of open space. Mr. Plemel acknowledged his familiarity with the Question #1 priorities developed jointly by the Open Space Advisory Committee, the Parks and Recreation Commission, the Carson River Advisory Committee, and the Advisory Board to Manage Wildlife.

Member Riedl suggested that the Committee should concentrate on determining the types of economic development which is driven by open space. He discussed recreational opportunities as an example. He requested input from the consultants regarding the value of open space in terms of economic development, revenue generation, etc. Mr. Guzman advised that City Manager Linda Ritter has asked him to present to the Board of Supervisors a fiscal analysis comparing proposed open space and development. Ms. Ritter has enlisted Finance Department staff to assist in developing the analysis. Mr. Guzman noted that Mr. Winston has experience in this area as well. In response to a question, Mr. Guzman advised that the open space ordinance will apply to the lands designated as open space. Member Riedl suggested including development of the open space ordinance in the master plan update. Mr. Guzman advised that the consultants have been hired to develop the master plan. Staff is hopeful that the Board of Supervisors will see the necessity of developing tools to implement the master plan.

Member Fischer expressed a concern that the Open Space Master Plan Element will eventually be used as a "fall back." Vice Chairperson Jacquet agreed and pointed out that economic development was considered in developing the Open Space Master Plan Element. He suggested that the challenge is to demonstrate the value of open space and how it contributes to the economic vitality of the community. He expressed the opinion that the choice isn't between land for development and land for open space. Open space, when planned and implemented correctly, will add economic value to the community. Mr. Guzman advised that Ms. Ritter and Supervisor Williamson suggested scheduling a field trip and workshop between the Committee and the Board of Supervisors to review the background and decision making processes associated with the open space properties purchased thus far. Vice Chairperson Jacquet discussed the importance of relying upon the land use plan in developing the public lands bill. Member Bird expressed concern that the bill will be completed prior to the land use plan. Mr. Guzman acknowledged this concern, and discussion took place with regard to the same.

In response to a question, Mr. Kastens advised that non-traditional parks and the need for another large park will be considered as part of the parks and recreation update. Mr. Guzman suggested designating a volunteer work group to develop and recommend issues of concern to present to the consultant team. **Member Fischer so amended his motion. Member Riedl continued his second.** Vice Chairperson Jacquet and Members Riedl and Bird volunteered. Vice Chairperson Jacquet called for a vote on the pending motion; **motion carried 5-0.** Vice Chairperson Jacquet thanked Mr. Plemel.

#### **3-C. ACTION TO REVIEW AND RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE OPEN SPACE PROGRAM BUDGET FOR FISCAL YEAR 2004-05 (1-1410)**

- Mr. Guzman advised that there would be no increases from the budget line items presented last year. He reviewed the staff report, and distributed and reviewed Performance Measures. Discussion took place regarding the City's move toward a pay-for-performance method of employee evaluation. Mr. Guzman reviewed the budget information, the FY 03/04 Prior Year Achievements, the FY 04/05 Goals and Objectives, the Budget Highlights, and the Seven Year Projection included in the agenda materials. In response to a question, Mr. Guzman reviewed the Park Planner's responsibilities associated with the Open

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Space Program. In response to a further question, he explained the increase in the Hourly/Seasonal line item. Mr. Guzman acknowledged that the Committee would be notified prior to intern positions being advertised. Discussion took place regarding the possibility of including, as assets, the value of the lands acquired by the Open Space Program. **Member Fischer moved to present the budget to the Board of Supervisors. Member Robinson seconded the motion. Motion carried 5-0.**

**3-D. ACTION TO APPROVE A CLEAN-UP ACTIVITY PROJECT WITH SERVICE CLUBS AND VOLUNTEERS AT THE FOLLOWING SIERRA FRONT AREAS: VOLTAIRE CANYON, KINGS CANYON, ASH CANYON AND COMBS CANYON; CLEAR CREEK; AND CITY PROPERTY IN LAKEVIEW, TO BE HELD DURING THE SPRING AND EARLY SUMMER OF 2004** (1-1926) - Mr. Guzman reviewed the staff report. Member Robinson advised that many of the listed areas are already covered by neighborhood groups. She suggested serving refreshments during a mid-morning break and scheduling the barbecue for later in the day. Member Bird suggested adding the Goni Canyon to the list.

(1-2074) Mr. Nowlin advised that the Clear Creek Watershed Council schedules a clean-up day each year, and suggested contacting Paul Pugsley with regard to the same. He expressed a concern regarding the area adjacent to the water tank on South Edmonds Drive, and discussion took place with regard to ownership of the land.

Vice Chairperson Jacquet suggested that Chairperson Hartman's intention was to address areas other than the River since it is well covered. Member Riedl volunteered to participate with the Kings Canyon neighborhood clean up group. Member Bird agreed to suggest the involvement of her church's youth group in a clean up project. Mr. Kastens agreed with assisting the neighborhood groups in facilitating their clean up projects, and pursuing clean up projects in areas which don't already have neighborhood groups. Mr. Guzman agreed to research existing volunteer groups in the subject areas. **Member Riedl moved to pursue some of the things discussed at this meeting, acknowledge receipt of the plan, and bring it next month for further development. Member Fischer seconded the motion. Motion carried 5-0.**

#### 4. NON-ACTION ITEMS:

##### **STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS** (1-2251) -

Member Bird suggested publishing an article in the *Discover Us* magazine promoting the Open Space Program. Member Riedl advised of having contacted the U.S. Forest Service regarding the gate at the first pine grove going up Kings Canyon Road which has been open all winter and the gate on Kings Canyon Road and Longview Drive which has been removed. He advised that the U.S. Forest Service master plan mandates closure of the gates during the winter. He reported that there is resource damage on the dirt road and an abandoned car which has been in the first pine grove for approximately eight weeks. He also contacted the Sheriff's Department regarding the abandoned car.

**STATUS REPORTS AND COMMENTS FROM STAFF** (1-2358) - Mr. Guzman advised that the Fagen property remains his number one priority. The District Attorney recently authorized the use of outside counsel. Mr. Guzman reported that he recently spent time with Mr. Fagen to explain the Board of Supervisors' action not to nominate his property as part of the most recent Southern Nevada Public Lands Management Act ("SNPLMA") submission. At Mr. Fagen's request, Mr. Guzman will be drafting a letter for the City Manager's signature regarding the City's intentions. Mr. Guzman reported on a small problem

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with closing escrow on one of the properties nominated as part of the SNPLMA Round 2. He pointed out the subject property on a displayed topographic map, and discussed the issue of adjacent parcels which are involved in maintenance of the access road.

Mr. Guzman reported that the Development Services project which involves sale of the land across Combs Canyon Road from the college will be re-agendized for review by the Committee. The last time the project was submitted, the Open Space Program was requested to contribute \$200,000 toward purchase of the property. With the participation of three partners, the contribution would now be \$175,000. Mr. Guzman advised that he has been spending quite a bit of time on the master plan update. He will keep the Committee volunteers informed of scheduled meetings. Mr. Guzman acknowledged that Question #1 applications are due on March 1<sup>st</sup>. He expects to include the nominations for the Fagen, Hutchinson, Bently, and Bulin properties. An issue to be addressed is the owners' valuation of their properties. Discussion took place regarding the Leid and Joost properties. Mr. Guzman expressed the opinion that monthly meetings of the Committee will continue to be necessary.

Mr. Guzman advised that Mr. Kastens will be retiring from the City as of March 18<sup>th</sup>, and that the Committee plans to formally thank him for all his efforts at a future meeting. Mr. Kastens thanked the Committee members for their support and efforts over the years. He invited the Committee members to an open house at the Parks Administration Office on March 18<sup>th</sup> from 1:00 to 4:00 p.m.

(1-2646) Jon Nowlin commented that the Committee will miss Mr. Kastens upon his retirement. He stated that Mr. Kastens will leave "big boots to fill" and that he has done an outstanding job. He commented that anyone interested in parks or open space issues will miss Mr. Kastens' involvement.

Vice Chairperson Jacquet commented that Mr. Kastens kept the Committee "grounded through the process" but always kept an open mind to new ideas. He stated that Mr. Kastens took on the concept of an open space program with an open mind and "facilitated the whole thing."

Mr. Kastens advised that Parks and Recreation Director of Operations Scott Fahrenbruch will be appointed Acting Director for a period of at least three months.

**FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS** (1-2721) - Member Fischer requested staff to agendize discussion regarding the "positive/negative financial impacts to the City on the purchase of open space lands." Vice Chairperson Jacquet requested Mr. Guzman to expand the agenda item to include discussion of the non-market value of open space to Carson City. Member Riedl requested staff to agendize an update on the bicycle plan.

**5. ACTION ON ADJOURNMENT** (1-2787) - Member Fischer moved to adjourn the meeting at 8:07 p.m. Member Bird seconded the motion. Motion carried 5-0.

The Minutes of the February 24, 2004 meeting of the Carson City Open Space Advisory Committee are so approved this 29<sup>th</sup> day of March, 2004.

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STEPHEN D. HARTMAN, Chair