

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

### **Minutes of the March 18, 2002 Meeting**

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A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, March 18, 2002 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

**PRESENT:** Vice Chairperson Dan Jacquet  
Laura Bird  
Michael Fischer  
Margaret Robinson  
Bruce Scott

**STAFF:** Juan Guzman, Open Space Manager  
Larry Werner, City Engineer  
Kathleen King, Recording Secretary

**NOTE:** Unless indicated otherwise, each item was introduced by Vice Chairperson Jacquet. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

**A. CALL TO ORDER AND DETERMINATION OF A QUORUM (1-0001)** - Vice Chairperson Jacquet called the meeting to order at 6:01 p.m. A quorum was present. Chairperson Hartman and Member Pacheco were absent.

**B. ACTION ON APPROVAL OF MINUTES (1-0010)** - Member Scott moved to approve the minutes. Member Fischer seconded the motion. Motion carried 5-0.

**C. PUBLIC COMMENT (1-0025)** - Tom Quigley distributed a written statement to the Committee members and staff, and requested the Committee to agendize discussion regarding the zoning change proposed for the Ambrose Natural Area. He referred to the subject area on a displayed map, and discussed uses allowed under the public zoning designation which he believes are incompatible with the Carson River Master Plan element, the BLM Urban Interface Plan, and a Memorandum of Understanding between the City and the BLM. He referred to publicly zoned properties on the displayed map, and reiterated his request to agendize this matter for discussion at a future meeting. Member Scott requested that staff solicit input with regard to this matter from the Carson River Advisory Committee. Mr. Guzman agreed to agendize the matter for a future meeting.

**D. MODIFICATION OF AGENDA (1-0102)** - Mr. Quigley requested Vice Chairperson Jacquet to address items F-3 and F-4 following item F-1.

**E. DISCLOSURES (1-0122)** - None.

**F. PUBLIC MEETING:**

**F-1. DISCUSSION AND ACTION TO ACCEPT THE PILOT STUDY REPORT TO IDENTIFY, INVENTORY, AND CLASSIFY WETLANDS AND RIPARIAN RESOURCES WITHIN CARSON CITY, NEVADA (1-0131)** - Mr. Guzman reviewed the staff report and introduced Jackee Picciani of Harding, Lawson & Associates and Reese Tietje of Gnomon, Inc. He noted a revision

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to the recommended action in the staff report. Ms. Picciani provided background information on the purpose of the project. She narrated a PowerPoint presentation on the inventory which included development of a classification system, archives, database entry forms, maps, etc.; maps of the pilot study area; photographs of some of the sites evaluated; and development of a ranking system which correlates to the database. She responded to questions regarding the system used to assign rankings, creation and enhancement designations, and the number of acres designated as wetlands. She acknowledged that the report recommends approval of the proposed classification system by the Nevada Department of Environmental Protection (“NDEP”).

Ms. Picciani and Mr. Tietje reviewed the procedure for accessing the archives and navigating the database, and a sample evaluation form. They responded to questions regarding database access, the possibility of installing the database on the City’s GIS, and correlation of the maps to the report. Member Scott explained that the Committee’s intent would be to use the report and maps to locate wetlands in relation to potential open space parcels, and Mr. Tietje acknowledged that more detailed mapping would be necessary to access that type of information. Mr. Guzman discussed the information available to him through the database, and advised that he has discussed installation of the database with City GIS Division staff. Member Scott suggested sharing the information with the Carson River Advisory Committee, and Mr. Guzman advised that a presentation will be made to the Board of Supervisors as well.

Ms. Picciani responded to questions regarding comparison of the methodology used to evaluate riparian areas with the Department of the Interior’s proper functioning condition, the remaining phases of the report to be completed by the NDEP, the scope of the report, and the classification system. Vice Chairperson Jacquet commented on the benefits of the inventory, and noted that the Committee would accept it on a general basis for the purpose of locating quality open space. He suggested that technical review of the inventory will be left to the City’s Engineering Division, NDEP, etc. **Member Fischer moved to accept the study. Member Scott seconded the motion. Motion carried 5-0.** Vice Chairperson Jacquet thanked Ms. Picciani and Mr. Tietje for their presentation. Ms. Picciani noted that the inventory is a “snapshot in time” and will need to be updated in the GIS.

**F-2. DISCUSSION AND ACTION REGARDING THE ADOPTION OF A TEMPLATE OR BASIS UPON WHICH THE OPEN SPACE ADVISORY COMMITTEE CAN CONSIDER THE SUITABILITY OF LAND FOR ACQUISITION, TO ACCOMPLISH “DUE DILIGENCE” AND OBTAIN RELATED PURCHASE INFORMATION AND SUBJECTS APPROPRIATE FOR THE WRITING AND ADOPTION OF LONG RANGE PROPERTY MANAGEMENT PLANS (1-1920)-** Mr. Guzman reviewed the staff report and the proposed template. Member Scott discussed the circumstances under which it would be appropriate to pay for a title report. Mr. Guzman advised of the offer from Alice Balderica, of the State Historic Preservation Office, to conduct preliminary archaeological reports on potential acquisitions. He sent pertinent information on the Gilbert and Stanton Park properties to Ms. Balderica for review. He discussed the importance of biological and cultural inventories for properties which include wetlands and riparian areas, the cost for hiring professional researchers, and the types of studies to prioritize. He solicited comments from the Committee members regarding the template format. Member Scott noted that inventories and studies are usually only required when some sort of development is proposed or the management system includes trails, alterations, etc. He suggested that Mr. Guzman develop a guideline for determining when to utilize certain people who may be willing to provide their services as a benefit to the community and when to hire professionals. Discussion took place regarding management of the Moffat property as an example. Member Scott suggested developing,

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together with Natural Resources Conservation Service representatives, a series of best management practices and discussion took place with regard to the same. Vice Chairperson Jacquet suggested adding citizen scientists to the list of volunteers. Member Robinson concurred and suggested retired public servants may be interested in providing assistance. Mr. Guzman advised that he would modify the template to include volunteer assistance. He commented that the more citizens are allowed to participate in the process, the more they will value open space properties. Member Scott thanked Mr. Guzman for developing the template, and encouraged him to begin compiling a list of people who may be willing to "be on call." **Member Scott moved to adopt the general outline presented by Mr. Guzman and that he proceed along the lines of the discussion to refine it and keep it current. Member Fischer seconded the motion. Motion carried 5-0.** Vice Chairperson Jacquet noted that the information presented by Mr. Guzman and the discussion of this item addressed the concerns expressed at the last meeting.

**F-3. DISCUSSION AND ACTION REGARDING CONSIDERATION FOR POSSIBLE PURCHASE OF FOUR (4) PARCELS OF LAND, TOTALING 39.72 ACRES, UNDER THE OWNERSHIP OF MIKE GILBERT, LOCATED APPROXIMATELY 2,000 FEET SOUTH OF THE PAVED TERMINUS OF KINGS CANYON ROAD, EAST OF THE BORDA MEADOW, NE 1/4, SE 1/4 OF SEC. 23 T. 15N., R. 19E., M.D.B.&M., APN 7-061-72, -73, AND -74 (1-1163) -** Mr. Guzman reviewed the staff report and advised of the offer from the Trust for Public Lands to assist with this transaction, a copy of which was distributed prior to the start of the meeting. He referred to the letters included in the agenda materials expressing support for acquisition of this parcel, and reviewed the evaluation form also included in the agenda materials. He responded to questions regarding the appraiser recommended by the owner, and **Member Fischer moved to authorize funds for appraisal of the property. Member Scott seconded the motion.**

(1-1259) Tom Quigley expressed a concern regarding the possibility of the existing conservation reserve zoning designation being changed to a public regional zoning designation. He advised of a "substantial amount of property available to the Open Space Committee through the BLM at zero charge." He questioned the priority of proceeding with purchase of this property at this time, and referred to the methods referenced in the Open Space Master Plan element to acquire property. He inquired as to the property's development potential in consideration of the hillside ordinance and related restrictions. He expressed opposition to "transferring property on the east side of the river that is conservation reserve ... to pick up stuff that we have to pay for on the opposite side," and requested a detailed explanation of the benefits to the community. Vice Chairperson Jacquet suggested that many of the issues discussed by Mr. Quigley will be addressed when the concern he expressed under public comment is agendized. He advised that the Committee will follow the master plan in determining priorities, and agreed that considering public land is a priority. Member Scott pointed out that the master plan does not specify a priority of acquiring free land. Vice Chairperson Jacquet agreed and provided an overview of the process for purchasing private land and working with federal, state, and local entities to designate land as open space. Member Fischer discussed the "willing seller" requirement.

Member Scott advised of having spoken with Mr. Gilbert who indicated that he is interested in negotiating with the City and with the Trust for Public Lands. Mr. Gilbert informed Member Scott that he is not in a position to consider donation, but expressed a preference to see the land maintained as open space. Member Scott advised that Colleen Bacon, of the Trust for Public Lands, is interested in the parcel and in the prospect of maintaining it as open space. He suggested that Mr. Guzman contact Ms. Bacon to discuss the extent to which the Trust for Public Lands wishes to become involved. **Member Fischer amended**

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**his motion to indicate that the property should be appraised as cost effectively as possible in an amount not to exceed \$4,000. Member Scott continued his second, and advised that he has requested copies of the engineering costs associated with development of the property which Mr. Gilbert agreed to make available in the next 4-5 days.**

(1-1410) Ernie Walsh inquired as to the egress requirement for the property, and Mr. Guzman discussed the City's applicable egress regulations. Vice Chairperson Jacquet called for a vote on the pending motion; **motion carried 5-0.**

**F-4. DISCUSSION AND ACTION REGARDING CONSIDERATION FOR POSSIBLE PURCHASE OF THREE (3) PARCELS OF LAND, TOTALING 467.08 ACRES, UNDER THE OWNERSHIP OF STANTON PARK DEVELOPMENT, INC., LOCATED SOUTH OF THE CREST OF "C-HILL" SOUTH OF CRAIN STREET AND WEST OF CURRY STREET, A PORTION OF SECTIONS 19 AND 30, T. 15 N., R.20E., M.D.B.&M., APNs 9-021-02; 9-031-01 AND 9-151-01 (1-1480)** - Mr. Guzman reviewed the staff report, described the property boundaries, and pointed it out on a displayed map. He reviewed the evaluation form and explained the development regulations imposed by the City's hillside ordinance. He advised of other entities which may be interested in participating with the City to purchase this property, including the Trust for Public Lands and the U.S. Forest Service as part of the Southern Nevada Public Lands Management Act ("SNPLMA"), Round 4. He further advised of a meeting scheduled with Gary Schiff of the U.S. Forest Service Carson Ranger District to discuss the matter. He reviewed staff's recommended action and advised that the owner is also interested in utilizing Dan Leck for the appraisal. He acknowledged that Mr. Millard is willing to consider an appraised value.

Member Scott commented that although the property is highly visible, development is less imminent and the parcel includes more acres than the Gilbert parcels. He expressed a preference to consider partnerships and the hope that the U.S. Forest Service will consider the parcel as part of their program. Mr. Guzman responded to questions regarding potential participation by the Trust for Public Lands, the possibility of having the owner participate in the appraisal cost, and the possibility of purchasing development rights only. He acknowledged that Mr. Millard is receptive to working with an accountant regarding tax donation opportunities. He suggested that Mr. Kastens may be interested in the parcel for recreation purposes.

(1-1732) Rob Potter pointed out parcel 51 on a displayed map and advised of his ownership and willingness to sell. Mr. Guzman responded to questions regarding the zoning designation of the Stanton Park parcel. Mr. Potter provided background information on his family's property, discussed the property at the west end of Fifth Street, suggested including parcel 51 in the appraisal of the Stanton Park property, and advised that he is open to considering a trade as well. Vice Chairperson Jacquet responded to questions regarding the priorities of the open space program, and advised that the subject parcel appears to meet the criteria for the hillside priority. He suggested that Mr. Potter work with Mr. Guzman to ensure the parcel qualifies under the minimum criteria specified in the Open Space Master Plan element and agendize a presentation for a future meeting. He thanked Mr. Potter for his attendance and participation.

**Member Fischer moved to request Mr. Guzman to move forward on negotiation and possible appraisal with Mr. Millard in an amount not to exceed \$4,000. Member Scott seconded the motion, with the same conditions as on the Gilbert property in terms of offering to share the appraisal cost with others, including the owner, and that if the owner chooses to use the appraisal for other purposes, at least**

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part of the appraisal cost would be reimbursed to the open space fund. **Motion carried 5-0.**

**F-5. DISCUSSION AND ACTION REGARDING THE CONTENT OF THE PLAQUES TO BE PLACED AT THE MOFFAT OPEN SPACE PROPERTY TO RECOGNIZE MR. MOFFAT FOR HIS CONTRIBUTION TO CARSON CITY (1-2415)** - Mr. Guzman distributed a revised draft staff report and reviewed the revisions suggested by Mr. Moffat. Member Robinson suggested asking a qualified person to review the language for grammatical errors, and Mr. Guzman advised that he faxed the draft to Library Director Sally Edwards for review. Member Bird agreed to work with Mr. Guzman to finalize the language. **Member Scott moved to authorize Mr. Guzman to work with Mr. Moffat's representative and Member Bird on the language. Member Scott seconded the motion. Motion carried 5-0.**

**F-6. DISCUSSION ONLY REGARDING THE PROJECT STATUS OF THE OPEN SPACE IMPROVEMENTS AT THE MOFFAT PROPERTY, LOCATED AT 4021 LEPIRE DRIVE (1-2547)** - Mr. Guzman reviewed the staff report and responded to questions regarding the steps and the cement. He reported that the shade structure is complete, a little work remains to be completed on the trails, and the handicapped parking sign has been installed. He advised of a request from the local scouting chapter to coordinate signage on the property. In response to a concern expressed by Member Fischer, Mr. Guzman advised that the sign designs would be submitted to the Committee for review prior to construction. Member Scott noted that the site is prone to vandalism, and Mr. Guzman acknowledged that the property has been included in the park ranger's regular patrol route. In response to an additional question, he advised of requesting a bid for site appropriate parking barriers on the northern and western boundaries of the parking lot. Discussion took place regarding the change orders.

**F-7. DISCUSSION AND ACTION REGARDING CONSIDERATION AND ADOPTION OF THE "ACQUISITION OPPORTUNITIES IN CARSON CITY MAP", PREPARED BY GNOMON, INC., TO BE USED BY STAFF AND THE OPEN SPACE ADVISORY COMMITTEE WHEN DISCUSSING PARCELS LOCATED IN THE CARSON RANGE AS PART OF THE MULTIPLE-COUNTY AND U.S. FOREST SERVICE EFFORT TO PRIORITIZE FUTURE NOMINATIONS TO THE SOUTHERN NEVADA PUBLIC LANDS MANAGEMENT ACT, ROUND 4 (1-2740)** - Mr. Guzman reviewed the staff report and referred to the displayed maps. He advised that representatives of Carson City, Douglas County, and Washoe County are meeting periodically to discuss the potential of one submission for the SNPLMA, Round 4. He reviewed the advantages and disadvantages to collaborating on the submission, and advised that it will be submitted to the Committee for review. He responded to questions regarding which county proposed the collaboration, and advised that a commitment was made once BLM and U.S. Forest Service representatives became involved. He expressed the opinion that the whole region will fare better because of the collaboration. Member Fischer requested Mr. Guzman to proceed cautiously. Mr. Guzman offered to provide a meeting schedule to the Committee members and invited them to attend. He acknowledged that Washoe County has an open space plan, and advised that funding was recently allocated for open space improvements.

Member Scott suggested overlaying wetlands information on the displayed maps, and discussion took place regarding the same. In response to a question, Mr. Guzman advised that the owners of properties listed on the open space opportunities map will be notified of the Committee's interest. Discussion took place regarding the maps, and consensus of the Committee was to change the word "acquisition" to "opportunity" on one of the map titles. **With that adjustment, Member Scott moved to accept the opportunity maps**

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**for Carson City. Member Fischer seconded the motion. Motion carried 5-0.**

**G. FUTURE AGENDA ITEMS AND COMMITTEE MEMBER STATUS REPORTS (1-3060) -**

Member Scott advised of a conversation with John Serpa regarding properties on the east and west sides of town. He pointed out parcels owned by Mr. Serpa on one of the displayed maps and discussed his interest in trading and selling land. Vice Chairperson Jacquet advised of a meeting to discuss with City staff the public zoning designation addressed earlier in the meeting by Mr. Quigley. Discussion took place regarding the concern expressed by Mr. Quigley as related to the Open Space Master Plan element. (1-3430) Vice Chairperson Jacquet discussed the need to consider the Pine Nut Mountains in terms of open space.

**H. STATUS REPORTS FROM STAFF (1-3355) -** Mr. Guzman advised of the date, time and location for the next Pine Nut Mountains Plan Amendment meeting, that he will be representing Supervisor Robin Williamson at an upcoming Carson Valley Conservation District ("CVCD") meeting, and that he recently represented the Committee and Supervisor Pete Livermore at the Public Lands Legislative Committee meeting. He reported that the BLM recently granted to the City five acres adjacent to the Carson City Senior Citizens Center for their expansion project. Member Scott requested Mr. Guzman to discuss technical assistance at the CVCD meeting. (1-3567) Mr. Guzman advised that the City Manager has asked him to represent Carson City on the next State Land Use Planning Advisory Council with Supervisor Livermore. He reported that the open space budget will be amended, and that he will be meeting with the City Finance Director to discuss bonding and other funding methods. He advised that representatives of the Masonic Lodge have expressed an interest in making property available for sale.

**I. ACTION ON ADJOURNMENT (1-3707) -** Member Fischer moved to adjourn the meeting at 8:40 p.m. Member Scott seconded the motion. Motion carried 5-0.

The Minutes of the March 18, 2002 meeting of the Carson City Open Space Advisory Committee are so approved this \_\_\_\_\_ day of April, 2002.

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STEPHEN D. HARTMAN, Chair