

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the September 24, 2001 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, September 24, 2001 in the Bob Boldrick Theater, 851 East William Street, Carson City, Nevada.

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

STAFF: Juan Guzman, Open Space Manager
Kathleen King, Recording Secretary
(OSAC 09/24/01)

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Hartman. 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) - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present. Member Pacheco was absent.

B. APPROVAL OF MINUTES - AUGUST 20, 2001 (1-0007) - Member Fischer moved to approve the minutes. Member Scott seconded the motion. Motion carried 6-0.

C. PUBLIC COMMENT (1-0015) - Jon Nowlin referred to a letter previously sent to each of the Committee members, requesting consideration of Clear Creek for protection under the open space program. He provided a copy of the letter to the recording secretary to be included in the official record. He acknowledged that the parcel located in Douglas County is owned by Carson City. In response to a further question, he described the location of the riparian area. Mr. Guzman acknowledged that he would inquire of the Douglas County Planning Department their intentions with regard to the riparian area. He will also meet with Development Services Director Andrew Burnham and Parks and Recreation Director Steve Kastens regarding the status of the consultant's report, and provide copies of the same to the Committee members once it becomes available.

D. MODIFICATION OF AGENDA (1-0093) - Mr. Guzman advised that item F-4 was withdrawn from the agenda because Cricket Communications has withdrawn its appeal to the Planning Commission.

E. DISCLOSURES (1-0100) - None.

F. PUBLIC MEETING ITEMS:

F-1. DISCUSSION AND ACTION REGARDING A RESOLUTION OF APPRECIATION TO MRS. ROSE MARY JOHNSON FOR HER DEDICATION TO THE OPEN SPACE ADVISORY COMMITTEE PROGRAM (1-0108) - Mr. Guzman called Ms. Johnson to the microphone and thanked her for her assistance to the Committee over the last four years. He read Open Space Advisory Committee Resolution No. 2001-1 into the record. Ms. Johnson thanked the Committee members, and

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wished them well in their continued endeavors to improve the quality of life for the citizens of Carson City. **Member Scott moved the adoption of Resolution 2001-1. Member Fischer seconded the motion. Motion carried 6-0.**

F-2. DISCUSSION ONLY REGARDING A PRESENTATION BY MARY BENNINGTON, CARSON RIVER PROJECT MANAGER, ABOUT THE STUDIES AND STRATEGIES FOR THE PRESERVATION OF THE CARSON RIVER BEING CONDUCTED BY THE NATURE CONSERVANCY (1-0180) - Mary Bennington, of The Nature Conservancy, introduced herself and provided information on her position and on the site conservation plan. She responded to questions regarding the schedule for the plan and identification of targets. She advised that a work summary will be produced at the end of the plan, and provided information on a detailed Excel workbook. Mr. Guzman advised Ms. Bennington of the Carson River Advisory Committee and its purview, and discussed the Open Space Advisory Committee's strategy toward the Carson River. Ms. Bennington provided information on Douglas County's Southern Nevada Public Lands Management Act application for both the Carson Valley and the O'Callaghan Ranch. In response to a question, she described the location of the O'Callaghan Ranch.

Vice Chairperson Jacquet advised that the site conservation planning being done by The Nature Conservancy includes a focus on biological resources which will emphasize the value of the River. Ms. Bennington acknowledged that the project extends into a portion of Alpine County, California. Chairperson Hartman and Mr. Guzman thanked Ms. Bennington for her presentation.

F-3. DISCUSSION AND ACTION REGARDING THE NOMINATION FOR PURCHASE OF PROPERTIES IN THE VICINITY OF THE CARSON RIVER, THROUGH THE SOUTHERN NEVADA PUBLIC LAND MANAGEMENT ACT, ROUND 3: (1) THE FORMER AL BERNHARD PROPERTIES, APN 10-072-09, 10-631-01 THROUGH 10-631-09, 10-632-01 THROUGH 10-632-20, CONTAINING 61 ACRES; (2) THE JERRY HOWARD PROPERTY CONSISTING OF 51.64 ACRES, APN 10-281-35; AND (3) THE DONALD DOMBROWSKI PROPERTIES CONSISTING OF 67 ACRES, APN 10-281-35 AND 10-281-38 (1-0310) - Mr. Guzman pointed out each of the properties on a displayed map, and advised that all of the adjacent land to the east and some to the south is owned by the Bureau of Land Management. He indicated that the scenic value is incredible, ranging from the River to very dramatic rock outcrops. In addition, valuable habitat exists along the River's edge. Paul Pugsley, of the Carson Valley Conservation District, testified at the last Carson River Advisory Committee ("CRAC") meeting in favor of protecting the young stand of cottonwoods in the area. Mr. Guzman advised that the preliminary value of all three properties is \$1,373,290. He discussed the action taken by the CRAC, and advised that the package was submitted to the Board of Supervisors and approved as part of the consent agenda. He advised that the draft nomination package is approximately 90% complete.

At the request of Member Fischer, Mr. Guzman explained the action taken by the CRAC, the reason for the one opposing vote on the Howard/Dombrowski properties, and issues of access via the road leased by the BLM to Chuck and Barbara Wright. Member Scott referred to Mr. Wright's past support of the Open Space Program and expressed the hope that the Committee and staff could keep an eye on his concerns. Mr. Guzman acknowledged that the CRAC has always been supportive of open space acquisitions. He further acknowledged that the Board of Supervisors has approved the nomination. **Member Fischer moved that the Open Space Advisory Committee approve the round 3 Southern Nevada Public**

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Lands Management Act acquisition of the former Al Bernhard properties, the Jerry Howard property, and the Donald Dombrowski property. Member Scott seconded the motion. Mr. Howard advised that approximately seven state and federal agencies have purview over the access road. He further advised that he “paid for half” the road, that the purpose was for public access, and provided information on development of the road. He acknowledged that the road connects to Johnson Lane and is an extension of Vicki Lane. In response to a question, he advised he had no problem with the stated motion. Chairperson Hartman called for a vote on the pending motion; **motion carried 6-0.** Mr. Guzman acknowledged that he would ensure Mr. Dombrowski and Mr. Howard are provided copies of pertinent documentation.

F-4. DISCUSSION AND ACTION REGARDING AN APPEAL OF A SPECIAL USE PERMIT (U-00/01-31) FILED BY CRICKET COMMUNICATIONS AND REMANDED BY THE BOARD OF SUPERVISORS TO THE CARSON CITY PLANNING COMMISSION FOR THE ERECTION OF AN 80' TALL MONOPOLE STRUCTURE AND WIRELESS COMMUNICATION FACILITY ANTENNAS LOCATED NORTH OF THE MOFFAT PROPERTY AT 4024 LEPIRE DRIVE, APN 10-351-05 - Withdrawn.

F-5. DISCUSSION AND ACTION REGARDING A REQUEST FROM THE U.S. FOREST SERVICE, CARSON RANGER DISTRICT, TO SUPPORT THE FOREST SERVICE NOMINATION FOR PURCHASE OF THE STEIDLEY PROPERTY CONSISTING OF 137.06 ACRES AND LOCATED AT UPPER CLEAR CREEK, APN 7-031-29 (1-0498) - Mr. Guzman reviewed the staff report, and acknowledged that the entire parcel is located in Carson City. **Member Scott moved, subject to appropriate editing by the Chairman, that the letter be finalized and sent to the Forest Service. Member Fischer seconded the motion.** Chairperson Hartman called for public comment; however, none was provided. Discussion took place regarding the Committee’s priorities and revisions to the letter. Member Scott pointed out that the subject property is not in danger of eminent development. Chairperson Hartman called for a vote on the pending motion; **motion carried 6-0.**

F-6. STATUS REPORT REGARDING THE MANAGEMENT AND SITE MASTER PLAN FOR THE MOFFAT PROPERTY INCLUDING THE CHARACTER OF ITS FUTURE OPEN SPACE USE, A SHADE STRUCTURE AND MEMORIAL PLAQUE, GRANTING OF EASEMENTS TO THE PARKS AND RECREATION DEPARTMENT FOR TRAILS, AND OTHER RELATED FACILITIES AS NECESSARY IN ORDER TO FULFILL CONDITIONS OF SALE. THE PROPERTY CONSISTS OF 17 ACRES AND IS BORDERED BY LEPIRE DRIVE TO THE NORTH, HELL'S BELLS ROAD AND RATTLESNAKE MOUNTAIN TO THE SOUTH, EDMONDS DRIVE TO THE WEST AND THE MEXICAN DITCH TO THE EAST, APN 10-032-31 (1-0556) - Mr. Guzman reviewed the status report and, in response to a question, advised that a memorandum of understanding (“MOU”) is the formal process by which open space lands become available for trails and development by the Carson City Parks and Recreation Department. He indicated that the MOU is forthcoming. He acknowledged that the most recent design has been reviewed by Tony Wren. Chairperson Hartman offered to provide Mr. Guzman with sample MOUs.

F-7. STATUS REPORT REGARDING THE DONATION OF A 17-ACRE WETLAND BY THE NATURE CONSERVANCY TO THE OPEN SPACE PROGRAM OF CARSON CITY (1-0594) - Mr. Guzman reviewed the status report, and advised that the title report will cost 50% less than anticipated thanks to the Stewart Title Company.

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F-8. STATUS REPORT REGARDING THE WETLANDS INVENTORY STUDY FOR CARSON CITY (1-0611) - Mr. Guzman advised that Leslie Burnside, of Harding ESE, is continuing to compile data. Presently, she is focusing on verifications using aerial photography and inputting data to the GIS. Discussion took place regarding the data collection schedule, and Member Scott requested that Mr. Guzman ask for a progress report on the field work and findings if they are available.

G. FUTURE AGENDA ITEMS AND COMMITTEE MEMBER STATUS REPORTS (1-0075) - Vice Chairperson Jacquet requested staff to agendize Mr. Nowlin's item. Following discussion, consensus of the Committee was to schedule the next meeting for Monday, October 15th. (1-0640) Mr. Guzman indicated that he would be more than happy to agendize Mr. Nowlin's item, but expressed a concern that the timing be right so that the Committee has something substantial to discuss. He will work with Chairperson Hartman and Mr. Nowlin with regard to the same. Chairperson Hartman suggested contacting Development Services Director Andrew Burnham regarding the status of this matter.

Member Scott requested staff to agendize discussion regarding pedestrian access along the Robinson Street alignment under the freeway. He requested input from the Committee members with regard to the same, and Chairperson Hartman pointed out that this issue is appropriately addressed by the Committee because of connectivity. Member Scott expressed a concern that the Robinson Street access will be negotiated away. With regard to the Fuji Park issue, Vice Chairperson Jacquet requested that staff provide information on previous discussion and action taken by the Committee. He reminded the Open Space Manager of the desire to discuss the perpetuities issue in terms of an ordinance. He suggested reviewing the existing ordinance and considering other ways to accomplish perpetual land holding. Discussion took place with regard to the same.

H. STATUS REPORTS FROM STAFF (1-0178) - Mr. Guzman advised that the Committee was recently presented an award from the American Planning Association - Nevada Chapter - for work on the Open Space Program.

I. ADJOURNMENT (1-0835) - Member Fischer moved to adjourn the meeting at 6:50 p.m. **Member Scott seconded the motion.** Vice Chairperson Jacquet displayed the BLM's FY 2000 annual report, which describes BLM land as "America's Open Space." Member Robinson thanked Mr. Guzman and other staff involved in last Monday's field trip. Chairperson Hartman thanked Ms. Johnson. **Motion carried 6-0.**

The Minutes of the September 24, 2001 meeting of the Carson City Open Space Advisory Committee are so approved this _____ day of October, 2001.

STEVE HARTMAN, Chairperson