

CARSON CITY OPEN SPACE ADVISORY COMMITTEE
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A regular meeting of the Carson City Open Space Advisory Committee was held at 6:00 p.m. on Monday, March 29, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Deborah Uhart
Michael Fischer
Dan Jacquet
Don Quilici
Bruce Scott
Robin Williamson

STAFF: Steve Kastens, Parks and Recreation Director
Vern Krahn, Park Planner
Juan Guzman, Community Development Senior Planner
Kathleen King, Recording Secretary
(OSAC 03/29/99; 1-0001)

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 normal business hours.

A. CALL TO ORDER AND DETERMINATION OF A QUORUM (1-0002) - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present. Alternate Members Pacheco and Robinson were present. Vice Chairperson Uhart arrived at 6:10 p.m. (At this point, the recorder malfunctioned and a new tape was started.)

B. DISCUSSION AND ACTION ON APPROVAL OF MINUTES (1-0001) - Member Quilici moved to approve the minutes of the March 15, 1999 meeting of the Carson City Open Space Advisory Committee. Member Fischer seconded the motion. Motion carried 6-0-1-0.

C. MODIFICATION OF AGENDA (1-0010) - None.

D. PUBLIC COMMENT (1-0011) - None.

E. DISCLOSURES (1-0017) - Member Scott advised his company had drafted a proposal for Palmer and Lauder Engineers. He was not involved in drafting the proposal but will abstain from voting on item F-1. (1-0839) Vice Chairperson Uhart advised she met with Mr. Palmer and his client to provide requested input on their presentation.

F. PUBLIC MEETING

F-1. DISCUSSION AND POSSIBLE ACTION REGARDING A REVIEW FOR A PROPOSED SUBDIVISION OF APPROXIMATELY 93 ACRES OF LAND LOCATED AT CLEAR CREEK ROAD, APN's 7-051-23, 61, 62 AND 63. THIS LAND IS PROPOSED TO BE SUBDIVIDED IN ACCORDANCE WITH THE PRESENT ZONING OF SINGLE FAMILY FIVE ACRES (SF5A). PALMER AND LAUDER ENGINEERS, INC. ON BEHALF OF ANDRZEJ AND TERESA BUGAJSKI, THE PROPERTY OWNER, SEEKS THE REVIEW OF THE OPEN SPACE ADVISORY COMMITTEE AS RECOMMENDED BY STAFF AS THE FIRST STEP PRIOR TO SUBMITTING A SUBDIVISION PACKAGE FOR THE CONSIDERATION OF THE PLANNING COMMISSION AND BOARD OF SUPERVISORS (1-0027) - Mark Palmer, of Palmer & Lauder Engineers, Inc., presented two proposals for development of Clear Creek Meadows Subdivision. He distributed maps to the Committee, and to the Clerk, and provided background information on the property, including constraints/conservation areas such as the wooded area, the existing stream zone environment, the wet meadows predominant in the middle part of the subdivision, steep slopes, and Highway 50. He indicated

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the inclusion of open space "buffers" between the development and Highway 50, the wetlands, and the stream zone. Discussion ensued regarding the overall percentage of open space, utility issues, existing vegetation, access roads, the application of the hillside ordinance, utilization of building envelopes, creation of conservation easements under NRS Chapter 111, and the difference between dedicated open space and private open space. Mr. Palmer provided historical information on the ownership and maintenance of Clear Creek Road. Further discussion ensued with regard to public open space value, possible trailhead linkages, a crossing point on Highway 395, present uses of the land by the public, and private grants of public easements. (1-0705) Bill Schultz discussed use of the open space for development of horse trails. Mr. Palmer explained the CC&Rs for this development will be very restrictive, however, some decisions for use of the open space will be made by the homeowners association. (1-0756) Jerry Walker requested information with regard to the number of lots proposed for the development and whether horse trails, wells and septic systems will fit into the plan. Mr. Palmer reiterated the CC&Rs would be very restrictive concerning land use, building envelopes, and environmental sensitivity and explained the 300-400' buffer from stream zone environments and steep slopes was purposely designed to keep wells and septic systems very separate. Discussion ensued concerning the role of the Open Space Advisory Committee in designating, purchasing and managing environmentally sensitive lands. Mr. Hartman recommended Mr. Palmer explore conservation easements under NRS Chapter 111 with Community Development staff. Further discussion ensued with regard to Open Space Advisory Committee involvement in master plan review and plan checking. (1-0874) Pat Anderson requested that, if a trail system is incorporated into the development, it be open to the public. Further discussion ensued concerning liability issues, public easement grants, conservation easements, reserving open space and retaining linkages in planned unit developments. Chairperson Hartman thanked Mr. Palmer for his presentation. No formal action was taken.

Chairperson Hartman recessed the meeting at 7:03 p.m. and reconvened the meeting at 7:11 p.m.

F-2. DISCUSSION AND POSSIBLE ACTION OF NDOT'S ROLE AND SITUATION REGARDING FUNDING AND POSSIBLE ELIMINATION OF BIKE PATH FACILITIES ALONG THE NORTH LEG OF THE CARSON CITY FREEWAY; F-3. DISCUSSION AND POSSIBLE ACTION REGARDING HIGHWAY 50 EAST/FREEWAY INTERCHANGE AS IT RELATES TO BIKE/PEDESTRIAN FACILITIES FOR CONNECTIVITY AND VISTAS (1-1038) - Mr. Krahn provided information on the bike plan and introduced Jim Gallegos, of NDOT. Mr. Gallegos provided historical information regarding the purchase of right-of-way over the last 15-20 years and explained that a bicycle path had not been included in the original design. He advised the bicycle path would not be built in the first phase of construction of the bypass, but most structures could be built to include it at a later phase. Thirty percent of the design will be completed by approximately June and, at that point, there should be enough information to discuss the impacts of the plan. One of the issues NDOT has raised is control of access, however, public access could be allowed along one side of the freeway if there are not design features which preclude it. Drainage features, retaining walls and steep slopes are additional issues which NDOT will be required to plan around. Mr. Gallegos pointed out that paving bicycle paths requires additional drainage, with some provision for ditches. He added the project budget did not include bicycle paths and NDOT's priority is to address the needs of all other roads across the State. Discussion ensued concerning whether or not a bike path is required by federal law if the community master plan provides for one, acquiring right-of-way from other sources, inclusion of maintenance roads, constraints (including controlled access, drainage design, retaining wall issues, fences), cost, lighting, percentage of federal participation, combining drainage facilities with the bicycle trail, inclusion of more east/west penetrations, identifying travel demands, linkages for school children, weaving the bike path in and out of residential areas, and drainage connections. (1-1772) Mr. Gallegos discussed changes to the design of the interchange on Highway 50, explained the single-point urban interchange concept, and reviewed conceptual photographs of the Highway 50 bypass and maps of the proposed bicycle path. He also explained future plans for enlarging the bypass. The Committee and staff expressed their appreciation for Mr. Gallegos' cooperation and assistance. (1-2255) Dave Simpson expressed the need for north/south connectivity and the importance of east/west crossings, bike paths and bike lanes. Chairperson Hartman thanked Mr. Gallegos for his presentation. No formal action was taken.

F-4. DISCUSSION AND POSSIBLE ACTION REGARDING THE IMPACT TO THE

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BICYCLE SYSTEM PLAN AS IT RELATES TO THE OPEN SPACE ADVISORY COMMITTEE MASTER PLAN (1-2431) - Mr. Krahn provided an update with regard to implementation of the bicycle system within open space mapping. He suggested leaving the existing bicycle plan as it is and, once it is adopted, conduct neighborhood meetings to identify key parcels. Discussion ensued with regard to additional meetings in the four quadrants of town previously addressed, and the need to have public input regarding use of the trails. No formal action was taken.

F-5. DISCUSSION AND POSSIBLE ACTION REGARDING THE OPEN SPACE ADVISORY COMMITTEE ANNUAL REPORT TO THE BOARD OF SUPERVISORS (1-2537) - As the Chairman will be out of town, Mr. Guzman requested he appoint a Committee member to provide the annual report. Member Scott suggested appointing Vice Chairperson Uhart and Chairperson Hartman concurred. Discussion ensued with regard to the timing of the report in connection with the Board of Supervisors' Agenda. No formal action was taken.

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

G-1. CONSULTANT REPORT (NON-ACTION) (1-2591) - Carter Schleicher advised he is awaiting the completion of Eric Ingbar's maps. Mr. Krahn stated the maps should be completed and ready for mailing to Jeff Winston by Tuesday, March 30.

G-2. COMMITTEE MEMBER REPORTS (NON-ACTION) (1-2617) - Member Williamson advised of the introduction of two bills, as follows: AB 504, which authorizes counties to impose 1/10 of 1% property tax for development of open space land, has been revised to apply to counties with populations of less than 400,000. SB 523 exempts local governments from paying delinquent taxes on certain properties acquired for use as open space real properties. (1-2777) She further advised of a float trip being scheduled by the Carson River Advisory Committee for sometime in June. Discussion ensued with regard to the route of the float trip.

G-3. STAFF REPORTS (NON-ACTION) (1-2709) - Mr. Guzman distributed a memorandum to the Committee, and to the Clerk, regarding the Forest Service Master Plan Update. He further advised of a special use permit for a mine on the second ridge of the Pine Nut Range which will be reviewed at the upcoming Planning Commission meeting. (1-2808) - Mr. Krahn distributed copies of the press release and the ad which were placed in the Reno Gazette-Journal and the Nevada Appeal. Mr. Guzman distributed a memorandum with regard to possible future agenda items. Discussion ensued with regard to agendaizing review of items, such as the Clear Creek Subdivision proposal, prior to engineering and architectural design. (1-2967) Mr. Krahn acknowledged Mr. Morgan's outstanding work on the videos prepared for use on Mr. Quilici's program.

G-4. FUTURE COMMITTEE ITEMS AND POSSIBLE MEETING DATES (1-2672) - Member Scott requested the Committee agendaize two items for a future meeting once the master plan project is complete: (1) Develop design standards and other criteria which may assist in development within open space areas on hillsides; and (2) Become more proactive with regard to areas which may be susceptible to development to determine if or where consideration of acquisition or dedication of open space linkages would be appropriate.

H. ADJOURNMENT (1-2959) - Member Fischer moved to adjourn the meeting at 8:43 p.m. Member Scott seconded the motion. Motion carried 7-0-0-0.

The Minutes of the March 29, 1999 meeting of the Carson City Open Space Advisory Committee

ARE SO APPROVED _____, 1999.

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STEVE HARTMAN, Chairperson