

CARSON CITY OPEN SPACE ADVISORY COMMITTEE
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A regular meeting of the Carson City Open Space Advisory Committee was held at 5:30 p.m. on Wednesday, December 1, 1999 in the Community Center Bonanza Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Deborah Uhart
Michael Fischer
Dan Jacquet
Don Quilici
Robin Williamson

STAFF: John Berkich, City Manager
Al Kramer, Treasurer
Walter Sullivan, Community Development Department Director
Steve Kastens, Parks and Recreation Department Director
Rob Joiner, Principal Planner, Community Development
Juan Guzman, Senior Planner, Community Development
Vern Krahn, Parks Planner, Parks and Recreation
Katherine McLaughlin, Recording Secretary
(OSAC 12/01/99; Tape 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by Vice Chairperson Uhart. 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. ROLL CALL AND DETERMINATION OF A QUORUM (1-0003) - Vice Chairperson Uhart called the meeting to order at 5:30 p.m. Roll call was taken; a quorum was present. Chairperson Hartman and Member Scott were absent. Alternate Member Pacheco was present.

B. APPROVAL OF MINUTES (1-0017) - Member Quilici moved to approve the minutes of the September 9, 1999 meeting of the Carson City Open Space Advisory Committee. Member Fischer seconded the motion. Motion carried 5-0-2-0.

C. PUBLIC COMMENT (1-0042; 1-0715) - Charles S. Watson, Jr., a member of the steering committee of the Wild Nevada Coalition and co-founder/ director of the Nevada Outdoor Recreation Association, expressed his opposition to the development taking place near Lone Mountain and the Lompa Lane marsh. He advised of serving on Mayor Masayko's Quality of Life Council for approximately one year. Following a public meeting with Bureau of Land Management ("BLM") and other agency representatives in June 1995, he understood that Lone Mountain would become a nature preserve and that a linear park would be constructed to provide a walkway underneath the freeway. He expressed the opinion that this seems to have disappeared from the plan and, instead, single dwelling homes are being constructed along Roop Street "into the mountain right next to the cemetery." Mr. Watson inquired as to plans for the linear park. He discussed having Millard Realty and Construction red tagged on July 4, 1995 for a violation of section 404, and advised that his church, St. Teresa of Avila Catholic Church, has been "dumping" platform fill for a parking lot. He inquired again about the linear park, and Mr. Kastens explained the requirements of the Nevada Open Meeting Law regarding dialogue with a citizen during public comments. He advised Mr. Watson to contact the Community Development Department to request that his concerns be agendaized for a future meeting. Mr. Watson further discussed his concern for the disposition of the wetlands near the Fremont School. Member Fischer referred to the Fast Track Schedule for approval of the open space element and pointed out that, until it is approved, the Committee cannot take action on concerns such as those expressed by Mr. Watson. Vice Chairperson Uhart advised Mr. Watson to contact Mr. Sullivan with regard to agendaizing his issues for discussion. Mr. Kastens requested that Mr. Watson telephone him as the three parcels he discussed are under the purview of the Parks Department. Mr. Watson requested a copy of a large scale map depicting the subject parcels. Discussion ensued with regard to the wetlands mitigation issue agendaized as item F-5, and Mr. Watson was asked to return to the meeting to provide public comment at that time.

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D. MODIFICATION OF AGENDA (1-0058; 1-2693) - Vice Chairperson Uhart moved item F-4 to the end of the agenda.

E. DISCLOSURES (1-0061) - None.

F. PUBLIC MEETING

F-1. DISCUSSION REGARDING THE TIMELINE FOR THE ADOPTION OF THE OPEN SPACE ELEMENT OF THE CITY'S MASTER PLAN (1-0067) - Mr. Sullivan distributed the Fast Track Schedule, and reviewed the same. Vice Chairperson Uhart inquired as to whether a contingent of the Committee should be present at the Board of Supervisors December 2, 1999 meeting. Mr. Sullivan advised that last minute comments had been received from Jay Meierdierck in the form of eleven points. Mr. Sullivan agrees with three of the eleven comments, and has reviewed them with the District Attorney. The District Attorney is in agreement with the recommendation of Community Development staff to adopt the ordinance, with consideration of Mr. Meierdierck's comments. Mr. Sullivan advised that the item is agendized to be heard at 10:45 a.m. In addition to Member Williamson, Vice Chairperson Uhart and Member Quilici indicated they would be in attendance. In response to a question by Member Williamson, Mr. Sullivan advised that Deputy District Attorney Rombardo has confirmed that approval of Mr. Meierdierck's three suggestions will not result in having to "repeat the process." He explained that Mr. Meierdierck's comments point out three or four typographical errors, one out-of-sequence sentence, and a sentence containing the word "article" which has been changed to the word "section." Mr. Sullivan advised that if the ordinance does not pass on second reading, it will go back to first reading which will delay the process a minimum of thirty days.

F-2. DISCUSSION AND ACTION REGARDING A REQUEST FOR TRANSFER OF TAX DELINQUENT PROPERTY TO PERMANENT CITY OWNERSHIP, SPECIFICALLY WEST RIDGE HOMES, INC., PARCELS 3-361-26, 3-361-27, 3-361-33, 3-361-34, 3-361-35, AND 3-361-36 (1-0228) - Mr. Kastens advised of receiving notice from Treasurer Al Kramer of the subject delinquent properties. The City has the prerogative to review the delinquent properties to determine their value. These particular parcels seem to fit some of the hillside criteria set forth by the Committee. He described the location of the parcels at the southernmost end of the Spring Meadow development. The reason for bringing this matter to the attention of the Committee is the potential that the parcels could be transferred. Mr. Kramer cited NRS 361.603 which allows for a government entity to take over delinquent property rather than auctioning it. The six parcels were in the process of being developed, however, the cost of constructing a road turned out to be prohibitive. He explained that because it is a planned unit development, the six units are located on the hillside with open space around them, and "by controlling these six units you're really controlling the whole hillside." The taxes owed amount to approximately \$5400, and cannot be waived. Any time between now and the time that the parcels would ordinarily be advertised for auction, the owners of this property, or anyone who wanted to, could pay the taxes and the property would not be available. If the property does become available and the Open Space Advisory Committee is interested in acquiring it, a letter will need to be presented to the Board of Supervisors directing Mr. Kramer to withdraw the parcels from the auction for the purpose of Carson City and the public good of the open space. In response to a question, Mr. Kramer explained that the Committee paying the delinquent taxes would only have the effect of paying them for the present owner. Vice Chairperson Uhart advised she is familiar with the subject property, and that it meets with the criteria outlined by the Committee. She expressed a concern that the road into the Spring Meadows subdivision is a private road. In response to a question by Member Fischer, Mr. Kramer advised that the actual cost to Open Space funds to acquire the property would be \$5500, and that no future taxes would be required. Member Fischer moved to direct staff to proceed with a letter. Motion died for lack of a second. Mr. Kramer commented that Carson City property rarely goes to auction because, almost invariably, someone will pay the tax. He explained the process of listing delinquent properties, identifying and contacting the owners, and serving them with notices. By the time the property is actually scheduled for auction, it has been on the delinquent tax list for approximately four years. Of all the current listed delinquent properties, the subject parcels are the only ones that are undeveloped. Mr. Kramer confirmed that a third party cannot pay the delinquent taxes in order to have ownership transferred. Ownership can only be

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transferred if the taxes go unpaid, proper notice is given, and the Board of Supervisors approves a written request for removal of the property from the auction process. Mr. Kramer acknowledged that paying the taxes would extend the time frame for West Ridge Homes by another four years. He further acknowledged that the property owner could donate the property to Carson City Open Space with the condition that the taxes be paid. In fact, an appraiser could say that the property is worth more than the \$5500 owed and the owner, West Ridge Homes, could derive a benefit by donating the property. He explained that West Ridge Homes may not be an intact organization, however, and there may be some difficulty in determining who has the right to donate property. Vice Chairperson Uhart solicited public comment, however, none was provided. Mr. Sullivan discussed the requirement of open space maintenance fees for planned unit developments. Vice Chairperson Uhart discussed the Spring Meadows Homeowners Association dues and fees. Mr. Kramer advised that the City acquires property absent all liens and that there should be no outstanding claim for maintenance. He suggested consulting Deputy District Attorney Neil Rombardo to confirm this information. Member Fischer moved to direct staff to move forward to place this matter on the Board of Supervisors agenda as a parcel that the Open Space Advisory Committee is interested in and that the staff would clarify with the Open Space Advisory Committee that maintenance entanglements do not exist. Member Williamson seconded the motion. Motion carried 5-0-2-0.

F-3. DISCUSSION AND ACTION REGARDING AN AMENDMENT TO THE OPEN SPACE OPPORTUNITIES MAP AND THE OPEN SPACE ACCESS AND LINKAGES MAP, SPECIFICALLY THE DELETION OF APN 9-222-01, SOUTH OF BENNETT AVENUE AND EAST OF US HIGHWAY 395, A 17.71 ACRE PARCEL OF LAND OWNED BY THE BUREAU OF LAND MANAGEMENT (1-1022) - Mr. Guzman distributed the Open Space Plan booklets. Mr. Sullivan advised that the two referenced maps depict a 17.7 acre parcel on the south end of town which will be bisected by the proposed freeway bypass. The property is owned by the BLM and is designated as recreation and public purposes land on the two maps. The City has been presented with an opportunity, within the last thirty days, to use the 17.7-acre parcel for retail/commercial purposes. At the request of the Committee members, staff described the location of the subject parcel, and pointed out adjacent zoning. Mr. Sullivan requested that the Committee delete the parcel from inclusion on the two maps. He explained that depicting the parcel as open space has curtailed staff's ability to negotiate and discuss the commercial viability of the parcel with the BLM. Mr. Sullivan advised that Mr. Joiner has been in discussions with the BLM as to their procedure for transferring the property, and that Mr. Guzman has been working on attracting a commercial entity to the site. Mr. Berkich has been present as the "leader of the team." There is a possibility of the freeway shifting, following a recent legal decision, which may make this parcel even more desirable. Vice Chairperson Uhart discussed the "gateway" nature of the parcel, the responsibility of the Committee to protect open space opportunities in Carson City, revenue generating entities which fund the open space plan, and a concern about "handing off" pieces of property which have been identified and designated as open space. She requested more information with regard to the proposed commercial opportunity. Mr. Guzman pointed out the proximity of the park in relation to the bypass and the proximity of Fuji Park directly in the gateway. He reminded the Committee that the public had determined priorities very clearly and that the gateways had not been included. He suggested that perhaps the public should be better educated about the importance of the gateways. He expressed the opinion that both goals can be fulfilled. In relation to Fuji Park, available open space exists. As a Community Development staff member, he has talked to developers and marketers on a daily basis, all of whom have indicated a desire to be located on the south end of town. City staff has been unable to produce any kind of documentation to convince the developers and marketers that the Highway 50 or Silver Oak commercial areas are equally viable. City staff worked very hard to get Target and Home Depot located in Carson City and, very close to the fulfillment of those goals, the two entities pulled out and located in the next county. City staff wants to provide an economic climate that allows the opportunity to "move fast and to attract significant economic development." He reiterated that the parcel is in close proximity to open space areas or recreational opportunities. Member Jacquet pointed out that nothing on the open space opportunities map indicates that the subject parcel is part of the open space priorities. He explained the BLM's policy regarding recreation and public purpose lands requires some level of development, and typically open space does not qualify. He further pointed out that in the same plan, BLM designated other public lands as open space, thus creating two or three categories of lands. One category was open space that is mapped on the open space opportunities map, as well as much more limited land that was

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identified for disposal to state and local government for recreation and public purpose. In response to a question, Mr. Sullivan acknowledged that no one in the public sector would be making money from this parcel being removed from the open space opportunities map. Mr. Joiner explained that the land would be redesignated from recreation and public purpose land to designation for exchange. BLM can then exchange it for more sensitive lands. He acknowledged that the BLM would accept the input of the Open Space Advisory Committee to determine the land to be acquired. Mr. Joiner discussed the process of updating the 1996 land use element and developing the interface plan with the BLM. In that plan, certain lands were designated for exchange, schools, open space, and parks. The subject parcel was not included in any of those designations. Mr. Guzman advised that the open space access linkages map designates the land as BLM recreational and public purpose lands. However, just before that, it is referred to as undeveloped land with desirable open space attributes. Staff wanted to ensure the approval of the Committee prior to pursuing a land trade with BLM. Mr. Joiner advised that approval of the Committee would only begin the process through the BLM, which would include public hearings for interest and acknowledgment, the zone change process, private party involvement, etc. There will be many opportunities for the public at large to be involved in the process, including at the Board of Supervisors level. Vice Chairperson Uhart expressed appreciation for the additional information, and requested that the Committee be involved with providing input into whatever project is developed, including landscaping, bike paths, etc. Mr. Sullivan concurred with Vice Chairperson Uhart's concern for amenities on the site. He discussed the requirement of public hearing for the change in zoning, and the special use permit. It is during the special use permit process that City staff will be demanding certain improvements to the site, i.e., a trail head, extra parking for a bike path, etc. He suggested that any motion include required submission to the Committee of any development plans to determine how the plans will interface with the open space plan, the parks and recreation plan, etc. He advised that it will take at least two public hearings at the City level to go forward with this and that the special use permit process will bring the requirements into play. Member Jacquet explained that in a transaction where public land is exchanged with the BLM, assets are typically used to acquire other lands. This could be an opportunity to acquire additional open space. Mr. Joiner advised that in his recent discussions with the BLM, it was indicated that there is "extra value" in Snyder Ranch and other lands which the BLM and other groups, such as the conservation fund, are desirous of acquiring and protecting. If there is extra value, it can be applied to those other sensitive lands. Mr. Joiner acknowledged that the disposal of this parcel could result in acquisition of other open space in Carson City. Mr. Kastens commented that a good example would be the land trade between the BLM and Al Bernhardt where the City is acquiring the private property that was on the west side of Carson River Road adjacent to the Prison Hill recreation area. That property would and could have been developed but Mr. Bernhardt preferred the property next to the school and, through a process of public hearings, Carson City staff agreed with the BLM that the land next to the Prison Hill Recreation Area is more valuable open space recreational than that parcel next to the Eagle Valley Middle School. He further commented that the preliminary design for the south leg of the freeway indicates that the bicycle facilities would be located on the west side of the freeway from Highway 50 to the Edmonds Sports Complex and, when the freeway turns westerly, it would go along the north side. The majority of this parcel appears to be on the south side and would not negatively affect preliminary plans for the bicycle facility. Member Fischer expressed a concern that someone could come back to the community and charge more money for the freeway because of having to purchase the subject parcel. Mr. Kastens is of the opinion that NDOT has already acquired the BLM land that falls within their freeway right of way. Member Williamson advised of redesign of the southern interchange to avoid John Serpa's property, which has caused the intersection to be moved more primarily into Carson City rather than Douglas County. (1-1988) Pat Anderson expressed his distrust of NDOT with regard to bicycle rights-of-way, inclusion of the trail plan, and the southern leg of the freeway. He advised of his understanding that just because the public identified desirable parcels on the maps, it didn't mean that those parcels were beyond development, only that the community was designating the parcels as potential open space. He expressed the opinion that nothing is being taken "off the table" by leaving the parcel on the map, and that any action at this point would be premature. Member Quilici inquired as to whether action on this matter could be deferred until after approval of the open space element. Mr. Guzman pointed out that the Committee took action to adopt the plan, and reiterated that staff is requesting the Committee's approval to determine that this parcel has more commercial value than open space value. He referred to Member Jacquet's suggestion that including this parcel was simply an identification of desirable attributes. Discussion ensued with regard to the

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responsibility of the Board of Supervisors to determine the commercial viability of the parcel, staff's desire to obtain the approval of the Committee prior to presentation to the Board of Supervisors, and the concern of the community missing an opportunity because of the Committee delaying action. Vice Chairperson Uhart discussed the responsibility and expertise of the Committee in reviewing issues such as this. She reiterated the desire for the Committee to review the development plan, and discussed options available to the Committee if it turns out that NDOT has not been forthright about their intentions. Mr. Berkich expressed appreciation for the Committee's consideration of this matter; however, he advised that the matter was not as time sensitive as to require the Committee to take action at this meeting. Member Williamson commented that with the passage of the Quality of Life initiative, Carson City was moved to the forefront in the area of open space planning. She believes that the Forest Service, BLM, and State and City government are interested in obtaining the comments and recommendations of the Committee regarding development of open space. She pointed out that the plan should not need to be amended as the parcel is only identified as being owned by the BLM, designated as recreation and public purposes property, and not listed on any priority list. She suggested that the Committee could indicate to the BLM that there is no problem with them considering the property for exchange; or wait for the BLM to approach the Committee. The designation seems to be only an acknowledgment of current ownership. Member Jacquet concurred and commented that the Committee never identified the parcel as a priority for open space acquisition, as it was never indicated on any of the maps. He pointed out categories of land identified as BLM recreation and public purposes which are listed as priorities, indicating that the designation of the subject parcel was a deliberate choice by the Committee. The Committee has done a good job of distinguishing between the two and the parcel in question is not an open space priority which, therefore, requires no modification. Member Quilici moved that the Open Space Advisory Committee amend the Open Space Opportunities Map and the Open Space Access and Linkages Map, specifically the deletion of APN 9-222-01 south of Bennett Avenue and east of U.S. Highway 395, a 17.71 acre parcel of land owned by the Bureau of Land Management. Member Williamson seconded the motion. Discussion ensued regarding the motion, and Mr. Sullivan requested that, rather than deleting the parcel from the map, the Committee indicate that the parcel is not one of the desirable areas. Member Quilici withdrew his motion. Member Williamson withdrew her second. Member Fischer moved that APN 9-222-01, south of Bennett Avenue and east of U.S. Highway 395, a 17.71 acre parcel of land owned by the Bureau of Land Management, is not considered by this Committee to be an open space priority. Member Quilici seconded the motion. Motion carried 5-0-2-0.

F-4. DISCUSSION AND ACTION REGARDING THE OPEN SPACE ADVISORY COMMITTEE MEETING DATES FOR THE YEAR 2000 (2-1934) - Vice Chairperson Uhart advised that Mr. Sullivan had requested a tentative bi-monthly meeting schedule in order to schedule the Sierra Room for next year. Discussion ensued with regard to available dates, and Committee consensus was to schedule the first and third Mondays of each month.

F-5. DISCUSSION AND ACTION REGARDING THE CORPS OF ENGINEERS REQUEST FOR COMMENTS TO CONSIDER AND EVALUATE THE IMPACTS TO PLACE FILL MATERIAL INTO WETLAND AREAS FOR PHASE I OF THE NEVADA DEPARTMENT OF TRANSPORTATION CARSON CITY FREEWAY PROJECT (1-2704) - Mr. Krahn referred the Committee members to the Public Notice from the U.S. Army Corps of Engineers contained in their agenda packets. He discussed presentations by Jim Gallegos regarding freeway impacts to drainageways and wetlands and mitigations required for the same. A key issue is the 9.75 acres of wetlands which will be impacted by the northern portion of the freeway. He referred the Committee members to page 3 of the public notice, and reviewed the proposal to create a wetlands mitigation bank in Washoe Valley. He explained the requirements for mitigating encroachment of wetlands, and the opportunity for the Committee to designate a Carson City location for the wetlands mitigation. An additional issue is the straight channelization of open drainage facilities for the north portion of the freeway. Mr. Krahn advised that Carter Schleicher, of CSCON, had come across the public notice and provided it to Community Development staff. Mr. Schleicher has indicated his willingness to assist in drafting a response letter on behalf of the Committee. The response is due December 10, 1999. Vice Chairperson Uhart recommended providing the Committee's comments to someone other than NDOT staff. She commented on the natural, meandering water channels which have been done very effectively in Sparks, and suggested that Mr. Schleicher would be able to draft

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the response in engineering terms. Member Fischer inquired as to an identified location within Carson City to which the wetlands could be mitigated. Mr. Krahn explained that NDOT has acquired large pieces of property which will, most likely, be sold as surplus property eventually. Some of those parcels, which are along the freeway right-of-way, could be identified and targeted for potential wetland mitigation areas. He suggested proposing this in the letter. With regard to the channelization issue, Mr. Krahn expressed the opinion that the straight design is a result of right-of-way issues. Member Quilici commented that the Committee's mission is to make clear that the wetlands need to stay in Carson City even if 11.40 acres need to be set aside to do so. Member Jacquet advised that the BLM, the Fish and Wildlife Service, NDOT, and Federal Highways entered into an agreement to mitigate loss of wandering skipper habitat that was affected by the freeway. Unfortunately, there is no habitat left in Carson City so the mitigation area will be located off of Winnemucca Ranch Road in Washoe County. This was the recommendation of the staff at the Nevada Biodiversity Initiative. By comparison, wetlands are very different in that the community can either protect the existing wetlands or create wetlands. He "heartily endorsed" the idea of keeping this acreage of wetlands in Carson City. Member Williamson commented that this message is no different than what has been presented to NDOT from the beginning, and that it's time for NDOT to address the issues of the citizens of Carson City. (1-3290) Charles Watson advised of spotting two wandering skipper butterflies approximately three weeks ago. He expressed outrage over the Steinheimer marsh being "traded off" to Washoe Valley. (1-3377) Mr. Anderson concurred with Member Williamson and Mr. Watson, and commented that the Committee has been very gracious in attempting to work with NDOT over the past couple of years. He believes NDOT has forced the City into a "hardball situation," commended the actions of the Committee thus far, and encouraged the Committee to "toe the line" as long as possible. (1-3397) Mr. Watson advised of observing an endangered species in the Steinheimer marsh area, the Pacific plover. He explained that the plover is a transitory visitor but it is listed as an endangered species. Mr. Krahn will discuss this matter with Mr. Schleicher, however, he advised that in the research which has been done, there has been no endangered or threatened species identified. Mr. Watson advised he had provided a list to Mr. Guzman of all the known species in the area approximately three years ago. (1-3476) Mary Fisher advised that the public notice was published on November 10 from the State budget office to all of NDOT's offices. She expressed concern about the type of fill material being used, that it be specified as non-toxic. She pointed out that the Public Notice was from the U.S. Army Corps of Engineers and recommended sending the Committee's comments to Nancy Kang at the U.S. Army Corps of Engineers Nevada field office, and to Michael J. Walsh, Colonel, U.S. Army Corps of Engineers. Member Williamson acknowledged that the Board of Supervisors should be copied as well. (1-3617) Ed Skudlarek suggested asking the Board of Supervisors to adopt a resolution which would enforce some of the things the Committee is trying to accomplish. Vice Chairperson Uhart concurred with the suggestion, but expressed concern over the comment due date of December 10, and the issue of agenda procedures. Member Williamson advised she would talk to Mayor Masayko with regard to preparing a letter and, if he is not able to do so, she will draft a letter. (1-3785) Mary Fisher requested including the specification that no toxic materials be sprayed on the fill material, i.e., herbicides, etc. With regard to the letter of response to the Army Corps of Engineers, Member Quilici suggested copying the Highway Transportation Board. Member Fischer moved that the Carson City Open Space Advisory Committee direct the staff and it's consultant to send the necessary information to NDOT in that it is our policy that mitigation of wetlands in Carson City will remain in Carson City. Member Jacquet seconded the motion. (2-0175) Mr. Krahn requested that the draft letter prepared by Mr. Schleicher be submitted to Chairperson Hartman and Vice Chairperson Uhart for review and possible revisions. The Committee members concurred. Vice Chairperson Uhart called for a vote on the pending motion. Motion carried 5-0.

F-6. DISCUSSION AND ACTION REGARDING THE PROPOSED DEVELOPMENT OF ASSESSOR'S PARCEL NUMBER 9-155-15, A 9.48 ACRE PARCEL, ZONED MULTI-FAMILY APARTMENT (MFA), LOCATED AT THE WEST TERMINUS OF MOSES STREET AND CURRY STREET (2-0192) - Mr. Guzman advised a conceptual map had been received, which is the first stage in a proposed development. The conceptual map calls for the parcelization of land located behind Capital Ford at the top of Moses Street on the south end of town. It is a very steep hill and calls for a very severe grading pattern. Because of that, the applicant was informed that the Community Development Department would not be able to support this application. The applicant then requested information with regard to what would be acceptable to Community Development, and was informed that the conceptual map needed to be

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compatible with City ordinances. In accordance with Community Development policy, staff presented this matter to the Committee for information. At the request of Member Fischer, Mr. Guzman pointed out the highest contour -- about 4,810 feet. The "top end" of elevation on the proposal is 4,810 feet. The highest portion is around 4,900 feet, so there is almost 100 feet of difference from the top of the property to the property that the applicant wants to develop. Mr. Guzman expressed the opinion that because the property is zoned there is some use of it. If the use would be concentrated into a high building, the property would be developable, however, the potential for development is very minimal. Mr. Guzman advised that no action was expected from the Committee. No formal action was taken.

F-7. DISCUSSION AND ACTION REGARDING AN UPDATE OF THE CARSON CITY BICYCLE SYSTEM PLAN, SPECIFICALLY AN UPDATE OF A MEETING BETWEEN CARSON CITY AND THE NEVADA DEPARTMENT OF TRANSPORTATION; AND INTERFACING THE CHANGE TO THE CARSON CITY BICYCLE PLAN WITH REGARD TO OPEN SPACE LAND ACQUISITIONS, TRAILHEADS, AND OTHER MATTERS RELATED THERETO (2-0330) - Mr. Krahn referred the Committee members to the minutes of the Carson Freeway Bike Path Meeting contained in their packets. He reminded the Committee members of a presentation made by City staff a number of months ago with regard to the bicycle plan and its interaction with open space. Staff has steadfastly maintained that as soon as NDOT could finalize some of the drainage and right-of-way issues, they would be glad to meet with them and discuss alternatives to the bicycle plan along the freeway. He displayed several large maps and indicated the locations of retaining walls. Vice Chairperson Uhart inquired as to the possibility of increasing upstream detention facilities so that less right-of-way would be needed for detention facilities near the freeway, thus freeing up more right-of-way for paths or parks. Mr. Krahn advised that the size of the detention facilities are being value engineered which has resulted in a substantial amount of savings to the freeway project. Mr. Guzman acknowledged that "whatever could have been done has been done." Mr. Krahn then reviewed the possible alternatives as outlined in the bike path meeting minutes. Discussion ensued with regard to private property easements, alternatives, and utilizing open space funds to purchase property to implement the bike plan. (2-1021) Mary Fisher discussed the history of the mapping of the multi-purpose transportation plan, and pointed out that as long as the bike path remains unaltered in the State transportation plan, it must be built as part of the freeway. She recommended making the decision whether or not to agree to amend the bike plan before NDOT starts "moving dirt for the first bridge" because she believes there will be much pressure to amend the plan. Once construction is begun, if NDOT decides not to finish the freeway, the City will be in a worse predicament. She expressed the opinion that it is very important for the multi-purpose transportation path to be retained in order to facilitate landscaping for the bypass. It will result in a "linear park" all the way through town. She discussed the benefits of landscaping the bypass and retaining the multi-purpose transportation path, including a place for people to gather, a reason for maintenance, increase in property values, etc. In addition, many cities are landscaping their bypasses in retrospect and Carson City has the opportunity to do this at the outset. She further suggested that if the Committee is considering purchasing an easement or land for the first part of the bike path off of Highway 395, it should be done immediately in order to determine if retaining walls will be necessary. She pointed out that decisions regarding the bypass, the landscaping, and the multi-purpose path could impact citizens in Carson City for the next century. (2-1223) Ann McQuarry, representing Muscle Powered Citizens for a Bikeable and Walkable Carson City, advised that her group had joined forces with GROW to work on this project. Representatives of both groups have been attending NDOT meetings, talking to the project managers, and, in the last couple of weeks, meeting individually with the Carson City Supervisors to build support for the "linear park." She expressed a concern that NDOT is still not willing to listen to the citizens, and discussed the need for a "united front" to be presented by all the Carson City committees, commissions, boards, and elected and appointed officials. Vice Chairperson Uhart clarified with Ms. McQuarry and Ms. Fisher that they are asking that no modification of the design of the multi-purpose transportation path be agreed to. Ms. McQuarry advised that following the bike path meeting, the preferred alternative was determined to be the "orange line." Discussion ensued with regard to the crossing at 395, and Mr. Krahn advised that there has not been a lot of detail design at this point. Mr. Krahn further advised that he has tentatively scheduled Thursday, January 13, 2000 for a meeting with the "bicycle people" at the Library to discuss the preferred alternative. Mr. Krahn requested input about scheduling neighborhood meetings following the January 13th meeting. Vice Chairperson Uhart requested that Saturday workshops be scheduled in order to accommodate as many citizens as possible. Mr. Krahn suggested that once the DKS

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consultant is on board, he could attend some of the meetings as well. Discussion ensued with regard to the role of the Open Space Committee in purchasing land for easements, and the role of the Parks and Recreation Department as the developer and maintainer of trails. With regard to direction from the Committee, Mr. Krahn suggested that at this point, the key is to conduct the public meetings, return to the Committee with the input, and allow the Committee to make a decision at that point. Member Fischer expressed disbelief at the idea that NDOT is contemplating not including the bike path in the bypass construction. The Quality of Life Initiative received voter support that the bike plan would go forward and NDOT has received five cents on every gallon of gas since then. He believes that a community paying for its own bypass and receiving any resistance to a bike path is "incredible." Member Quilici expressed the opinion that the problem is the "engineer mentality." He suggested that someone "at the top" is responsible for the decisions being made with regard to the bike paths, and that pressure should be put on members of the Highway Transportation Board. Member Williamson expressed the opinion that during daily meetings on this project, assumptions are being made which determine costs, etc. The Committees and citizens of Carson City have been very consistent in expressing the desire for the bike path, the landscaping, etc. Discussion ensued with regard to the design of the culverts and manholes. Vice Chairperson Uhart recommended getting as many entities involved in the neighborhood meetings as possible, and discussed formatting the meetings to ensure education and input are both accomplished. Mr. Krahn will work with Vice Chairperson Uhart regarding the format of the meetings. No formal action was taken.

G. OTHER ITEMS (2-2013) - Vice Chairperson Uhart requested that materials for agenda items be provided ahead of time in order that the Committee members can review them, drive by subject parcels, etc.

H. ADJOURNMENT (2-2085) - Member Fischer moved to adjourn the meeting. Member Williamson advised that this was her last meeting, and thanked the Committee. Vice Chairperson Uhart expressed that her leaving would be a loss to the Committee. Discussion ensued with regard to the opening created by her resignation. Vice Chairperson Uhart adjourned the meeting at 7:55 p.m.

The Minutes of the December 1, 1999 meeting of the Carson City Open Space Advisory Committee are so approved this _____ day of January, 2000.

STEVE HARTMAN, Chairperson