

CARSON CITY OPEN SPACE ADVISORY COMMITTEE  
Minutes of the April 14, 1997, Meeting  
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A regularly scheduled meeting of the Carson City Open Space Advisory Committee was held on Monday, April 14, 1997, at the Carson City Administrative Complex Conference Room, 2621 Northgate Lane, Suite 59, Carson City, Nevada, beginning at 6 p.m.

PRESENT: Chairperson Steve Hartman, Members James Henry, Michael Fischer, Bruce Scott, Deborah Uhart, and Robin Williamson, and Alternate Member Dan Jacquet

STAFF PRESENT: Parks and Recreation Director Steve Kastens, Public Works Director Jay Aldean, Utilities Director Dorothy Timian-Palmer, Senior Planner Juan Guzman, and Recording Secretary Katherine McLaughlin (OSAC 4/14/97 Tape 1-0001.5)

**A. ROLL CALL AND DETERMINATION OF A QUORUM** - Chairperson Hartman convened the meeting at 6 p.m. Roll call was taken. A quorum was present although Members Henry and Uhart and Alternate Member Jacquet had not yet arrived and Member Quilici was absent.

**B. APPROVAL OF MINUTES (1-0010.5)** - None.

**C. AGENDA MODIFICATIONS (1-0012.5)** - Chairperson Hartman indicated Item E-3, Discussion and possible action on approval of the Open Space Advisory Committee's Fiscal Year 97-98 budget, had been pulled.

**D. PUBLIC COMMENTS (1-0015.5)** - Discussion noted Mr. Meason's letter of concern about his ability to develop his property. The location was discussed. The Committee does not have any control over his issue.

**E. PUBLIC HEARINGS**

**E-1. DISCUSSION AND POSSIBLE ACTION ON OPEN SPACE ELEMENT OF THE MASTER PLAN (1-0041.5)** - Mr. Guzman began the discussion by explaining NRS 278.150, elements of the Master Plan, a procedure used to create the element, and its approval process. (Alternate Member Jacquet and Member Uhart arrived during his explanation--6:05 p.m. and 6:08 p.m. A quorum was present as previously indicated.) Member Uhart urged staff to do more than the required amount of noticing for the public hearings as this may avoid any last minute objections. Reasons for her concern were noted. Mr. Guzman expressed an intent to be inclusive rather than exclusive. More televised meetings should be held. Items which may be in the final document were discussed. Chairperson Hartman cautioned the Committee about designating a specific site as open space as this could be considered as pre-condemnation of the property. Member Fischer indicated the steering committee's commitment to avoid condemnation proceedings. If the consultant indicates specific parcels which are not available, the element/plan may have to skirt the area. Mr. Guzman indicated that the Committee could use other procedures to acquire the property. Examples of these procedures were listed. Chairperson Hartman directed Mr. Guzman to develop a draft RFP for the next meeting. The need to have joint meetings with other Commissions/Committees was noted. The RFP and RFQ processes were described. Members Scott and Uhart supported the RFQ process. The pros and cons of both procedures were debated. Member Fischer moved that the Committee go with the RFQ process. Members Williamson and Scott seconded the motion. Motion carried 6-0.

**E-2. DISCUSSION AND POSSIBLE ACTION ON THE WELL HEAD PROTECTION AND WATER SHED PROTECTION (1-0475.5)** - Utilities Director Dorothy Timian-Palmer described in detail through the use of a map the programs. (A copy of the maps was given to the Committee and Clerk.) She prefaced her comments by noting that her priorities may not parallel the Committee's open space needs/desires. Input from the Committee was solicited on her priorities. Her concern about underground and wellhead contamination from septic systems was noted. She did not propose to prohibit all development on the westside of the valley. Differences between municipal wells and domestic wells were described. The need for residences within the urban area to connect to the City system was explained. Member Scott also pointed out the benefit to open space when the wellhead and watershed issues are involved. Ms. Timian-Palmer also explained the recharge areas, their

purpose, and importance. Jay Meierdierck recommended using public land trust funds to acquire some of the area around Timberline and Ash Canyon. Discussion also reiterated Mr. Meason's concern and location. Member Scott pointed out that the City already owns a large percent of the watershed area. The Committee could provide the difference in protecting the remaining portion. Ms. Timian-Palmer indicated her desire to maintain eastern portion of the Lompa property as open space. Member Scott suggested that it be used as a wetlands. Discussion explained the Serpa lawsuit. (Chairperson Hartman left at 6:50 p.m. A quorum was still present. Acting Vice Chairperson Fischer presided over the remaining portion of the meeting.) Ms. Timian-Palmer clarified her priorities as being: 1. Vicee; 2. Combs; 4. Lompa; and 3. Mexican Dam. Problems with the Combs Canyon Creek water were explained.

(1-0848.5) Member Fischer explained for Don Sullivan the reasons the Committee is considering all of the open space needs for the community at this time. Once all of this information has been presented, the Committee will begin developing its own priorities.

Ms. Timian-Palmer indicated that her priorities are constantly changing to meet the community demands. Discussion ensued on unidentified property which may have been considered for a land trade between the Forest Service and a private individual.

**E-3. DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF THE OPEN SPACE ADVISORY COMMITTEE'S FISCAL YEAR 97-98 BUDGET (1-0895.5) - Pulled.**

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

**F-1. COMMITTEE MEMBER REPORTS - None.**

**F-2. STAFF REPORTS - None.**

**F-3. FUTURE COMMITTEE ITEMS -** The Committee's ordinances will be considered by the Board of Supervisors on Thursday. Mr. Kastens suggested that the Members contact the City Manager's office to determine if the item had been agendized as a time specific matter or his estimation as to the time when it will be considered. Mr. Guzman indicated the meeting had been agendized for a possible quorum of the Committee. Jay Meierdierck indicated that the Parks and Recreation Commission would consider the ordinances at tomorrow evening's meeting. Clarification indicated the Commission would not be required to act on the ordinance as it is an information only item. Acting Vice Chairperson Fischer indicated the agenda for the next meeting would contain the RFQ, the budget, and the trail plan. Discussion indicated this item would be restricted to trails and the bike plan. Other recreational uses would not be considered. Mr. Chapman indicated that the plans currently are only conceptual proposals. Public hearings could change these concepts/proposals. Reasons for this designation were provided. Member Uhart indicated that the Committee's hearings could establish the locations. Mr. Chapman continued to stress his point that they are only conceptual plans.

**G. ADJOURNMENT (1-0998.5) -** There being no other matters for consideration, Member Scott moved to adjourn. Member Fischer seconded the motion. Motion carried unanimously. Acting Vice Chairperson Fischer adjourned the meeting at 7:05 p.m.

A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

The Minutes of the April 14, 1997, Carson City Open Space Advisory Committee meeting

ON \_\_\_\_\_ 8/4 \_\_\_\_\_, 1997.

A R E S O A P P R O V E D

/s/ \_\_\_\_\_

Steve Hartman, Chairperson