

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 15, 2007 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, October 15, 2007 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Dan Jacquet
Tricia Lincoln
Wayne Perock
Howard Riedl

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
Will Geddes, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF QUORUM (6:03:29) - Vice Chairperson Jacquet called the meeting to order at 6:03 p.m. A quorum was present. Chairperson Hartman and Members Fischer and Scott were absent. (6:27:07) Mr. Guzman introduced Mr. Geddes and the committee members welcomed him.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:03:55) - None.

1. ACTION ON APPROVAL OF MINUTES - September 17, 2007 (6:04:04) - Member Riedl moved to approve the minutes. Member Perock seconded the motion. Motion carried 4-0.

2. MODIFICATIONS TO THE AGENDA (6:04:29) - Mr. Guzman advised that action on item 3-A would need to be deferred to a future meeting.

3. AGENDA ITEMS:

3-A. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO AUTHORIZE THE FIRST PHASE OF THE LOMPA WETLANDS ENHANCEMENT PROJECT, UP TO A NOT-TO-EXCEED COST OF \$40,000 TO BE PAID OUT OF THE OPEN SPACE MAINTENANCE FUND (6:05:18) - Mr. Guzman introduced this item, and advised that the cost estimate will be revised and presented to the committee at a future meeting. He referred to Exhibit A which was distributed to the committee members and staff prior to the start of the meeting. He introduced Wood Rodgers Environmental Program Manager Leslie Burnside, Landscape Architect Sandra Wendel, and Mr. Krahn. He expressed the opinion that the first phase of the project will have the most public benefit because of the adjacent residential development and the Boys and Girls Clubs. At Vice Chairperson Jacquet's request, Ms. Burnside pointed out the Boys and Girls Clubs location on a displayed drawing. Mr. Guzman oriented the committee members to the location of the subject project using the displayed drawing.

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Ms. Burnside provided background information and noted elimination of the previously proposed parking lot. She advised that Mr. Guzman is working with Boys and Girls Clubs representatives to develop an agreement to share their parking lot. The makeshift parking lot on the wetlands parcel will be restored as part of the landscape design. Ms. Burnside provided background information on the proposed landscape design developed by Ms. Wendel. Ms. Burnside reviewed details of phase 1 in conjunction with the displayed drawing. Mr. Guzman described the proposed landscape as natural rather than manicured.

(6:13:27) Ms. Wendel introduced herself for the record, and reviewed the proposed landscape design in conjunction with a displayed drawing which was also included in the agenda materials. She described the proposed plant materials, photographs of which were included in the agenda materials. Mr. Krahn described the transition incorporated into the proposed landscape design between the freeway landscape theme, the existing Northridge Linear Park landscape, and the wetlands. He commended Ms. Wendel on the plant material proposed to accomplish the transition. In response to a question, Ms. Wendel discussed irrigation proposed for the site. Mr. Guzman acknowledged that landscape improvements had not been included in the cost estimate. This is one reason for the need to adjust the cost estimate and return it to the committee for action at a future meeting. In response to a question, Ms. Wendel estimated \$30,000 for landscape improvements. In response to a comment, she advised that Russian Olive trees had been eliminated from the proposed plant materials list. She noted that the trees presently exist on site.

Mr. Guzman and Mr. Krahn responded to questions regarding parking, pedestrian and bicycle access, ADA access, and trail design. In response to a further question, Mr. Guzman explained the reason for Open Space Program funds being allocated to this project. He acknowledged that maintenance will be funded by the Open Space Program as well. He anticipated that a "deal" could be worked out with the Parks and Recreation Department Director to maintain the street frontage. "The bulk of the land that we are improving as a wetland ... will be our responsibility" to maintain.

Vice Chairperson Jacquet called for public comment and, when none was forthcoming, thanked Ms. Burnside, Ms. Wendel, and Mr. Krahn for their attendance and participation. Member Lincoln commended the project design.

3-B. ACTION TO MAKE A RECOMMENDATION TO THE PLANNING COMMISSION AND BOARD OF SUPERVISORS REGARDING THE CONCEPTUAL "LAKEVIEW GATED ESTATES SUBDIVISION" CALLING FOR THE DEVELOPMENT OF 15 LOTS AND ONE OPEN SPACE SOUTH OF BUCKSKIN ROAD IN LAKEVIEW, CARSON CITY (6:27:48) - Mr. Guzman introduced this item, reviewed the staff report, and provided an overview of the pertinent agenda materials. Member Riedl noted the lack of a grading plan in the agenda materials, and expressed difficulty with ascertaining the value of the proposed open space. He clarified that dedicated open space would be valuable, but noted the importance of ensuring that grading does not disrupt the existing V&T Trail. Mr. Guzman explained that a grading plan was not included because of the conceptual nature of the subdivision design. The developer is attempting to determine the viability of the project. A grading plan will be presented "much later in the process." He referred to a topographic map included in the agenda materials, and noted the steepness of the terrain. He advised that no lot improvements are proposed in the open space. He further advised of a suggested condition of approval calling for the building envelopes to indicate the areas of disturbance. This is important to the Nevada Department of Wildlife in attempting to ascertain disturbance to the deer herd.

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In response to a question, Mr. Guzman advised that the proposed density is “way below what is technically or theoretically permissible.” In response to a further question, he advised that clustering consists of relatively large lots because of the character of the neighborhood. (6:36:06) EXD Engineering and Surveying, Inc. Engineer Brenda Stein advised that conversations with the neighbors have indicated “vehement” opposition to clustering. “They want them spread out more in character with the existing neighborhood.” Mr. Guzman noted the 80-acre Casey property immediately to the south of the subject property. The planned unit development proposed by the developer of the Casey property clusters all the density into Silver Oak with the City being the benefactor of 77 acres of open space.

In response to a question, Ms. Stein described the location of the main access to the gated community. In response to a further question, she advised there would be no lot line fences or property line fences proposed. She advised that the development will be subject to the City’s hillside ordinance.

In response to a question, Mr. Guzman explained the context of staff’s recommended action as follows: This is a priority area for the Open Space Program. Since purchasing the property is not possible, Open Space Program staff will work with the developer to try to obtain the more significant open space areas. These areas include the V&T Trail and the area that is, in effect, being proposed for dedication as open space - the higher area within the parcel. From there, the general principles of the parks and recreation master plan element will be incorporated into the agreement.

In response to a question, Ms. Stein advised of restrictions in conjunction with the City’s hillside ordinance. CC&Rs will be developed, but the developer is not opposed to selling vacant lots. In response to a further question, Ms. Stein advised that residential design will be determined by each lot. Some will be split-level, some will be two-story, and some single story “based on where they fall within the skyline ordinance.” Ms. Stein acknowledged that each lot will dictate parameters for residential design. Mr. Guzman advised that zoning regulations provide for a maximum height of 32 feet. He clarified that the Uniform Building Code provides the method by which “those 32 feet are measured.” He expressed confidence that “the present topography, based on where the houses are proposed to be located will prevent houses from being seen from the valley.” Mr. Moellendorf has included a condition of approval requesting a study which will demonstrate that the height can be mitigated. Member Riedl respectfully disagreed. Because of the lack of a grading plan, there’s no way to know where the houses will be located in elevation compared to the valley floor. Mr. Guzman offered to tour the site with any interested committee member. Ms. Stein advised that the natural topography was taken into account in designating building envelopes.

At Vice Chairperson Jacquet’s request, Mr. Guzman reviewed the October 15, 2007 memo which was distributed to the committee members and staff prior to the start of the meeting. In response to a question, Mr. Krahn explained the method by which access will be provided to the V&T Trail. He responded to questions of clarification. Vice Chairperson Jacquet opened this item to public comment; however, none was forthcoming. Mr. Krahn reviewed the unified pathways master plan element map which was displayed in the meeting room. In response to a question, Mr. Guzman explained the intent of the last sentence of paragraph 3 of the October 15th memorandum.

Vice Chairperson Jacquet entertained a motion. **Member Riedl moved to recommend to the Planning Commission and the Board of Supervisors, regarding the conceptual Lakeview Gated Estates Subdivision, that the Open Space Advisory Committee express an interest in purchasing the entire lot from the developer for open space; however, if that’s not possible, to make a recommendation to the developer to accomplish a donation for the preservation of trails as depicted in the unified pathways master plan element.** Vice Chairperson Jacquet suggested adopting the points made in the

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October 15th Parks and Recreation Department memo. **Member Riedl amended his motion to recognize the comments in the October 15, 2007 Parks and Recreation Department memo. Member Lincoln seconded the motion**, and expressed concern that the motion indicated too narrow an open space dedication. Member Riedl acknowledged the concern, but in reference to the parcel marked as open space, “lacking any sort of analysis requested in number 7 and having a grading plan, ... don’t see the open space value of that.” He expressed an interest in reviewing the grading plan, but reiterated he didn’t see the opportunity for additional open space “other than for the preservation of trails.” In response to a question, Mr. Guzman advised that the “whole idea is to influence the development as much as possible by telling it what it is that you would like to see.” The developer will, in turn, use the information to move forward to the Planning Commission and the Board of Supervisors. In reference to the topographic map, Mr. Guzman advised there are no improvements proposed for the parcel designated as open space. He suggested there would be no way to grade the property in such a way as to jeopardize the open space “other than for the effect of putting the trail that we’re asking them to construct.” Member Riedl expressed understanding for Mr. Guzman’s comments, and advised he would stand by his motion. He pointed out that the open space is valuable as a whole. The conceptual plan presented “offers little open space value with the exception of providing trails.” Vice Chairperson Jacquet summarized his understanding of the intent of Member Riedl’s motion to indicate a valuable parcel of land as part of the Open Space Master Plan element. The first preference of the Open Space Advisory Committee would be to preserve it as open space. Notwithstanding the rights of the owner to develop it, the Open Space Advisory Committee “would like to optimize the open space and recreation values that are on those lands and wildlife values.” Mr. Guzman will be directed to work with the developer to optimize those things. Member Riedl acknowledged Vice Chairperson Jacquet’s correct understanding of the intent of his motion. Vice Chairperson Jacquet called again for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 4-0.** Member Lincoln commended the goal of preserving the trail.

3-C. DISCUSSION ONLY REGARDING THE LAND TRUST ALLIANCE RALLY COURSES AND FIELD TRIPS ATTENDED BY STAFF AND OPEN SPACE COMMITTEE MEMBERS (7:10:53) - Mr. Guzman introduced this item. Members Lincoln and Perock, Ms. Bollinger, and Mr. Guzman discussed courses attended and their experiences at the Land Trust Alliance Rally. In response to a suggestion, Mr. Guzman discussed the possibility of the Land Trust Alliance Rally being held at Lake Tahoe. He advised that Senior Deputy District Attorney Joel Benton had also attended some of the courses. Ms. Bollinger advised that next year’s Land Trust Alliance Rally will be held in September 2008 in Pittsburgh.

4. NON-ACTION ITEMS:

4-A. STATUS OF THE NATURAL RESOURCES CONSERVATION SERVICE WATERFALL FIRE WATERSHED ASSESSMENT GRANT (7:31:05) - Mr. Guzman advised of the requirement to have all grant funding committed by November 2007. The draft report is nearly ready to be published, and staff continues to work on urgent projects. Mr. Guzman advised of the possibility of a field trip, on Wednesday, October 17th, with the Carson Water Subconservancy District. He reported that the grant project is “on time and we are spending the money we need to spend in a constructive way.”

4-B. STATUS OF THE QUESTION #1, ROUND 7 NOMINATIONS, I.E., JARRARD, SERPA, AND MEXICAN DAM PROPERTIES (7:31:56) - Mr. Guzman introduced this item, and advised that the Wilson property was not included in the nomination. He referred to a photograph of the Serpa property, and advised it had been included in the round 7 application materials. He advised of having received letters of support from neighbors of the Jarrard and Andersen properties.

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4-C. STATUS OF THE IRRIGATION SYSTEM FOR THE SILVER SADDLE RANCH AND ANDERSEN AND JARRARD RANCHES (7:33:11) - Mr. Guzman reported staff continues to work with Consultant Steve Walker and Public Works Department staff. The Public Works Department has consultants working to improve the quality of the effluent in order to use it for irrigation purposes while maintaining the health of the wetlands and riverine system. Mr. Guzman advised of a grant which the Utilities Division applied for and is willing to share with the Open Space Program. The grant funding will be allocated toward effluent disposal. Mr. Guzman reviewed e-mail correspondence from Consultant Steve Walker included in the agenda materials.

4-D. STATUS REPORTS REGARDING THE EFFORTS OF THE FRIENDS OF THE SILVER SADDLE RANCH, THE BUREAU OF LAND MANAGEMENT, AND THE NEVADA PARK SERVICE TO CONDUCT A DESIGN CHARETTE FOR THE SILVER SADDLE RANCH (7:37:37) - Mr. Guzman clarified that staff is working with the National Park Service to schedule the design charette. City staff is working with Bureau of Land Management representatives to develop an interim management plan for the Silver Saddle Ranch in order to ensure no further deterioration. In addition, a list of tasks is being developed from the master plan to identify “what has been done, what is left to be done, and who is going to be responsible to make it happen.” City staff is working closely with the Friends of the Silver Saddle Ranch, and Mr. Guzman expressed the hope that FOSSR will continue to help manage the Ranch “for a long time to come.”

4-E. REPORT ON THE PURCHASE OF A PREFABRICATED BRIDGE FOR THE MEXICAN DITCH TRAIL (7:35:03) - Ms. Bollinger provided background information on this item, and reviewed the time line associated with installation of the bridges. After having been informed by a crane operator that the only access would be through the Andersen Ranch which is anticipated to be wet in the spring, a decision was made to move forward with the purchase of one bridge. This will accomplish connecting two sections of trail to the Silver Saddle Ranch. The second bridge will be bid next summer at a time when City staff can determine the delivery time line. In response to a question, Ms. Bollinger advised that the grant funding was allocated from Nevada State Parks. (7:39:19) Ms. Bollinger acknowledged the possibility of an increase in project costs associated with deferring purchase and installation of the second bridge. She advised that a 10-15% contingency was included in the cost estimate.

5. FUTURE AGENDA ITEMS (7:40:16) - Mr. Guzman reviewed the tentative November agenda.

6. ACTION ON ADJOURNMENT (7:40:57) - Member Perock moved to adjourn the meeting at 7:40 p.m. Member Lincoln seconded the motion. Motion carried 4-0.

The Minutes of the October 15, 2007 Carson City Open Space Advisory Committee meeting are so approved this 17th day of December, 2007.

STEPHEN D. HARTMAN, Chair