

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the July 21, 2003 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, July 21, 2003 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Michael Fischer
Howard Riedl
Margaret Robinson

STAFF: Steve Kastens, Parks and Recreation Director
Juan Guzman, Open Space Manager
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review during regular business hours.

CALL TO ORDER AND ROLL CALL (1-0008) - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present. Vice Chairperson Jacquet and Members Bird and Scott were absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0013) - None.

1. ACTION ON APPROVAL OF MINUTES - June 16, 2003 (1-0016) - Member Robinson moved to approve the minutes, as written. Member Fischer seconded the motion. Motion carried 4-0.

2. CHANGES TO THE AGENDA (1-0026) - None.

3. AGENDA ITEMS:

3-A. INTRODUCTION OF GUESTS FROM CHURCHILL COUNTY WHO ARE INTERESTED IN OUR OPEN SPACE PROGRAM (1-0027) - Mr. Guzman reviewed the staff report, invited the guests to the meeting table, and introduced the Committee members and Mr. Kastens. Teri Pereira, of the Churchill County Planning Department, provided background information on the status of the Churchill County Open Space Plan and discussed a meeting held earlier in the day with Mr. Guzman to discuss ways to generate community interest in the plan. Pamela Powell, the Churchill County Cooperative Extension Educator, introduced herself and discussed her role in assisting to facilitate a process to receive input from citizens groups. She thanked Mr. Guzman for his assistance in providing suggestions and discussed the purpose for attending the Committee meeting.

Member Fischer provided background information on development and passage of Question #18, and discussed the importance of identifying a funding source for open space. Chairperson Hartman agreed that community support is vital and discussed the need to develop a vision for an open space program. He commented that passage of Question #18 was successful because of the viable economic climate at the time; it was easier for the community to acknowledge that recreational and open space benefits are part of Carson City's quality of life. Chairperson Hartman acknowledged Churchill County's ongoing commitment to recreation, but pointed out that open space is "a little more ethereal" which requires development of a vision.

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Ms. Pereira explained that Churchill County open space is comprised of agricultural lands and the mountains “which are far in the distance” and owned by the Bureau of Land Management. She advised that, other than Question #1, no funding source has been identified. A large part of Churchill County’s open space commitment has been focused on saving agricultural lands through conservation easements “to keep farmers in production.” In response to a question, Ms. Pereira advised that the desire for an open space plan was generated as a result of concerns over agricultural sustainability; Churchill County has been pressured regarding acquisition of water rights. The open space concept has expanded into development of a trail system along the River corridor. Ms. Pereira discussed recently developed cooperative agreements between Churchill County, the BLM, and the Department of the Navy.

Chairperson Hartman discussed a right to farm ordinance which can be used to retain agricultural interests, and advised that there are a number of land planning methods which can be used to facilitate agriculture within a community. Member Fischer cautioned that property owners are not always agreeable to conservation easements. Chairperson Hartman discussed the balance between development and open space. Mr. Guzman advised that Churchill County has adopted a water conservation ordinance which requires water rights to be provided at the time of development. This establishes the basis for controlling where the water goes. Mr. Guzman commented that, without a funding source, the future of Churchill County open space will depend upon planning, such as providing for easements, trail linkages, etc. Chairperson Hartman discussed difficulties involved in water conservation.

In response to a comment, Ms. Pereira advised that an agreement was signed last week between the Department of the Navy and Churchill County to create a buffer zone around the Naval Air Station with a commitment from the County that zoning will not be changed unless to the benefit of the Navy. The County and the Navy have further agreed to work together to purchase development rights. A concern exists that Nellis Air Force Base will be closed due to encroachment of residential development. Mr. Guzman provided an overview of the Committee’s purview and responsibilities. Chairperson Hartman discussed the community survey conducted during development of the Open Space master plan element, and Mr. Guzman acknowledged that he would provide the survey information. Mr. Guzman discussed the involvement of Karen Hinton, of the Cooperative Extension, in developing the survey. Member Fischer advised that the Open Space element was developed over a four-year period, and discussed the time invested by the Committee, City staff, and citizens. Chairperson Hartman advised of the Committee’s willingness to make information available to Churchill County, and discussed the involvement of Jeff Winston & Associates. He pointed out that each community’s plan is different, and discussed the time invested to ensure that the Open Space element included the community’s desires. He advised that the Committee does not deviate from the plan.

3-B. REVIEW OF THE OPEN SPACE MASTER PLAN’S FUNDAMENTAL PROVISIONS FOR THE CREATION OF A ZONING DISTRICT ORDINANCE TO BE USED FOR OPEN SPACE PROPERTIES (1-0373) - Mr. Guzman reviewed the staff report and narrated a PowerPoint presentation, including review and breakdown of the funding source; definition of open space according to the ballot question and the Committee’s subsequent elaboration of the same; the community surveys and tours conducted by the Committee and City staff and results of the same; open space evaluation criteria; open space areas of emphasis; connectivity; various acquisition methods and funding mechanisms; open space management and maintenance; roles of the Committee, City staff, and the Board of Supervisors; Open Space Program goals and objectives; and acquisitions to date. In response to a question, Mr. Guzman discussed the involvement of the District Attorney’s staff in developing contracts.

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Discussion took place regarding the BLM's Pine Nut Mountains Plan Amendment and development of the open space zoning district ordinance. Mr. Guzman explained the purpose of the zoning ordinance. He acknowledged that he would check with the absent Committee members regarding input on the draft ordinance which was included in the June agenda materials.

3-C. ACTION TO CONSIDER AND PRIORITIZE POTENTIAL CITYWIDE ACQUISITIONS AND/OR CONSERVATION EASEMENTS AND POTENTIAL MATCHING FUNDING SOURCES FOR THE PURPOSE OF APPLYING FOR GRANTS FROM STATE BALLOT INITIATIVE QUESTION #1 (1-0981) - Mr. Guzman reviewed the staff report and the draft matrix included in the agenda materials. He pointed out the listed properties on a displayed map and advised that efforts have been mainly concentrated on River properties over the last three years. In response to a question, Member Riedl commented that the Wilson and Benna/Marshall properties are important to the Open Space Program. He discussed the differences between private and federal management of the lands, and views from the properties. He expressed the opinion that acquisition of these properties will provide future opportunities in the area. Mr. Guzman discussed the Question #1 Opportunities map which will be provided to the subcommittee scheduled to meet on July 23rd. **Member Fischer moved to accept the prioritization, as written. Member Riedl seconded the motion. Motion carried 4-0.**

3-D. ACTION TO CONSIDER A PARTNERSHIP WITH THE CARSON CITY SURFACE DRAINAGE PROGRAM AND THE PARKS DIVISION TOWARD THE PURCHASE OF AN 80-ACRE PROPERTY OWNED BY THE STATE OF NEVADA, LOCATED NORTH AND EAST OF COMBS CANYON ROAD AND WEST OF UNIVERSITY HEIGHTS, APN 7-091-17 (1-1171) - Mr. Guzman reviewed the staff report, pointed out the subject property on a displayed map, and described its characteristics. He pointed out the portions of the property which will be used to create a drainage basin and to complete the north leg of the V&T Trail. He advised that the cost to the City's Utilities Department to purchase an easement is estimated at \$90,000. City Engineer Larry Werner has proposed to pay the \$90,000 and an easement is proposed to be granted to the Parks and Recreation Department in exchange for services which have yet to be defined. Mr. Guzman acknowledged that the current owner, the State of Nevada, is interested in selling the property to the City. In response to a question, he discussed potential uses for the property. He responded to additional questions regarding the property boundaries, and Mr. Kastens responded to questions regarding the proposed location of the detention basin. He advised that Parks staff is discussing with Mr. Werner the possibility of a joint development similar to Mayor's Park and Blackwells Pond Park. Trails will most likely be developed around the basin depending upon its size and shape. Mr. Guzman acknowledged that Utilities staff is developing an off-channel basin, and Chairperson Hartman pointed out that the basin will most likely include rock rip rap which will not be conducive to parks and recreation uses. Mr. Guzman advised that adjustments can be made in the early stages of design.

In response to a question, Mr. Guzman advised he would check with the District Attorney regarding exclusive sale of the property to Carson City. Member Riedl expressed concern over using Open Space funds to subsidize 10% of the drainage easement. Chairperson Hartman discussed allocation of values and suggested that the Utilities Department portion should be 90% of \$300,000. In response to a question, Chairperson Hartman advised that the V&T Trail represents an historic, culturally-significant property located on the slope and cut into one of the steepest points which has been there "from square one" as opposed to a drainage improvement which was part of a Nevada Department of Transportation-generated

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deal committed to by Carson City. He emphasized that the Committee is willing to negotiate with Development Services staff. **Member Fischer moved to direct staff to work with Development Services staff on a better deal. Members Robinson and Riedl seconded the motion. Motion carried 4-0.**

4. NON-ACTION ITEMS:

STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS - None.

STATUS REPORTS AND COMMENTS FROM STAFF (1-1387) - Mr. Guzman referred to the Notice of Intent to Act upon the revised draft Regulations to Administer the Conservation and Resource Protection Grant Program included in the agenda materials. He advised that Mr. Kastens has reviewed the revised draft and provided comments. Parks Planner Vern Krahn will represent the Parks Department at the July 29th meeting. He requested the Committee members to review the revised draft Regulations and advise him of any further suggested revisions. He referred to the June 26th letter to Universal Precast Concrete included in the agenda materials and provided an overview of the same.

Mr. Guzman discussed a recent meeting with Mark Forrest, the engineer in charge of the phase 1 drainage analysis for the freeway bypass, wherein he learned more about potential effects of the freeway bypass on the wetlands. He advised that Ed Skudlarek accompanied him, and that the citizens group is continuing to meet and develop the draft wetlands management plan. He anticipates that it will be available for review by the Committee in approximately two months. He reviewed work regarding the Question #1 Opportunities Map and accompanying matrix in preparation for the July 23rd subcommittee meeting. He discussed meetings with City Manager Linda Ritter and U.S. Forest Service representatives, and a meeting with Development Services Manager Andy Burnham to discuss various matters related to open space and planning. He has scheduled meetings with Planning and Community Development staff to discuss issues related to Silver Oak. He has continued to take Committee members, City staff and citizens to visit open space properties.

FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS - Previously covered.

5. ACTION ON ADJOURNMENT (1-1466) - Member Fischer moved to adjourn the meeting at 7:24 p.m. Member Robinson seconded the motion. Motion carried 4-0.

The Minutes of the July 21, 2003 meeting of the Carson City Open Space Advisory Committee are so approved this 18th day of August, 2003.

STEPHEN D. HARTMAN, Chair