CARSON CITY OPEN SPACE ADVISORY COMMITTEE

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A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, June 4, 2001 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Dan Jacquet

Laura Bird Michael Fischer Margaret Robinson

Bruce Scott

STAFF: Steve Kastens, Parks and Recreation Director

Juan Guzman, Open Space Manager

Vern Krahn, Parks Planner

Kathleen King, Recording Secretary

(OSAC 06/04/01)

NOTE: Unless indicated otherwise, each item was introduced by Vice Chairperson Jacquet. 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** (1-0001) Vice Chairperson Jacquet called the meeting to order at 6:00 p.m. Roll was called; a quorum was present. Chairperson Hartman and Member Pacheco were absent.
- **B.** APPROVAL OF MINUTES MAY 7, 2001 (1-0009) Member Scott moved to approve the minutes. Member Fischer seconded the motion. Motion carried 5-0.
- C. PUBLIC COMMENT (1-0025) Jon Nowlin, a 25-year resident of Carson City and a member of the Concerned Citizens to Save Fuji Park and Fairgrounds, urged the Committee to readdress the issue of Fuji Park at some time in the future as a matter of principle. He referred to a newspaper article, which appeared shortly after the last Committee meeting, indicating the Committee had "ducked saving Fuji Park." He expressed the opinion that not taking a position on this issue will be construed as acquiescence. He advised that the City Manager and some members of the Board of Supervisors have gone on record indicating "due process is underway." Part of the due process is awaiting input from the formally constituted advisory committees. Mr. Nowlin expressed concern with regard to establishing a precedent of selling public land to address imbalances in the City's budget. He suggested each of the advisory committees should take a position on the issue of selling public land for commercial development.
- **D. MODIFICATION OF AGENDA** (1-0079) Mr. Guzman requested a continuance of item F-2 as Mr. Howard would not be present at the meeting.
- E. **DISCLOSURES** (1-0086) None.

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F. PUBLIC MEETING

F-1. DISCUSSION AND ACTION REGARDING THE MANAGEMENT AND SITE MASTER PLAN FOR THE MOFFAT PROPERTY, INCLUDING THE CHARACTER OF ITS FUTURE OPEN SPACE USE AND POTENTIAL USE BY THE PARKS AND RECREATION DEPARTMENT FOR TRAILS, A SHADE STRUCTURE AND MEMORIAL PLAQUE, AND OTHER RELATED FACILITIES AS NECESSARY IN ORDER TO FULFILL CONDITIONS OF SALE. THE PROPERTY CONSISTS OF 17 ACRES AND IS BORDERED BY LEPIRE DRIVE TO THE NORTH, HELLS BELLS ROAD AND RATTLESNAKE MOUNTAIN TO THE SOUTH, EDMONDS DRIVE TO THE WEST AND THE MEXICAN DITCH TO THE EAST, APN 10-032-31 (1-0089) - Mr. Guzman provided background information on the property and reviewed the staff report. He introduced Max Hershenow, of Hershenow & Klippenstein Architects, who displayed conceptual drawings and distributed copies of the conceptual site master plan to the Committee members, staff, and Mr. Nowlin. He reviewed the existing elements of the site and the conceptual drawings. He discussed access, parking, proposed shade structures, proposed paths, a memorial plaque, and bench seating. He expressed understanding for the need to be economical.

In response to a question, Mr. Krahn reviewed conditions of the sale, including that the memorial portion of the site was to be constructed within one year. In response to a further question, Mr. Krahn advised that the form and cost of the memorial was never negotiated. He suggested that some form of architectural element with minimal impact to the site would be appropriate. Discussion took place regarding the significance of the hill top, and Mr. Krahn indicated that staff would discuss the conceptual plan with Mr. Moffat's representative. Member Fischer expressed a preference for using paving stones on the hill top, rather than concrete or steel, and for incorporating seating areas near the memorial structure. Member Scott expressed concern with regard to encroaching into the purview of the Parks and Recreation Commission. He discussed his vision of keeping the potential trail head in trust for Parks and Recreation, and developing something relatively simple to acknowledge Mr. Moffat. He concurred with keeping the hill top open and unobtrusive from a distance, and suggested a natural path, pavers on the hill top, benches, and possibly interpretive signage which would be relatively safe from vandalism. He pointed out that the first open space acquisition shouldn't "end up being something you can see all the way across town as a new structure on the skyline."

Mr. Kastens advised that the plans relating to the south parking lot, the Mexican Ditch Trail, and Carson Creek will be reviewed by the Parks and Recreation Commission. The Open Space Advisory Committee's involvement will be to provide input regarding the plans and grant an easement to allow development of the sites. Mr. Hershenow acknowledged that the numbers depicted in the proposed parking areas of the conceptual plan indicate the number of spaces. Mr. Kastens commented that the 35 parking spaces near Lepire Drive would most likely not be necessary. He concurred with reviewing the agreement to determine specifics regarding the memorial. He expressed a preference for incorporating natural-looking elements like pavers or concrete with the existing boulders. Member Fischer recalled that the commitment was to recognize Mr. Moffat's donation to the community with an identifying structure. The Committee needs to decide what to do to uphold that commitment. Discussion took place with regard to whether or not to connect the structure with the hill top and the type of structure. Member Robinson expressed appreciation for Mr. Hershenow's presentation. She expressed a preference for keeping construction to a minimum, making paths accessible to anyone, but not obstructing the view. She concurred with an earlier comment

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regarding concern over vandalism. Mr. Krahn advised that Mr. Hershenow considered the possibility of vandalism and that the proposed materials are metal. He commented there has been very little vandalism of the deck and metal structures which make up the handicapped fishing pier at Carson River Park, and that the subject location is more exposed than that. Member Bird expressed a preference for low profile development, and suggested that shade structures should be confined to the parking areas. Member Scott suggested locating the structures, the large parking area, and the trailhead near the Mexican Ditch. He further suggested a "carefully tucked in, quietly elegant" recognition of Mr. Moffat's and his family's contribution off of Lepire Drive with a small parking area, keeping the southern portion of the parcel open for future planning of a more active recreation site. Member Fischer suggested getting input from Mr. Moffat regarding his concept for the recognition.

Mr. Kastens indicated that staff has a good idea of the Committee's direction, will discuss the concepts with Mr. Moffat, and return to the Committee with additional information. Vice Chairperson Jacquet concurred with earlier comments that "less is better," with the understanding that the Committee desires to honor the spirit of the agreement. He agreed with the suggestions provided by Members Scott and Fischer which, if they meet with Mr. Moffat's approval, would fit with the Open Space Master Plan element. He further agreed that a more developed site would be a matter for consideration by the Parks and Recreation Commission. He concurred with the idea of abandonment and reclamation of some of the existing trails. Member Scott requested staff to advise the Parks and Recreation Commission and the Board of Supervisors that the Committee is working on completing this element of the sale agreement.

Mr. Guzman advised that he had reviewed the agreement earlier in the day, and that shade structures were included as conditions. He further advised that keeping structures below the horizon is concurrent with the requirements of the Hillside Development Ordinance. He suggested two or three small structures instead of one large structure may be more in keeping with the ordinance. He pointed out the requirement for maintenance of any improvements, and suggested that the Committee begin to consider a trade with Mr. Kastens. Mr. Guzman and Mr. Krahn acknowledged they will explore the suggested options, review the conditions of the sale agreement, talk with Mr. Moffat, and return to the Committee with a refined proposal. Member Scott thanked Mr. Hershenow for his presentation. No formal action was taken.

- F-2. DISCUSSION AND ACTION REGARDING A REQUEST BY MR. JERRY HOWARD TO BE RECONSIDERED FOR TRADE OR PURCHASE BY THE BUREAU OF LAND MANAGEMENT/OPEN SPACE A PROPERTY CONSISTING OF 51.64 ACRES, AND POSSIBLY APN 10-281-35, PROPERTY OWNER DONALD J. DOMBROWSKI, CONSISTING OF 30 ACRES, ZONED SINGLE FAMILY FIVE ACRES, AND LOCATED AT THE EAST SIDE OF THE CARSON RIVER, 5587 CARSON RIVER ROAD (1-0897) Mr. Guzman acknowledged that this item should be deferred to a future meeting as Mr. Howard was out of town on business. Member Fischer moved to table the item. Member Scott seconded the motion. Motion carried 5-0.
- F-3. DISCUSSION, ACTION, AND STATUS REPORT REGARDING CONSIDERATION OF THE NATURE CONSERVANCY OFFER TO TRANSFER OWNERSHIP OF A WETLAND LOCATED WEST OF NORTH LOMPA LANE AND NORTH OF NORTHRIDGE DRIVE, APPROXIMATELY 17.6 ACRES, APN 2-571-25 (1-0909) Mr. Guzman provided background information on this item, and advised that gift deeds are being drafted by the District Attorney's staff. Member Scott pointed out the need to include language indicating the nature of open space purchases/

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acquisitions in order to avoid misunderstandings regarding future uses for open space properties. Mr. Guzman advised that, upon his review of the Moffat deed earlier in the day, he noted Mr. Kastens and Mr. Krahn had taken steps to ensure the deed was worded to relate to the open space program. In response to a question, Mr. Guzman referred to the staff report which indicated that environmental site assessment fees were paid by the City. He offered to make the site assessment available to the Committee members for review. He acknowledged that once the gift deed is complete, it will be forwarded for approval to the Board of Supervisors. No formal action was taken.

DISCUSSION, ACTION, AND STATUS REPORT REGARDING THE CONSIDERATION OF PROPERTIES OWNED BY ALEXANDER BERNHARD, APPROXIMATELY 61.5 ACRES, APNs 10-072-08 AND 10-072-09, LOCATED ON THE WEST SIDE OF THE CARSON RIVER, NORTH OF SILVER SADDLE RANCH (1-0969) - Mr. Guzman informed the Committee that Mr. Bernhard has accepted an offer to purchase the property for \$1 million. He provided background information on the negotiations, and advised that Mr. Bernhard has agreed to construct the water tank. The matter will be presented to the Board of Supervisors on Thursday, May 7, 2001. Chairperson Hartman has agreed to be present at that meeting, and Mr. Guzman advised that one more Committee member could attend the meeting without having to notice it as a possible quorum. Mr. Guzman acknowledged that Mr. Bernhard has agreed to construct the water tank for the \$1 million purchase price. Member Scott expressed appreciation for staff's time and perseverance in the negotiations.

For the benefit of the viewing public, Member Fischer referred to the appraisal included in the agenda materials and reviewed the same. Mr. Guzman acknowledged that the \$2.3 million figure refers to the maximum potential which could be realized without including the expenditures portion of the appraisal. He provided an overview of the remainder of the appraisal as an explanation of the \$1 million figure. Vice Chairperson Jacquet thanked Mr. Guzman for the "outstanding job on negotiating this acquisition." Mr. Guzman thanked Mr. Kastens for his assistance.

G. FUTURE AGENDA ITEMS AND COMMITTEE MEMBER STATUS REPORTS (1-1075) - Vice Chairperson Jacquet requested consideration of a future agenda item to address the proliferation of Jeep and motorcycle trails on the hillsides of both privately and publicly owned lands. Discussion took place regarding the method by which to agendize and address this matter. David Morgan, of Nevada Video Productions, suggested consideration of non-point source contamination under §208 as a regulatory incentive for land owners. Mr. Guzman acknowledged that staff would look into this.

Mr. Guzman advised that the U.S. Forest Service recently completed an environmental impact study, and offered to make it available for review by the Committee members. He further advised that he will be agendizing items regarding the Fifth/Terrace Streets lot and potential open space acquisitions. In response to a question, he provided information on discussions regarding the Meeson property.

H. STATUS REPORTS FROM STAFF (1-1215) - Mr. Guzman reported that the Regional Planning Commission recently considered a special use permit application for installation of a communication tower across from the Moffat property. He described the dimensions of the tower, and advised that he, Mr. Krahn, and Mr. Kastens provided written comments to the Planning Commission requesting denial of the application. He discussed the proposal for installation of a monopole, which is an antenna that looks like a pine tree. Since the pine tree would look out of place in the proposed location, staff suggested installing

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the antenna and surrounding it with a cluster of real trees. Member Fischer commented that Mr. Moffat may not have been willing to donate his property had he known an antenna would be installed shortly afterward. In response to a question, Mr. Guzman clarified the proposed location for the antenna. Member Scott suggested that the Committee may want to become more involved in providing direction regarding communication antennas and similar facilities. Mr. Guzman advised that the applicant has offered to develop a general plan regarding locations for antennas and impacts of the same. Staff requested the applicant to provide visual simulations of the antenna. Mr. Morgan suggested hiring a consultant who understands siting for wireless services to conduct a study. Vice Chairperson Jacquet suggested agendizing the matter for a future meeting.

Mr. Guzman provided information on his attendance at a River Coalition meeting on Friday, June 1st. He will be preparing a summary for the Committee. Following a brief discussion, consensus of the Committee was to schedule the next meeting for Monday, July 16th.

I. ADJOURNMENT (1-1388) - Member Fischer moved to adjourn the meeting at 7:23 p.m. Member Scott seconded the motion. Motion carried 5-0.
The Minutes of the June 4, 2001 meeting of the Carson City Open Space Advisory Committee are so approved this day of July, 2001.
STEVE HARTMAN, Chairperson