

**CARSON CITY OPEN SPACE ADVISORY COMMITTEE**

**Minutes of the April 17, 2000 Meeting**

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A regular meeting of the Carson City Open Space Advisory Committee was held at 6:00 p.m. on Monday, April 17, 2000 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Acting Chairperson Michael Fischer  
Dan Jacquet  
Ron Pacheco  
Bruce Scott

**STAFF:** Steve Kastens, Parks and Recreation Department Director  
Tom Hoffert, Utilities Operations Manager  
Juan Guzman, Community Development Senior Planner  
Vern Krahn, Parks Planner  
Kathleen King, Recording Secretary  
(OSAC 04/17/00; Tape 1-0000)

**NOTE:** Unless indicated otherwise, each item was introduced by Acting Chairperson Fischer. 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 QUORUM (1-0001)** - Acting Chairperson Fischer called the meeting to order at 6:05 p.m. Roll call was taken; a quorum was present. Chairperson Hartman, Vice Chairperson Merrill, and Member Quilici were absent. Alternate Members Anderson and Robinson were present.

**B. APPROVAL OF MINUTES (1-0007)** - None.

**C. PUBLIC COMMENT (1-0009)** - Larry Taylor, of Roving Eye Photography, expressed appreciation for the Committee's opportunity to acquire the Moffat property on North Edmonds Drive. He hopes the Committee will be able to proceed with acquisition of the property. He complimented Mr. Krahn on his photography.

**D. MODIFICATION OF AGENDA (1-0026)** - None.

**E. DISCLOSURES (1-0027)** - None.

**F. PUBLIC MEETING**

**F-1. DISCUSSION AND ACTION REGARDING FUTURE PLANS FOR THE CARSON CITY UTILITY DEPARTMENT PROPERTIES AND THE POTENTIAL PLACEMENT OF OPEN SPACE DEED RESTRICTIONS OR EASEMENTS ON THOSE PROPERTIES (1-0029)** - Mr. Krahn introduced Utilities Operations Manager Tom Hoffert, and provided background information regarding management of Utilities Department properties on the west side of town. Mr. Guzman displayed several maps and Mr. Krahn indicated the location of the subject properties.

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Mr. Hoffert discussed projects which are currently taking place on the properties. He advised that the watershed protection areas indicated on the map are defined in the Wellhead Protection Program, which will be submitted to the Board of Supervisors for adoption on May 4, 2000. The Nevada Division of Environmental Protection and the State Bureau of Health Protection Services have endorsed the program. Mr. Hoffert referred to CCMC Chapter 17, which defines wellhead and watershed protection areas, and read the definition of watershed protection area into the record.

Mr. Hoffert commented that there are quite a few restrictions already in place regarding the subject properties. In addition, he advised of lower portions of Longview Drive where current development borders Utilities property that is designated for the Ash/Kings Canyon Storm Water Control Basin. Development will thus be prohibited west of Longview Estates. He assured the Committee that the Carson City Utilities Department has no intention of ever releasing the subject property for development.

Member Scott expressed appreciation for Mr. Hoffert's presentation and commented that the Committee does not want to be "guilty of overlooking a sister entity." He advised Mr. Hoffert that the Committee has no desire to become involved in utilities management, but considers the information presented as an assurance of protection for the resources. Mr. Hoffert acknowledged that the Watershed Protection Program will maintain the watershed in the best possible condition, with fairly intensive flood control/detention development taking place, without creating "non-open space." He advised that the Utilities Department is concerned with zoning, development, and the master plan. Utilities Department staff is currently working with Community Development staff to revise Title 18 to ensure that wellhead and watershed protection areas are well documented and preserved from development. Watershed Protection Program management updates are required annually in addition to obtaining renewed endorsements from state agencies every three years.

In response to a question, Mr. Hoffert advised that neither the Utilities Department nor the City has ownership or control over the entire watershed. There are several parcels which, if developed, could have an adverse impact on the groundwater basin. Acquisition or management of these parcels by the Utilities Department would benefit both open space and the watershed. The Utilities Department does not currently have a plan to acquire other land within the watershed; however, a plan to acquire water rights to certain parcels has been developed. Mr. Hoffert indicated that a plan to acquire additional parcels should be developed, and that the Committee is the best resource for doing so at the current time. He advised that the Utilities Department would be in favor of a partnership in this regard.

Member Scott advised Mr. Hoffert that the Committee had expressed an interest in the U.S. Forest Service's planning efforts in the watersheds above Carson City. He inquired as to whether or not Mr. Hoffert would consider the Committee's continued work with the U.S. Forest Service as adverse to the Utilities Department, and Mr. Hoffert indicated that he did not foresee any problem with this. He advised that the Utilities Department staff presently works with the U.S. Forest Service in regulation and management of watershed property. He pointed out the possibility of situations which the Utilities Department would need to deal with on a case-by-case basis, and suggested that the Committee may find consultation with the Utilities Department advantageous in situations where the Utilities Department owns land on three sides of certain pieces of property.

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Member Scott commented on the critical nature of the watershed areas as priorities established in the Open Space Master Plan element. He acknowledged private property interests in the subject area and suggested there may be a way to respond to both the interests of open space and private property ownership through third-party trade and the assertive involvement of the Committee in the U.S. Forest Service planning effort. He encouraged Mr. Hoffert to keep Open Space Committee staff liaisons informed of any concerns.

Acting Chairperson Fisher inquired as to how much public access is allowed on the Utilities Department property. Mr. Hoffert advised that most of the Utilities Department property in the watershed area is open to foot traffic only. The area in which the Kings Canyon Treatment Plant is located is highly restricted and will continue to be because of the proposed detention basins and the threat that access poses to the watershed.

In response to a question by Alternate Member Robinson, Mr. Hoffert advised that watershed protection areas will always have development restrictions and zoning requirements, particularly the hillside areas and Kings Canyon. The recharge areas have the highest priority for protection. He explained that groundwater supplies exist in the form of 24 well sites throughout the valley. Around each well site is a defined wellhead protection area which is restricted from use because of the possibility of groundwater contamination. Alternate Member Robinson inquired as to whether or not the areas not under restriction would be good for development, and Mr. Hoffert advised that the properties would have to be evaluated and a determination made based upon maps and flow patterns of the underground water supply.

Member Jacquet inquired as to whether or not the wellhead protection properties could be adopted into the open space program, and Mr. Hoffert explained that the Utilities Department endeavors to develop well sites on all properties which results in restricted usage. A partnership with the Parks and Recreation Department has been developed for well sites/park sites, and a well is being installed in an open space area in Kings Canyon.

Member Scott inquired as to whether or not Mr. Hoffert would oppose the Open Space Advisory Committee reviewing proposed major developments or major proposals for sale of utilities property. Mr. Hoffert stated that he has no problem with anyone reviewing proposals of the Utilities Department at any time. Member Scott requested Mr. Guzman to advise the Committee when its involvement is appropriate. He commented that the Watershed Protection Program is "great", and expressed the desire for the Committee to embrace the Program in dealings with the U.S. Forest Service as an example of more common planning. He offered his support to Mr. Hoffert in his presentation of the Program to the Board of Supervisors.

Alternate Member Anderson inquired as to Mr. Hoffert's intentions regarding permanent deed restriction for Utilities properties. Mr. Hoffert advised that the Utilities Department is open to considering permanent deed restrictions; however, the need is currently unknown and would have to be researched. He explained that the Wellhead Protection Program took five years to develop. With regard to land restrictions, Mr. Hoffert advised that he and his staff continually endeavor to modify ordinances to restrict access and enforce compliance with watershed protection areas as they are known and defined. Member Jacquet explained the Committee's intent to use deed restrictions as a tool. Mr. Hoffert advised that he would look into deed restrictions from the perspective of the Utilities Department's ability to utilize the lands.

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Mr. Kastens advised that if there is a specific parcel, owned by the Utilities Department, over which the Committee has a concern, it should be identified and pursued. Otherwise, Mr. Hoffert has indicated there are no immediate plans to allow development of any Utilities property. Member Scott discussed the goal of the Committee to keep the hillsides intact without major manmade infringements. He expressed the opinion that working with Utilities Department staff on development proposals would be the best way for the Committee to provide input regarding areas of concern. He encouraged Mr. Hoffert to allow the Committee to review plans for development of detention ponds, etc. Mr. Hoffert advised of plans to develop a pipeline in Ash Canyon behind the State's treatment plant. He discussed the details of the project and advised that he would submit a copy of the plans to Community Development for review by the Committee. The Committee members concurred with Mr. Hoffert that necessary maintenance would be done by the Utilities Department without their involvement.

Acting Chairperson Fischer thanked Mr. Hoffert for his presentation. No formal action was taken.

**F-2. DISCUSSION AND ACTION REGARDING JACK H. BROWER PROPERTY (2.62 ACRES) LOCATED AT HOT SPRINGS ROAD, APN 8-123-21, FOR LAND ACQUISITION AS PART OF THE CARSON CITY OPEN SPACE PROGRAM (1-0625)** - Mr. Krahn reviewed the materials included in the agenda packets, referred to the map distributed prior to the start of the meeting depicting ownership of adjacent parcels, and reviewed the staff report. He advised that Mr. Brower's interest in bringing the property to the attention of the Open Space Advisory Committee was as a possible park site. Mr. Krahn pointed out the Ronald D. Wilson Memorial Park approximately three-quarters of a mile from the subject parcel, and advised of the possible future development of a park site in the Shenandoah Detention Basin. Mr. Krahn displayed a series of slides of the subject property.

Member Scott expressed appreciation for Mr. Brower's interest and documentation, and for staff's report. He expressed agreement with staff's recommendation and **moved that the Committee concur with staff's report, thank the property owners for their efforts, and suggest that the parcel be removed from consideration as a possible future acquisition. Member Jacquet seconded the motion** and reminded the Committee that an offer of three acres for \$400,000 had been recently declined. He commented that the action taken with regard to the subject property is consistent with that logic. Acting Chairperson Fischer discussed the importance of acquisitions fitting into all aspects of the Open Space Master Plan Element. Mr. Krahn expressed appreciation for Mr. Brower's offer. He advised the viewing public that the Committee is interested in properties and encouraged citizens to bring potential offers to the attention of City staff. Acting Chairperson Fischer called for a vote on the pending motion. **Motion carried 4-0.** Acting Chairperson Fischer requested that staff prepare and send a letter to Mr. Brower thanking him for his offer.

**F-3. DISCUSSION AND ACTION REGARDING AN OPEN SPACE SPREADSHEET OF INFORMATION FOR PROPERTIES UNDER CONSIDERATION AS POTENTIAL OPEN SPACE AREA ACQUISITIONS (1-0839)** - Mr. Guzman referred to the spreadsheet previously distributed, and reviewed the same. Discussion ensued regarding the status indicated for the Moffat property. Acting Chairperson Fischer requested that staff ensure that potential activity regarding the subject properties be brought to the attention of the Committee. Member Scott suggested addressing 2-3 properties per meeting in order to respond to the property owners as soon as possible. Discussion followed regarding meetings and negotiations with Ira Andersen, the method by which staff determines the properties to bring to the

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attention of the Committee, and scheduling a joint meeting/field trip with the Carson River Advisory Committee regarding the Howard property and the Desormier property.

Acting Chairperson Fischer expressed agreement with Member Scott's suggestion that each property be evaluated and decided upon based upon the Master Plan Element. Member Scott pointed out that the status indicated by staff with regard to the Desormier property would suggest that there is no value in visiting the site. He concurred with scheduling a joint meeting with the Carson River Advisory Committee, but suggested the Committee should not follow up on parcels unless the property owners are very interested in consideration. Mr. Krahn explained the reasoning for adding the Desormier property to the list. Discussion ensued regarding whether or not to include every offer or inquiry on the spreadsheet, and Member Scott suggested that since the spreadsheet is a public document which will be referred to in the future, the Committee and staff should have a letter of interest from property owners before the property is included on the Lands for Possible Acquisition list.

Alternate Member Anderson expressed a desire to see the spreadsheet reflect desirable properties which have been identified by the Committee. Member Scott pointed out two issues: evaluating and acting on parcels which have come to the attention of the Committee since its inception; and taking the results of the master plan and translating them to initiative on the part of the Committee based upon the priority system. He expressed the opinion that two separate lists should be developed based upon the fact that the Committee owes a response to the property owners who have taken the time to make offers. With regard to properties such as the 111.28 acres owned by Steve Wilson, Acting Chairperson Fischer suggested that the Committee become a facilitator for the Carson City Utilities Department or the U.S. Forest Service to consider acquisition of various properties which would end up as open space.

Member Jacquet suggested sending a letter of interest to all private property owners in the priority acquisition areas to advise of the Committee's function and intent. As Vice Chairperson Merrill pointed out at the last meeting, many property owners are non-residents. Member Scott suggested requesting Eric Ingbar, of Gnomon, Inc., to flag private parcels which meet the Committee's criteria. He pointed out that the Committee needs to use caution in approaching private property owners even if they are in the priority areas. Member Jacquet concurred with the idea of land exchanges with the U.S. Forest Service and the Bureau of Land Management ("BLM"). By contacting all of the property owners in the Committee's priority areas, there is no commitment to use open space funds, only consideration of private lands in general areas which have been previously identified as priorities.

Mr. Guzman advised that further input regarding the spreadsheet should be referred to him. No formal action was taken.

**F-4. DISCUSSION REGARDING OPEN SPACE ADVISORY COMMITTEE FIELD TRIP AND SPECIAL MEETING WITH JEFF WINSTON ON APRIL 19, 2000 (1-1214)** - Mr. Krahn advised of and reviewed the agenda and itinerary for the field trip. He requested that the Committee members advise of whether or not they would be attending. Alternate Member Robinson suggested that properties in which the Committee has expressed an interest that are in close proximity to those listed, could be viewed at the same time. In response to a question, Mr. Krahn explained the reason for taking Mr. Winston to the Casey Trust property. Member Scott advised that he would join the meeting at 10:30 a.m. He discussed the importance of the Rhodes Street and Moses Street properties with regard to the potential

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for immediate development. He concurred with Acting Chairperson Fischer's comments regarding judicious use of Mr. Winston's time, and suggested that the tour include a potentially valuable linkage property at the corner of Fifth Street and Terrace Street.

**F-5. DISCUSSION AND ACTION ON PUBLIC NOTIFICATION OF INVITING WILLING PROPERTY OWNERS TO PARTICIPATE IN CARSON CITY'S OPEN SPACE PROGRAM (1-1358)** - Mr. Krahn referred to his April 12, 2000 memorandum included in the agenda materials and reviewed the same. Acting Chairperson Fischer encouraged Mr. Krahn to inform the newspapers that any Committee member may be contacted for comment. In response to a question, Mr. Krahn advised that the newspapers had been advised of the field trip. No formal action was taken.

**G. STAFF COMMENTS (1-1515)** - Mr. Krahn suggested canceling the May 1, 2000 meeting, and the Committee concurred. Member Scott inquired as to the Committee's preparation for and involvement in the presentations to be made at the neighborhood meetings. Mr. Krahn discussed staff's proposed plan for the neighborhood meetings, including distribution of a questionnaire, and display of large aerial photographs with a series of mylar overlays. Acting Chairperson Fischer advised that the next regular meeting is scheduled for Monday, May 15, 2000. Member Scott announced a meeting sponsored by GROW for April 18, 2000 at 6:45 p.m. at the Library.

**H. ADJOURNMENT (1-1595)** - Member Scott moved to adjourn the meeting at 7:40 p.m. Member Jacquet seconded the motion. Motion carried 4-0.

The Minutes of the April 17, 2000 meeting of the Carson City Open Space Advisory Committee are so approved this \_\_\_\_\_ day of May, 2000.

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STEVE HARTMAN, Chairperson