

CARSON CITY OPEN SPACE ADVISORY COMMITTEE
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A regular meeting of the Carson City Open Space Advisory Committee was held at 6:00 p.m. on Monday, May 17, 1999 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Bruce Scott, Acting Chairperson
Michael Fischer
Dan Jacquet
Don Quilici

STAFF: Rob Joiner, Community Development Principal Planner
Juan Guzman, Community Development Senior Planner
Vern Krahn, Park Planner
Kathleen King, Recording Secretary
(OSAC 05/17/99; 1-0001)

NOTE: Unless indicated otherwise, each item was introduced by Acting Chairperson Scott. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during normal business hours.

A. ROLL CALL AND DETERMINATION OF A QUORUM (1-0002) - Acting Chairperson Scott called the meeting to order at 6:00 p.m. Roll call was taken and a quorum was present. Alternate Member Robinson was present. Chairperson Hartman, Vice Chairperson Uhart, Member Williamson and Alternate Member Pacheco were absent.

B. COMMITTEE ACTION

B-1. DISCUSSION AND ACTION TO APPROVE MEETING MINUTES (1-0009) - Member Fischer moved to approve the minutes of March 29, 1999. Member Quilici seconded the motion. Motion carried 4-0-3-0.

C. PUBLIC COMMENT (1-0014) - None.

D. MODIFICATION OF AGENDA (1-0022) - Acting Chairperson Scott modified the agenda to address item F-3 following item F-1.

E. DISCLOSURES - None.

F. PUBLIC MEETING

F-1. DISCUSSION AND ACTION REGARDING A PROPOSED DEVELOPMENT BY MR. BOB FREDLUND OF A PARCEL CONTAINING 73.1 ACRES, ZONED SINGLE FAMILY 12,000 (SF12000) AND CONSERVATION RESERVE (CR), LOCATED AT THE WEST TERMINUS OF RHODES STREET, APN 9-031-02, AND OTHER MATTERS RELATED THERETO (1-0038) - Mr. Guzman introduced Bob Fredlund and described the parcel Mr. Fredlund is interested in buying. The master plan designations for this parcel are agricultural/residential and open space. Prior to development, Mr. Fredlund will be required to submit to an extensive process of master plan amendment by which he will demonstrate to the City that utilities and services can be extended to the site. The parcel has two main drainages, sections which are very steep, and others with ridges that are less steep. The zoning has the potential for 200 dwelling units. Mr. Guzman displayed a map showing the boundaries of the parcel and discussion ensued with regard to the location of the parcel in relation to known landmarks, the requirements for determining developable land, the original zoning designation of the parcel, master plan amendment, Mr. Fredlund's plans for development, and right-of-way issues. With regard to application of the hillside ordinance, Mr. Guzman advised that if Mr. Fredlund decides to proceed, he will be asked to submit his plans for major project review and, as part of the process, to conduct a hillside analysis. Mr. Fredlund discussed ideas for preserving open space such as clustering in the low slope areas and leaving other areas on the

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hillsides and higher elevations open. He approximated over 50% of the property could be preserved as open space. Discussion ensued with regard to the designation of open space in the development and whether public access would be allowed; liability issues; land beyond the subject parcel which is owned by Dwight Millard; public lands to the north; potential for development beyond the subject parcel; and Mr. Fredlund's time table for development. Acting Chairperson Scott moved that the Committee indicate a significant interest in the property in terms of how it might be developed, although it is premature to act right now, and that the Committee request to be kept apprised of any development because of having a better focus in the near future. Member Fischer seconded the motion. Discussion ensued with regard to the public hearing process and the potential of the Open Space Advisory Committee to purchase parcels. Acting Chairperson Scott called for a vote on the pending motion. Motion carried 4-0-3-0. Mr. Fredlund committed to keeping Mr. Guzman apprised of his plans. Acting Chairperson Scott requested that the intent of agenda items such as this be made more clear and discussion ensued with regard to the same.

F-2. DISCUSSION AND ACTION REGARDING THE REVIEW OF THE DRAFT OPEN SPACE MASTER PLAN ELEMENT AS PROVIDED BY JEFF WINSTON, AND OTHER MATTERS RELATED THERETO (1-1739) - Mr. Schleicher suggested deferring discussion on any typographical corrections and addressing revisions to the elements of the red lined draft. Workshop discussion ensued with regard to revisions as the Committee members and staff reviewed the red lined draft, as follows: elimination of the point system, Mr. Winston's insistence in including the point system, the resulting prioritization of water in Carson City, eliminating the tables on pages 50 and 51 and retaining the tables on pages 36 and 37 which prioritize factors without utilizing a point score. The Committee then reviewed and revised the red lined draft page-by-page. Discussion ensued with regard to the possible conversion of acquired open space lands to the Parks and Recreation Department; the purview of the Open Space Advisory Committee in determining the location of trailheads, wildlife habitats, etc.; easements/deeds to Parks and Recreation for development of trails and parks; and management of open space lands. In addition to various typographic and grammatical corrections, suggested revisions included retaining the open space survey priority area graphs and text; clarification of environmental vegetation; referencing Duck Hill on the maps; clarification of accuracy for watersheds/wellheads, rare species, wildlife, and drainage corridors; further definition of public lands; elimination of language regarding "underserved" areas; and addition of language regarding OSAC responsibilities: "providing recommendation and advice to the Planning Commission and Board of Supervisors regarding open space matters, including proposed development." Extensive discussion ensued with regard to the open space coordinator position and responsibilities, the role of the Open Space Advisory Committee in deciding to hire and selecting an open space coordinator, postponing appointment/hiring of an open space coordinator until open space has been acquired, funding of the position, the role of the Committee in supervision of the coordinator, the amount of time Mr. Krahn spends on Open Space Advisory Committee activities in an average week, the amount of time estimated to be spent on open space activities once the master plan is approved, and the role of the Committee members in acquiring open space. Review of the red lined draft continued and Committee consensus was to request staff to prioritize the implementation recommendations in short-term, mid-term, and long-term order. Discussion ensued with regard to City staff support to the Open Space Advisory Committee, funding sources for the same, the time table for final review and completion of the master plan, the next meeting date, and review of this evening's revisions by the other Committee members. Committee consensus was to meet in one week and agendize this matter as the only item for discussion and action. Discussion ensued with regard to the Board of Supervisors having the authority to assign general fund monies to the Open Space Advisory Committee for staff support and services. No formal action was taken.

F-3. DISCUSSION AND ACTION REGARDING A REVIEW OF THE CARSON CITY LAND USE MASTER PLAN ELEMENT, AND SPECIFICALLY THE PROPOSED MEDICAL OFFICE (MO) ZONING DISTRICT AND POSSIBLE OPEN SPACE ON 7.8 ACRES ZONED SINGLE FAMILY 6000 (SF6000), LOCATED AT 1450 MOUNTAIN STREET, APN 1-131-01, AS REQUESTED BY PAT ANDERSON, AND OTHER MATTERS RELATED THERETO (1-0620) - Mr. Guzman explained Mr. Anderson had attended a meeting regarding proposed medical facilities and the master plan designation surrounding the hospital. At that meeting, Mr. Anderson encountered a map, which Mr. Guzman displayed, indicating areas desirable for zoning designation expansion by the hospital. Mr.

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Guzman explained the wishes of the committee interested in expanding the medical office zoning designation and indicated their plans would be an extension of the hospital master plan but not part of the master plan adopted by the Planning Commission for the hospital and its environments. At a recent presentation to the hospital Board of Trustees, Community Development staff indicated an interest in rezoning the hospital once the zoning district becomes part of CCMC Title 18. The map displayed indicated more of a master plan approach; it was shown to the Board of Trustees but no formal action was taken. (1-0737) Evelyn Shuen advised that the hospital Board of Trustees is no longer interested in acquiring Ira Andersen's property. Pat Anderson discussed the medical office subcommittee meeting he had attended and advised the subcommittee was considering changes to the master plan and potential zoning ordinances to support those master plan designation changes. He discussed the value of Ira Andersen's pasture to open space, the possible redesignation of the master plan to medical office, conflicting master plan designations, and ways to integrate medical office zoning with open space, including height restrictions and a "campus" approach to development. Mr. Anderson requested the Committee demand, during public hearing and presentation before the Planning Commission and the Board of Supervisors, that integration of the two concerns be accomplished for this parcel or that the entire piece be preserved for open space. Mr. Guzman explained the process for zoning redesignation and discussion ensued with regard to the public hearing process, previous designations for open space by the public, correlating rights of private property owners to the desires of the Open Space Advisory Committee when possible, and the trailhead at Mountain Street. (1-1077) Tammy Heller-Jesse expressed her desire to see the Andersen ranches preserved. (1-1139) Ira Andersen discussed the history of his land, offers received over the years, the intent to keep the land undeveloped, and the appropriate time for receiving input for the layout of any development. (1-1178) Rett Jesse suggested that Mr. Andersen's land be identified as such that if he ever does decide to sell, the Open Space Advisory Committee would be considered as one of the potential buyers, and to ensure the land is appropriately designated on the maps. Discussion ensued with regard to the survey results which indicated the City's appreciation of irrigated areas, the willing buyer/willing seller concept, and the mandate to implement the community's priorities for open space. Pat Anderson expressed his desire that the Committee integrate inclusion of the open space value of the pasture into the medical office zoning ordinance, that the ordinance be stratified to development west of Mountain Street vs. development east of Mountain Street, and that it be codified to limit height restrictions and horizontal densities. Discussion ensued with regard to ordinance height restrictions, special use permits and variances, the commitment of the City to fulfill the elements of its master plan, master plan designations, public perception of the Andersen ranch, the preliminary aspect of the medical office zoning issue, and the responsibility of the Committee to the public. Member Fischer moved that, based upon the public comment this evening, it appears as though, as we move forward in finalizing the master plan, the Andersen properties on the west side of the community have a high priority. Member Quilici seconded the motion. Discussion ensued with regard to whether the motion pre-empted the public process, and following up on the medical office zoning change. Member Jacquet amended the motion to indicate the Committee's agreement to be involved in the City's review process for any formal proposed change to medical office zoning. Member Fischer seconded the amendment. Discussion ensued with regard to the role of the Committee in the review process for zoning redesignations. Acting Chairperson Scott requested Pat Anderson condense his concerns into a memorandum for use by the Committee at a later time. (1-1660) Ira Andersen commented that the open space designation and medical office designation can be made compatible by design and layout of any future medical office complex. Discussion ensued with regard to any authority of the Open Space Advisory Committee to place restrictions on development. Acting Chairperson Scott called for a vote on the pending motion. Motion carried 4-0-3-0.

F-4. DISCUSSION REGARDING THE OPEN SPACE AND AGRICULTURAL LANDS PROTECTION WORKSHOP HELD ON MAY 8, 1999, AND OTHER MATTERS RELATED THERETO - Deferred.

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

G-1. CONSULTANT REPORT - Deferred.

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G-2. GENERAL COMMITTEE MEMBER COMMENTS - Deferred.

**a. REPORT OF OSAC ANNUAL REPORT TO BOARD OF SUPERVISORS -
Deferred.**

G-3. GENERAL STAFF COMMENTS - Deferred.

G-4. COMMITTEE ITEMS AND DATES - Deferred.

H. ADJOURNMENT (1-1145) - Member Fischer moved to adjourn the meeting at 10:07 p.m. Member Jacquet seconded the motion. Motion carried 4-0-3-0.

The Minutes of the May 17, 1999 meeting of the Carson City Open Space Advisory Committee

ARE SO APPROVED _____, 1999.

STEVE HARTMAN, Chairperson