#### CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the January 12, 1998 Meeting

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A regular meeting of the Carson City Open Space Advisory Committee was held on Monday, January 12, 1998 in the City Hall Capitol Conference Room, 201 No. Carson St., Carson City, NV at 6:00 p.m.

**PRESENT:** Chairperson Steve Hartman

Mike Fischer James Henry Bruce Scott Robin Williamson Dan Jacquet, Alternate

**STAFF:** Juan Guzman, Senior Planner

Vern Krahn, Park Planner

Fran Smith, Recording Secretary

(OSAC 1/12/98 1-0000.5)

**NOTE** - Unless otherwise indicated each item was introduced by Chairperson Hartman. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

- **A. CALL TO ORDER** Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present although Members Quilici and Uhart were absent.
- **B. APPROVAL OF MINUTES** Member Fischer moved to approve the Minutes of the November 24 and December 15, 1997 meetings. Member Scott seconded the motion. Motion carried 5-0.
- C. MODIFICATION OF AGENDA Member Scott said he had put C-4 on the agenda. He explained it was his personal feeling that the Carson River corridor has been looked at very carefully by CRAC over a period of a long time and many meetings and did not feel there would be a lot of changes made by this Committee. However, he said it was his understanding that American Land Conservancy was considering possible purchases in the area and that it was important they be heard. He felt it was important that the Committee encourage any acquisition ALC could accomplish rather than wait until the Committee has a plan.
- **D. PUBLIC COMMENT** None.
- **E. DISCLOSURES** None.
- F. PUBLIC HEARINGS
- DISCUSSION AND POSSIBLE ACTION REGARDING THE OUTCOME OF THE JANUARY 8, 1998 OPEN SPACE FOCUS GROUPS - (1-0063.5) Mr. Guzman said they had been very well attended. He commented that the emphasis by the public was that the mountains be preserved as they are for future generations. However, they did want acquisitions to be put to use. He had a map on which diverse areas where the participants live were depicted. He also had a list of suggestions they presented which he will provide to the Committee. Member Williamson agreed these were good meetings and said the public had expressed their desire that in the future the outer perimeter of the City be kept much the same as it is now. She noted that archeologist Mike Drews had commented on ecological studies that need to be made before there could be public access to any open space areas. Mr. Jacquet felt that the participants had quickly picked up on the concepts. He echoed the sentiment that the public felt the hillsides were the most vital resource to protect, not necessarily for use but rather for their intrinsic value. He felt they recognize a large part of Carson City is already open space and that it is an advantage. He also commented that having Mr. Winston here was well worth his time and the expense to the City. He echoed the sentiment that the river was not as significant of a priority to them as the mountains. Member Fischer asked if the public had indicated they felt the Committee was going too slow and Mr. Krahn said no because they want the Committee to take their time and do a good job. Mr. Schleicher said the bicycle riders in the group were very vocal about using open space property as soon as possible. He reiterated what had been said earlier that the evening group was interested in acquiring property for the visual beauty whether or not they use it.

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He also noted that the public wants to make sure once property is purchased the City cannot sell it off. Chairperson Hartman said they could not and explained what the NRS says about that. Member Scott asked if there would be a summary document on the meetings and Mr. Guzman said Mr. Winston would provide this. Mr. Guzman had a map which Mr. Ingbar had developed and visually pointed out trails in the community. Member Fischer noted that when they had been campaigning for the passage of Question #18 there had been many people who felt this was a method of controlling growth. Chairperson Hartman said a by-product of the Silver Saddle Ranch acquisition was that it does, in effect, control growth because it eliminates a land mass that would otherwise be available for development. Member Scott felt it is more a question of quality rather than quantity of growth. No formal action was taken.

F-4 DISCUSSION AND POSSIBLE ACTION REGARDING THE EFFORTS OF THE AMERICAN LAND CONSERVANCY TOWARDS THE PURCHASE OF LANDS WITHIN THE CARSON RIVER CORRIDOR FOR OPEN SPACE - (1-0593.5) Ame Hellman, ALC - John Singlaub, BLM - Ms. Hellman said as the local ALC representative she wanted to stay involved as much as possible. She explained that as the Committee develops their priorities and identifies properties the BLM exchange program is going to be very beneficial in augmenting the open space acquisition program. She said she had received a priority list and was ready and willing to start signing things off, assuming the property owners were also willing. However, she noted in terms of the present scenario on land exchanges there really is not a home for a lot of the properties. She cited the recent Dreyfuss acquisition by the Del Webb Corporation at Tahoe and said it pretty much fulfills the rest of their Phase 2 exchange. She also noted ALC is completing the Permabilt project which is a Las Vegas exchange. She expressed the hope that the Committee can come up with a plan to begin to put pressure on BLM to instigate new exchanges. She commented that BLM listens to ALC but they are not a grass roots group like the Committee. She said, unlike any other state, they have the ability to access huge dollars through the sale of public lands which should be disposed of. She noted she tries to stay in touch with staff and the City Manager but did not want to sign up properties that are not Committee priorities. However, she wanted to impress upon them the importance of lobbying the local BLM district and also try to get across how significant the statewide program is. Member Scott said it was his understanding there is nothing absolute about the continuing ability to generate funding within the state that could potentially be utilized to publicly acquire identified lands. He felt these are finite resources and asked if there is a down side to the Committee saying they are not uncomfortable with acquisitions along the river corridor that are based on willing buyer/seller situations. He felt the Committee should not be perceived as standing in the way of progress. He felt they should give ALC and BLM a green light as far as the Committee is concerned and ask them how the Committee can help. Member Fischer said it appeared that the focus group seemed to be focused on the hillsides moreso than the river corridor. He added his concern was knowing that was something the public identifies as their priority and how it could relate to the Carson River Plan. Ms. Hellman felt this is a window in time and agreed the resources are finite and said BLM is receiving pressure from Washington and other states to expand the program so that environmentally sensitive lands are purchased. She also said it is equally important to identify the properties the public sees as their highest priorities and the river corridor is not in that mix. She reiterated her desire to know the highest priority of the Committee. Chairperson Hartman said the priorities were developed by staff, the Carson River Advisory Committee, and BLM. He noted OSAC did not have a problem with that but had just begun the process. Member Scott said he did not want to second guess the planning effort and also felt that the river corridor is important. Ms. Hellman said some of the properties that have been acquired in the recent past have benefited the forest service and when the BLM has gotten some they have been pleased. Mr. Singlaub agreed with Ms. Hellman on the importance of expressing support for the land exchange program and emphasized that the Committee should continue to pursue it. Member Scott then moved that the Committee express strong support to BLM in the facilitation and acquisition of properties along the Carson River corridor within Carson City in accordance with the CRAC plan. Member Fischer seconded the motion. Mr. Singlaub suggested sending a copy of the resulting resolution or statement to BLM. Chairperson Hartman agreed and said that could be taken care of. At this point Member Scott expressed his feeling that the Committee is lucky to have Mr. Singlaub assisting in these efforts. Motion carried 5-0.

F-2 DISCUSSION AND POSSIBLE ACTION REGARDING THE "SUMMARY OF CONCEPTS AND POLICIES RESULTANT FROM COLORADO TRIP" DISTRIBUTED AT DECEMBER 15, 1997 OPEN SPACE ADVISORY COMMITTEE MEETING - (1-1005.5) Mr. Guzman said staff would like to hear from the Committee after they have reviewed the information. Chairperson Hartman said a lot of it had previously been discussed and Member Scott agreed. Discussion ensued on potential problems as well as benefits. No formal

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DISCUSSION AND POSSIBLE ACTION REGARDING THE EDUCATIONAL PROGRAM AND F-3 COORDINATION OF THE "NEIGHBORHOOD MEETINGS" TAKING PLACE ON JANUARY 26 AND 27, 1998 - (1-1109.5) Mr. Krahn said he wanted to provide the Committee with an update. He noted that Members Fischer and Scott were in the first video. Chairperson Hartman said he had seen it and felt there were other things which could be done and suggested having more pictures with perhaps a voice over. Mr. Krahn said Mr. Morgan had another video ready and that it would be reviewed by Mr. Kastens and himself. He also noted it was hoped that the third video would show definitions of terms such as "transfer development" and "conservation easements" on the screen. He added it was the plan to film the third video on January 15. He said Mr. Winston would be in it and it was the desire to have Chairperson Hartman, Community Development Director Walter Sullivan, and Mr. Jacquet appear in it. He then said the fourth video would be held up until an actual plan is ready. He noted that the videos would be on CAT 10 and that the library would also have copies. He said the advertising for the meetings should be finalized in a couple of days and that it would be in the Appeal January 18, 21, and 25 and hoped it would be in the Reno paper January 21 and then on January 23, 24 and 25. He also said the PSI information would be provided to TCI to start running January 19. He commented that Member Uhart had said she would do a guest column for the Appeal. He then reiterated what had previously been discussed about the neighborhood meetings. Member Fischer suggested that each Member have the opportunity to be present at one of the meetings where Mr. Winston would be. Discussion ensued on assignment of staff and Members to each meeting. Mr. Schleicher said he had talked to Mr. Winston about this and it had been noted the Committee wished the meetings to be basically input from the public. He also said it was the desire of Mr. Winston that the Committee entertain the idea his company becoming more proactive. He then said Mr. Winston was considering using the meetings as a run on the draft survey and also to push the public to identify areas they feel should be acquired for open space. Mr. Jacquet suggested providing the participants with a map showing the locations of open space opportunities. Mr. Krahn felt they could identify specific properties in their order of priority and discussion ensued on the process. However, Member James expressed a concern that the Committee not appear to be controlling the selections. No formal

### G. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (NON-ACTION

- 1. Committee Member Reports (Non-Action) None.
- **2. Staff Reports (Non-Action)** (1-1935.5) Mr. Krahn said Tom Abbett of BLM had given him a draft of their Interim Management Plan for the Silver Saddle Ranch and that he would send copies to the appropriate people. He noted that they are proposing to water the ranch in 1998. However, they are expecting the City to provide the funding for the water to keep it green. He added that City Manager Berkich had asked for a cost figure and he will get the information for him. Chairperson Hartman said a discussion on this could be agendized for the February 9 meeting.

At this point Mr. Krahn said the CRAC people would be having a task force meeting on January 24 and sometime in February they would be taking a field trip to San Pedro which would be followed by a planning meeting and then they could come back to CRAC with a report by March 1.

- **3. Future Committee Items (Non-Action)** Previously discussed.
- **H. ADJOURNMENT** There being no further business Chairperson Hartman entertained a motion to adjourn. Member Fischer moved to adjourn. Member Scott seconded the motion. Motion carried 5-0. Chairperson Hartman adjourned the meeting at 8:00 p.m.

The Minutes of the January 12, 1998 meeting of the Carson City Open Space Advisory Committee

ARE SO APPROVED 3/9, 1998

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/s/			
Steve	Hartman.	Chairperson	_