

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the April 21, 2008 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, April 21, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Dan Jacquet
Tricia Lincoln
Wayne Perock
Howard Riedl
Bruce Scott

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
Ann Bollinger, Open Space Coordinator
Will Geddes, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF QUORUM (6:07:41) - Chairperson Hartman called the meeting to order at 6:07 p.m. A quorum was present. Member Fischer was absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:07:57) - None.

1. ACTION ON APPROVAL OF MINUTES - March 17, 2008 (6:08:03) - Member Riedl moved to approve the minutes. Member Perock seconded the motion. Motion carried 6-0.

2. MODIFICATIONS TO THE AGENDA (6:08:30) - Mr. Guzman advised that certain portions of item 3-B would be modified to accommodate the participation of citizens in attendance.

3. AGENDA ITEMS:

3-A. ACTION TO PROVIDE COMMENTS AND RECOMMEND TO THE PLANNING COMMISSION AND BOARD OF SUPERVISORS APPROVAL IN CONCEPT OF THE CARSON WATER SUBCONSERVANCY DISTRICT'S REGIONAL FLOOD PLAIN MANAGEMENT PLAN FOR THE CARSON RIVER (6:09:00) - Carson Water Subconservancy District General Manager Ed James introduced Watershed Coordinator Genie Azad, and provided background information on this item. Ms. Azad narrated a PowerPoint presentation.

Member Scott inquired as to examples of low impact development. Ms. Azad suggested clustering and utilizing porous surfaces. Member Scott discussed the downstream effect of development in Douglas County. He noted the difficulty associated with "getting the ranchers on board," and inquired as to available programs to enhance the appraised value of property. He discussed the need to enhance value

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so that “acquisition might be a little more commensurate with the community benefit, not just the resale value.” Mr. James described lease program and insurance policy proposals identified in the regional plan. He explained the next step to begin assigning dollar figures to the proposals. He advised of having talked with members of the ranching community, who have communicated the need for cash flow in order to keep ranching. He advised of a program to subsidize the ranchers’ income. “Keeping their lands in farming protects everyone from flooding.”

Mr. Guzman advised that most sellers do not have a development plan. He discussed the importance of property owners being aware of their property’s zoning designation and associated master plans. He advised that some clients are hiring engineering firms to consider development potential. He noted that this increases prices but also results in an easier transaction for all parties.

Mr. James advised of having considered clustering and development right purchases or transfers. He discussed the need for a “tool box” of options to offer the ranching community to enhance and protect resources. Member Lincoln suggested educating realtors, and advised that all Nevada realtors belong to the same board. She commented that “informed buyers are better for everybody.” She further advised that most realtors only have the FEMA guidelines available to review. In response to a question, Mr. James advised that the CWSD is in the process of considering how to fund development of a two-dimensional model for the river. This will help determine volume impacts for flood plain development and, in turn, how to mitigate the impact. Vice Chairperson Jacquet inquired as to regulations to be included in a flood ordinance. Mr. James suggested that the language would include recognition of the river function and habitat, and mitigation of impacts associated with flood plain development, including road construction. He discussed the dilemma of defining “no adverse impact,” and achieving the balance between development and protecting the flood plain. He noted that once the regional flood plain management plan has been approved, “the work has just begun.” Chairperson Hartman commented on Douglas County’s recent decision to prohibit clustering. He pointed out that the ranching community has been taking care of the valley for a long time, and discussed the importance of involving government agencies in the education process. He expressed the opinion “there needs to be a whole lot more carrots than sticks.” Mr. Guzman advised of having been recently granted \$20,000 from the CWSD toward a City project. Chairperson Hartman discussed acquisition of properties adjacent to the River. Mr. James and Ms. Azad commended the committee on the City’s Open Space Program.

Ms. Azad advised of having recently provided the subject presentation to the Carson River Advisory Committee (“CRAC”) which took action to approve the regional flood plain management plan. Chairperson Hartman entertained a motion. **Member Scott moved to recommend approval, to the Planning Commission and the Board of Supervisors, of the concept of the regional flood plain management plan for the Carson River. Vice Chairperson Jacquet seconded the motion.** Mr. Geddes pointed out the opportunity to provide specific comments. In response to a question, Mr. Guzman advised that the CRAC had endorsed the plan. He provided suggestions for specific comments based on the discussion of the subject item. Mr. James invited comments and input via the CWSD website, as well. He emphasized the importance of receiving input on the plan. **Member Scott amended the motion to emphasize that “the upstream areas are critical for the downstream areas and it’s more of a regional issue than a county-by-county issue;” and to encourage all counties and local entities to actively identify positive ways to assist the land owners to “do the right thing in a financially responsible way;” to identify creative funding solutions that allow the land owners to be part of the solution. Vice**

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Chairperson Jacquet continued his second. Chairperson Hartman called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 6-0.** The committee members and staff thanked Mr. James and Ms. Azad for their presentation.

3-B. ACTION TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS REGARDING THE ADMINISTRATION AND EXPENDITURE OF FUNDS FOR LANDS FROM THE OPEN SPACE DIVISION OF THE QUALITY OF LIFE FUND ESTABLISHED BY CCMC 21.07 FOR THE ACQUISITION, RESTORATION OF NATURAL RESOURCES, DEVELOPMENT AND CONSTRUCTION WHICH AFFORD PUBLIC ACCESS, EQUIPPING, IMPROVEMENT, MAINTENANCE, CONSERVATION PLANNING, AND MANAGEMENT OF REAL PROPERTY FOR OPEN SPACE (6:43:07) - Mr. Guzman introduced this item, and the citizens who were in attendance. He provided an overview of federal lands bill maps which were displayed in the meeting room, and of a recent meeting with U.S. Forest Service Humboldt-Toiyabe National Forest Supervisor Edward Monnig to discuss the Borda Meadow. Mr. Guzman pointed out the Borda Meadow on a displayed map, and discussed its value to Carson City. He provided a brief report on the status of the federal lands bill.

U.S. Forest Service Humboldt-Toiyabe National Forest Supervisor Edward Monnig advised of the recent appointment of the new USFS District Ranger, Jenny Wilson. Mr. Monnig expressed appreciation for the discussions with Mr. Guzman and other City representatives regarding the federal lands bill. He discussed an objective of the federal lands bill to achieve a more reasonable organization of the various public lands; for the USFS to manage more of the forest lands and for the City to manage more of the urban interface lands. He expressed the opinion that the proposed federal lands bill map accomplishes this. He expressed an interest in developing cooperative relationships with the City in managing adjoining lands “for the benefit of the American people and the citizens of Carson.” He discussed cooperative projects accomplished between the USFS and Washoe County, and cooperative management between the USFS and non-profit organizations such as the Tahoe Rim Trail Association and the Sierra Front Recreation Coalition. He discussed the importance of the Borda Meadow to the USFS, and plans to manage it.

Member Scott expressed concern over the important watershed represented by the Borda Meadow, and that stewardship of the property, in public ownership, has not been very responsive to expressed concerns regarding reduction of vegetation and watershed stabilization. Member Scott discussed the history of sheep grazing in the area. He expressed the opinion that the Borda Meadow is “really crying out for a little more management.” He expressed understanding for limited USFS resources and the vast management area across the state. Mr. Monnig advised of having heard similar concerns expressed in the past. He referred to the “fairly traumatic” Waterfall Fire, and acknowledged the “huge concern” of fire in the urban interface zone. He advised that the USFS is committed to managing for the long-term health of the land. He acknowledged grazing as one management tool, but discussed the importance of using a variety of tools to appropriately manage the land. He advised that the USFS “can do that job and we will do that job.” Member Scott acknowledged the “tremendous capabilities and knowledge” represented within the USFS organization. He reiterated the concern that the Borda Meadows represents a critical watershed for Carson City which was amplified by the Waterfall Fire. He pointed out that the Kings Canyon watershed represents “one of literally thousands in the forest all competing for dollars and expertise ...” He advised that the Borda Meadow represents a much higher priority for Carson City because of its unique characteristics. He expressed appreciation for Mr. Monnig’s commitments and acknowledged the capability of the USFS. He reiterated concern over “the realities of funding and priorities ...” at the USFS

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level compared with the City's "watershed that really is crying for some fairly intense help on a carefully managed basis to bring it back and not knowing for sure if that's really something the Forest Service can implement." Mr. Monnig advised that the USFS is receiving funding through the Southern Nevada Public Lands Management Act ("SNPLMA") to conduct an analysis of the Kings Canyon watershed. He pointed out that Carson City will be assuming significant challenges with the passage of the federal lands bill, as envisioned. He acknowledged the USFS history and challenges, and advised that the Kings Canyon watershed analysis will produce a variety of management options "that we fully intend to pursue with the additional funding from the SNPLMA."

Member Riedl expressed concern over sufficient resources to protect recreational values. In response to a question, Mr. Monnig advised that the Humboldt-Toiyabe National Forest was combined from two national forests in 1996, and now comprises a land mass which is "roughly the size of Massachusetts." In response to a further question, Mr. Monnig estimated ten full-time law enforcement officers are employed to cover the Humboldt-Toiyabe National Forest. Member Riedl advised of increasing illegal activity and dumping in the area of the Borda Meadow, and expressed concern that such activities will "overtake the USFS ability to protect the resource ... as Carson continues to grow." He expressed the opinion that the City is better equipped to manage the Borda Meadow. He discussed the importance of developing an action plan, including committed funding "towards this area to do improvements to protect its values -- watershed and recreational." Mr. Monnig advised that, in addition to USFS law enforcement personnel, the USFS allocates funding toward county law enforcement through cooperative agreements. He expressed an interest in developing a cooperative law enforcement agreement with Carson City. He expressed the opinion that the USFS has better law enforcement representation in Carson City than ever before, with three agents between Bridgeport, Carson City, and Washoe County. In response to a question, Member Riedl reiterated the concern that funds be allocated to management of the Borda Meadow by the USFS if the Borda Meadow is not included in the federal lands bill. Mr. Monnig advised of consideration given to establishing a trailhead in the vicinity of the Borda Meadow, and expressed an interest in working with City staff. He reiterated that SNPLMA funds will allow the USFS to act on the Kings Canyon watershed plan.

Mr. Monnig acknowledged the authority to enter into cooperative management agreements with Carson City. Vice Chairperson Jacquet inquired as to Mr. Monnig's view of the possibility of the federal lands bill directing the USFS to work with Carson City, including entering into cooperative management agreements. Mr. Monnig advised he "would be there with bells on." He expressed an interest in working with partners, i.e., governmental, non-profit, and other organizations. He acknowledged that such federal direction and potential funding would accommodate more intensive management and assistance by the USFS. He advised there are "good models for that ... kind of shared, cooperative work."

Chairperson Hartman expressed concern over ten districts and competition for funding and management. He agreed that management issues can be solved by cooperative agreement. He and Mr. Monnig agreed to disagree that the USFS can do the best job managing the Borda Meadow. Chairperson Hartman noted that the City was able to move rapidly to deal with City and privately-owned property following the Waterfall Fire; the USFS was not, being constrained by regulatory issues which are common to forest management. Chairperson Hartman noted this as an issue of concern to the City and also to the USFS. He discussed the importance of "figuring out a way, in the context of an agreement or a set of authorizations," in the federal lands bill to enable both the City and the USFS to take advantage of events and solve problems. He acknowledged USFS funding issues. Mr. Monnig discussed the USFS resources dedicated to the Waterfall Fire burned area emergency rehabilitation. Chairperson Hartman commended the USFS

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BAER team as “outstanding.” Mr. Monnig welcomed any assistance in addressing the USFS “process predicament.” He committed that the USFS is “in it for the long run,” and advised that management is considered for “100 years from now.” Chairperson Hartman noted that Carson City “has been around longer than the Forest Service has been around,” and advised that the City will be “singly focused” on the acreage allocated through the federal lands bill. He expressed concern over the City being in a constant “beauty contest” with Lake Tahoe, which “always wins ... in the competition for dollars.” He expressed understanding, but noted the associated frustration. He advised that the City is considering the same management time frames as the USFS, “just with a little more focus.”

In reference to the displayed federal lands bill map, Member Scott noted the “pretty cobbled up series of watersheds” in consideration of management. He listed Clear Creek, Kings and Ash Canyons, and Vicee Canyon, and noted that Carson City will be the downstream recipient of the upper watersheds managed by the USFS. He suggested the possibility of a comprehensive watershed planning effort. He welcomed technical assistance, but also suggested the City may be able to implement projects more quickly. In response to a question, Mr. Monnig expressed support for cooperative watershed planning between the City and the USFS. He advised that the USFS focus, over the past twenty years, has been on managing entire watersheds as an “integral entity.” He discussed the importance of management “from the highest elevation all the way down through the private land as a unit” with a variety of conditions and needs.

Mr. Guzman referred to the two displayed maps, representing the City’s federal lands bill proposal and the USFS proposal. He provided an overview of discussions with Mr. Monnig in conjunction with a review of the displayed maps. He noted the well-established policy of the USFS that lands are traded based on value, with the requirement of two appraisals. He advised that the City will ask Congress to trade lands in order to put the proposal into effect. Mr. Monnig noted that the USFS recently purchased a portion of the Borda Meadow from the City “at a fairly significant cost.”

Mr. Guzman pointed out the locations of proposed trail heads near the Borda Meadow, near Horse Creek Ranch, and Spooner Summit. He discussed Jeff Potter’s proposal to establish a non-motorized trail from the edge of the Borda Meadow all the way to Ash Canyon. Mr. Monnig welcomed input from individuals and citizen groups. He referred to the Reno to Rim Trail proposal, and discussed the potential for securing funding. Chairperson Hartman thanked Mr. Monnig for his attendance and participation.

(7:27:12) Mr. Guzman referred to project 20, the Westside Bike Path, and introduced Jeff Potter. Mr. Potter introduced himself, for the record, and advised he was representing Muscle Powered. He provided background information on his involvement in building and improving trails for the last six years. He referred to the unified pathways master plan element, and advised that Muscle Powered wants to “build those trails” and maintain them. Mr. Guzman pointed out the proposed routes on a displayed map, and advised that Mr. Potter had determined a more feasible route and mapped the same. Mr. Potter described the route, including the elevations. He discussed the intent of building a rolling contour trail, which will avoid additional erosion. Mr. Guzman advised of having discussed with Mr. Potter the importance of designating and building the trail as non-motorized, multi-use. Mr. Guzman advised of an existing trail, adjacent to Ash Canyon, which Mr. Potter has been responsible for improving. Mr. Guzman described the improvements. Member Riedl advised of having ridden bicycles with Mr. Potter, and commended his trail building skills. In response to a question, Mr. Potter described the proposed trail as requiring a moderate skill level. He advised that an easy route could be provided around “technical sections” along the alignment. Current guidelines for trail building follow a 10% overall grade. Mr. Potter advised of having

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“GPSd” a 7% grade which he described as “very manageable.” He further advised that the trail would accommodate mountain bikes, hikers, and equestrians. He noted that any grade steeper than 10% causes erosion problems. Chairperson Hartman advised of having used one of the trails in Ash Canyon, and commended Mr. Potter on a “well-done” trail. He advised that the trail gets a lot of use. Mr. Potter discussed the various uses, and noted the importance of a network of trails in the area for the community as well as for tourists.

Member Scott expressed appreciation for Mr. Potter’s attendance and participation, and for the involvement of Muscle Powered. He discussed the importance of ensuring that the trails don’t appear as though they could accommodate a motorized vehicle. He expressed support for Mr. Potter’s proposal, and noted the compatibility of equestrian use. He expressed the hope that the committee would advocate the proposal. Mr. Potter acknowledged that Muscle Powered builds and maintains trails. Member Lincoln expressed appreciation for the involvement of private individuals and groups.

In response to a question, Ms. Bollinger advised that the Carson Valley Trails Association submitted a \$1 million grant application to Question #1 for a west side trail on USFS property. Mr. Guzman discussed Question #1 grant application criteria. Chairperson Hartman suggested determining the amount of man hours necessary to conduct the required cultural assessment. Discussion followed.

In response to a question, Mr. Guzman advised that the committee could re-designate the proposed project as a higher priority in the work program. Member Scott commended the community efforts of Muscle Powered over the past several years. He expressed appreciation for Mr. Potter’s attendance and participation. **Member Scott moved to designate the proposed Westside Bike Path project as a higher priority. Member Riedl seconded the motion.** Chairperson Hartman called for public comment. In response to a question, **Member Scott amended his motion to designate the project as a high priority** based on Mr. Potter’s enthusiasm and commitment. **Member Riedl continued his second.** He noted the other high priority projects, but suggested the volunteer aspect of the proposal “creates such high value compared to the cost of the initiative.” Chairperson Hartman called again for public comment and for additional committee member comments. He agreed with Member Riedl that the committee can provide assistance in addressing “red tape” associated with the proposed project. He called for a vote on the pending motion; **motion carried 6-0.** Mr. Potter thanked the committee.

Member Lincoln advised she would be leaving the meeting. She announced the annual Goni Canyon Preservation League clean up project scheduled for Saturday, April 26th at 9:00 a.m. She requested to be excused from the meeting and left at 7:48 p.m. A quorum was still present.

In response to a question, Mr. Guzman reviewed the time line associated with the Open Space Program budget. Mr. Moellendorf advised that Parks and Recreation Department staff presented a tentative budget at the April 17th Board of Supervisors meeting. The final budget will be presented to the Board of Supervisors in June. Mr. Guzman reviewed the pertinent agenda materials, and responded to questions of clarification. Chairperson Hartman requested more detailed information on the budget allocations. In response to a question, Mr. Moellendorf discussed the importance of receiving the committee’s input and recommendations into the budget process as early as possible. He noted the particular importance of receiving the committee’s input in the areas of significant budget revisions, such as capital improvement projects, trails, the addition of personnel, etc. He explained that the tentative budget was submitted to the Board of Supervisors in order to meet a state deadline. He advised of the possibility of additional changes

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to the tentative budget due to the City's current financial situation. He further advised that the committee was not being asked to "rubber stamp" the tentative budget, and noted the committee's opportunity to propose additional changes.

Chairperson Hartman discussed the committee's interest in operation and maintenance detail. Mr. Moellendorf offered to provide a personnel worksheet for review by the committee. Chairperson Hartman discussed the importance of the committee's early involvement in the budget process. In response to a question, Mr. Moellendorf reviewed revenue projections. In response to a question, Mr. Guzman discussed the bond payment allocated from the Open Space Program budget. In response to a comment, he explained the Internal Finance Committee's allocations to the acquisitions and maintenance line items of the budget. Chairperson Hartman discussed the committee's purview to recommend capital allocations directly to the Board of Supervisors. He reiterated the request for additional budget detail. Consensus of the committee was to schedule a special meeting.

Mr. Guzman requested the committee members to provide input to the Open Space Projects and Work Program matrix. Chairperson Hartman suggested grouping the high, medium, and low priorities accordingly. In response to a question, Mr. Guzman advised that Management Assistant Stella Hyatt would contact the committee members with regard to a special meeting. Chairperson Hartman entertained a motion. **Member Riedl moved to defer the remainder of the budget and the priority list to a future meeting. Member Scott seconded the motion. Motion carried 5-0.**

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (8:10:51) - Mr. Guzman referred to the "FYI" items included in the agenda materials. He distributed copies of an e-mail from Tina Nappe to the committee members and staff.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION - None.

5. FUTURE AGENDA ITEMS - Previously covered.

6. ACTION ON ADJOURNMENT (8:11:40) - Member Scott moved to adjourn the meeting at 8:11 p.m. The motion was seconded and carried unanimously.

The Minutes of the April 21, 2008 Carson City Open Space Advisory Committee meeting are so approved this 16th day of June, 2008.

STEPHEN D. HARTMAN, Chair