

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, December 18, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

STAFF: Linda Ritter, City Manager
Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Ann Bollinger, Open Space Assistant
Stacey Giomi, Fire Chief
Lee Plemel, Planning Division Principal Planner
Mary-Margaret Madden, 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 (6:00:00) - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present. Members Fischer and Lincoln were absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:04:18) - None.

1. ACTION ON APPROVAL OF MINUTES - November 20, 2006 (6:04:32) - Member Riedl moved to approve the minutes. Member Perock seconded the motion. Motion carried 5-0.

2. MODIFICATIONS TO THE AGENDA (6:05:11) - Mr. Guzman requested Chairperson Hartman to withdraw item 3-F from the agenda, to be reagendaized for a future meeting. Consensus of the committee was to withdraw the item. (6:06:52) Mr. Guzman requested to further modify the agenda to address item 3-B prior to item 3-A.

3. AGENDA ITEMS:

3-A. DISCUSSION ONLY REGARDING A PRESENTATION BY THE NEVADA LAND CONSERVANCY, A NON-PROFIT ORGANIZATION THAT FACILITATES OPEN SPACE WORK IN THE STATE OF NEVADA, REGARDING THEIR GOALS AND PARTNERSHIP PROGRAMS IN WASHOE COUNTY (6:06:16) - Mr. Guzman introduced Nevada Land Conservancy Project Director Becky Stock. At Ms. Stock's request, this item was deferred until the arrival of Nevada Land Conservancy Executive Director Alicia Reban. (7:28:20) Mr. Guzman provided background information on Ms. Reban's involvement, together with former City Manager John Berkich, in the origins of Carson City's Open Space Program. Ms. Reban provided background information on the Nevada Land

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Conservancy (“NLC”) and narrated a SlideShow presentation. Ms. Stock provided an overview of conservation easement properties in Washoe Valley. Ms. Reban discussed recent acquisition of 1,500-acres of the Old Winters Ranch in Washoe Valley in partnership with local, state and federal agencies. Ms. Stock discussed work with Genoa landowners regarding the possibility of a trail between Genoa and the Tahoe rim. She described a project at Swan Lake, and NLC representatives’ continued involvement. In response to a question, Ms. Stock provided additional information regarding conservation easement properties in Washoe Valley. Chairperson Hartman called for additional comments and, when none were forthcoming, thanked Ms. Reban and Ms. Stock for their presentation.

3-B. ACTION TO PROVIDE THE BOARD OF SUPERVISORS WITH MANAGEMENT RECOMMENDATIONS REGARDING THE FEDERAL LANDS BILL MAP. THE FEDERAL LANDS BILL MAP WILL BE USED AS THE BASIS TO CREATE THE FEDERAL LANDS BILL FOR CARSON CITY WHICH WILL CONSIST OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW THE EXCHANGE AND/OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY. RECOMMENDATIONS MAY INCLUDE THE IDENTIFICATION OF FEDERALLY-OWNED LANDS AND CITY-OWNED LANDS WHERE OWNERSHIP MAY BE EXCHANGED AND/OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, PUBLIC UTILITIES AND SERVICES, AND SETTING ASIDE UP TO \$3 MILLION IN OPEN SPACE FUNDS FOR FIRE SUPPRESSION (6:06:55) - Mr. Guzman introduced Mr. Plemel, Chief Giomi, U.S. Forest Service Capital City Coordinator Tom Baker, Ms. Bollinger, and Mr. Moellendorf. He reviewed the staff report, and pointed out the Borda Meadow on a displayed federal lands bill map. He advised of discussions with Nevada State Park representatives, who have proposed disposing of lands in the vicinity of Glenbrook to the U.S. Forest Service. He pointed out, on the displayed map, USFS lands which Nevada State Park representatives are interested in acquiring. He advised of lands in Washoe County which Nevada State Parks is also interested in acquiring. He further advised of the request, by Public Works Department representatives, to acquire the Premier Mine parcel in order to more efficiently conduct drainage and flood control projects. Public Works representatives have also requested two additional parcels in the vicinity of Goni Road. Mr. Guzman advised of having received an additional letter from the Sierra Club, and that he would provide copies to the committee members. The letter reiterated concerns and issues previously addressed by Sierra Club representatives, which Mr. Guzman reviewed and to which he and Ms. Ritter will respond. Mr. Guzman advised of a follow-up meeting with the Planning Commission regarding parcels 1A and 1B. The proposed federal lands bill map will be presented, as an informational item, to the Board of Supervisors at their January 4th meeting and for action at their January 18th meeting.

Member Riedl requested further clarification regarding the Glenbrook property. Mr. Guzman introduced Nevada State Parks Park and Recreation Program Manager Jennifer Scanland, who advised that a final, written proposal would be submitted within the next two weeks from the Department of Conservation and Natural Resources Director. Ms. Scanland acknowledged the lands being considered by Nevada State Parks, as part of the federal lands bill, are all in the Tahoe Basin. Member Perock expressed appreciation that discussions had taken place between City and Nevada State Parks staff.

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Mr. Guzman requested input of the committee members regarding the configuration of the Borda Meadow as depicted on the federal lands bill map. Chairperson Hartman expressed the opinion that the 40 acres, as depicted, comprises the meadow both above and below the road. Member Scott agreed. Mr. Guzman acknowledged that the polygon included the riparian area. Member Scott noted the multiple purpose potential of the property in that the meadow is important for flood control, storm detention, slowing peak flows, etc. He further noted the anecdotal history that there was never any intention for the property to be acquired by the U.S. Forest Service. Chairperson Hartman called for public comment; however, none was forthcoming.

Member Scott recalled having expressed an interest in further discussing the proposed \$3 million set aside, and suggested "further discussion ... in a second phase." Mr. Guzman provided background information on the proposed set aside for fire suppression, and invited Chief Giomi to the meeting table. (6:20:23) Chief Giomi provided additional background information on the recommendation to set aside the funding. Member Scott expressed understanding for the concerns associated with the set aside recommendation, and agreement that proper management is essential. He expressed concern over committing funding only from the Open Space Program, and over the possibility of not being able to act on potential acquisitions or open space protection mechanisms. He inquired as to financial contributions or commitments from other City departments, if setting aside the funding is necessary. Chief Giomi noted the importance of planning for costs "fully associated with every aspect of the land management business." He advised that the USFS includes a fire suppression set aside in all their budgets, and that no one was "asking for anything more than that." He suggested the set aside amount should be a decision of this committee as a recommendation to the Board of Supervisors. He noted that the local government is responsible for extinguishing fires on its own land, and advised there was no intention to only charge the Open Space Program.

Member Riedl agreed with Chief Giomi's comments, and advised of the commitment to manage open space lands acquired through the federal lands bill. He expressed the opinion that designating a dollar figure or making a commitment, at this time, would be premature outside development of a comprehensive prevention plan. "Without a comprehensive prevention plan, ... the only thing you have is suppression." Member Riedl suggested a "good balance" needs to be identified. In response to a comment, Chief Giomi discussed grant-funded fuels management projects, done over the past 3 to 5 years, on privately-owned, City-owned, and State-owned property. He expressed the opinion that the "RCI plan" could serve as a framework for the prevention plan. He advised that suppression costs are too arbitrary to estimate. Member Riedl agreed that the RCI plan is a good framework, but noted it is not fully developed. He reiterated that "talking ... sums" is a little premature without knowing the operations and prevention plan or how much land will be acquired through the federal lands bill process.

Member Scott inquired as to the possibility of extending the Sierra Front Fire Protection District to cover Carson City. Chief Giomi agreed this may be a possibility, but advised it would not provide the funding necessary for fire suppression. He noted that the fire protection district is comprised of property owners within the community and doesn't draw funds from outside the county. (6:32:15) Ms. Ritter advised that the Sierra Front Fire Protection District would cover private properties not public properties. With regard to concerns over the proposed fire suppression contingency, she explained that the funds would not be "locked up." The funding could be used with a commitment to replenish it over time. Ms. Ritter agreed the amount could be perfected once the federal lands bill process is complete. She discussed the importance of not requesting more property, through the federal lands bill process, than can be managed.

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In reference to Chief Giomi's comments, Vice Chairperson Jacquet expressed the opinion that the committee is contributing to mitigating the impact of fire suppression on isolated development by acquiring parcels which are surrounded by wild lands. He expressed the opinion this concept should be factored into the cost estimates. He expressed the further opinion that "consolidating ownership and creating a firm boundary where urban development ends and wild lands begin ... helps fire fighting." Chief Giomi agreed, and advised that the "line where the wild land ends and the home ownership begins is the line of most concern and the line of most cost." This land is the most expensive on which to suppress fire and also to manage. It is also the area of essentially no federal cooperation in extinguishing a fire in that the Office of Management and Budget has stated it is the local government's responsibility to protect homes built in this environment. Chief Giomi agreed that "isolated pockets" of development are typically more remote and harder to protect. Areas away from development are considered in terms of "who owns the acres that burn. ... If you own land away from structures, you're going to pay by the acre and we're going to pay for any structure protection that's involved in land that's around homes."

In response to a question, Chief Giomi described fuel breaks created as part of the grant-funded fuels management projects. He advised that portions of the project in Kings Canyon and in Timberline were not completed at the time of the Waterfall Fire. He further advised of having done fuels management projects in the areas of Clear Creek, Pinion Hills, and South Edmonds Drive. The BLM recently did "a tremendous amount of work" in the northern part of town behind the residences on Manzanita Terrace and Arrowhead Drive. Individual treatments within the subdivisions were also done. The most effective method has been to slow the spread of fire coming toward a subdivision and to reduce the potential fuel starts within a subdivision. Chief Giomi referred to Wellington Crescent as an example. In response to a question, he advised that the work was accomplished through contractors, Fire Department personnel, and Division of Forestry inmate crews. Most of the material was either biomassed or mulched on site and left on the ground. Member Scott commented that the work "saved a whole bunch of houses." He expressed the opinion this is the type of management the committee needs to continue fostering and supporting. He noted that this committee is on record in terms of the need for management and "the need for catch up with regard to management." He reiterated concern over a \$3 million commitment. "We'll be there if there's a problem," and "are committed to management, education, support of Fire Department efforts, interface efforts and, at the same time, getting further up on the hill with regard to resource management, rehabilitation, and good fire management."

Chief Giomi suggested reducing the figure if \$3 million seems too much. He noted the importance of setting aside an amount of money in recognition of the responsibility to extinguish fire on open space property. Chairperson Hartman noted there has never before been an allocation in the history of the community, and that the Utility Division has owned thousands of acres. He noted the importance of knowing "that everybody will be in the boat together." He suggested that the Open Space Program is a "big target." This committee marshals funds because "someone will come along with an asset that this community thinks is important enough to spend all of its money on." Chairperson Hartman advised that the committee was not adverse to the proposal, but pointed out the opportunistic nature of the Open Space Program. Chief Giomi noted that fire suppression funding isn't usually discussed at the advisory committee level. He advised that the Utilities Division paid the match requirement for fuels management projects done on City property. He suggested that "if the City is going to get into the land management business because we feel that we can do it better than the federal government, then we have to consider all of the things that they've considered. This is just a piece of that."

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Member Scott advised that the committee had already recognized the importance of allocating an increasing portion of the Open Space Program budget to management. He expressed the opinion that this was a commitment needed and wanted by the community which will mean purchasing less land and managing more. Chairperson Hartman advised that the committee fully understands “the only people that ever pay are the local people.” Chief Giomi discussed the importance of demonstrating the City can be a good steward of the land. He suggested it is unfair to the citizens to require fuels management on private property when the City has not been able to conduct fuels management on its property. He expressed appreciation for the committee’s acknowledgment of the importance of the City being a good steward of the land. Chairperson Hartman noted that the Open Space Program had been a part of the response to the Waterfall Fire.

(6:48:40) U.S. Forest Service District Ranger Gary Schiff provided background information on discussions with Mr. Guzman, which took place several years ago, regarding land ownership patterns that make sense. He discussed the USFS policy of “no loss in the value of the federal estate.” He reviewed USFS involvement in Waterfall Fire rehabilitation efforts, discussed fuel treatments done in the area of Lakeview prior to the Waterfall Fire, described “cooperative models” in Douglas and Washoe Counties, clarified perceptions regarding USFS project planning, and discussed impacts to Southern Nevada Public Lands Management Act (“SNPLMA”) funding allocations as a result of the White Pine County federal lands bill. Mr. Schiff advised of having begun work with Douglas County representatives on their federal lands bill in 1999. He noted that legislation “can take some time and what it looks like ... at the end may be the same or it may be different.” He offered that “in the interim and beyond,” the USFS wants to work together with the City.

Member Scott thanked Mr. Schiff for his attendance and presentation. He advised that the committee had been active in presentations on the USFS Clear Creek / Kings Canyon plan. He inquired as to whether SNPLMA funding could be used to extend that planning process. He suggested that similar planning for the watersheds of Ash and Vicee Canyons and up to Lakeview would be extremely helpful from the City’s perspective. In response to a question, Mr. Schiff advised of having spoken with USFS Deputy Forest Supervisor Stephanie Phillips about developing a strategy for fuels projects and the accompanying NEPA processes. He further advised that the Clear Creek project is scheduled for implementation next year. There is nothing “on the books” for the areas described by Member Scott. Mr. Schiff suggested utilizing available funding to “help us all plan together in that area.”

Chairperson Hartman expressed frustration over realizing how quickly the USFS was able to get a sheep grazing project accomplished in Washoe County when it took years to get it done in Carson City. He expressed understanding for the federal processes, and advised it is this issue which causes the greatest concern. He suggested there was no reason, from the City’s point of view, for the USFS inability to act quickly in an emergency, post-fire situation to remove trees when the City was able to move quickly on private lands. He expressed concern over the USFS constraints which translate to time lines that impact everyone. He noted the political interest in the Lake Tahoe basin, and that the City is “a small player in a very large forest” when SNPLMA funding starts being allocated for fuels management projects. Mr. Schiff apologized for the length of time it took to get sheep back on C-Hill. In terms of the timber, he advised of places in and around Lakeview where the USFS has trees down and where neighbors are requesting trees to be removed on Carson City open space land. He admitted that the federal processes take

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longer, and advised that USFS staff works “as expeditiously as we can.” He agreed that Chairperson Hartman’s concerns are valid, and advised “we will work through them as best we can.” He suggested there is most likely a better land ownership pattern that makes more sense for the City and the USFS.

Member Scott noted more varied ownerships north of Kings Canyon, and suggested this as an invitation for the City, with other private land owners and with the USFS, to be working together on watershed review, analysis, and planning. He noted the commitment to management, and discussed the importance of managing on the basis of resources, watershed, etc. He expressed an interest in joint planning and management in order to implement pieces of an overall plan. He expressed the hope that the federal lands bill process could be used as an opportunity to start moving forward with more resource consideration, more planning, and more implementation. Mr. Schiff committed to designating this as one of the priority projects in consideration of SNPLMA or other funding.

Chairperson Hartman discussed one of the post-Waterfall problems that a lot of the “early priority, good water went right down Washington Street” because of the high turbidity and sediment. He emphasized the importance of the watershed component for the community. He reiterated the importance of working together with the USFS. Mr. Schiff suggested working together on management agreements. In reference to an earlier comment, Member Riedl suggested designating objectives for the federal lands bill and using them as a test of reasonableness.

(7:13:23) USFS Capital City Coordinator Tom Baker discussed the significance of USFS involvement in the biomass study. He provided background information on funding provided by the USFS for the study, and the subsequent project. He discussed results of the fuels management project on the west side of town, and thanked the City Fire Department for applying for the grants. He referred to 3500 homes lost in southern California fires several years ago. He expressed the opinion there has been a good spirit of cooperation between local, state, and federal agencies, and that it needs to continue.

Member Scott acknowledged that biomass is a potential resource with the capability to handle it, and that the facility at the landfill represents a multi-agency cooperative effort. In reference to earlier comments regarding planning, he commented that “none of us has enough resources to do what really might be the best.” Combining resources and working together on a common plan will be the most efficient. Mr. Schiff discussed challenges associated with steep slopes. Chairperson Hartman thanked Mr. Schiff and Mr. Baker, and called for additional public comment.

(7:20:30) Jim Carfield, of the Defensible Space Agency, provided background information on his business. He discussed the importance of retaining topsoil in light of increasing development. He advised he had served as a Department of the Interior Wild Land Fire Suppression Specialist for 22 years. He discussed his methods for establishing defensible space. He discussed the importance of environmental and ecological mitigation in fuels management projects, and offered his assistance to the City. Member Scott requested Mr. Carfield to provide his contact information to staff. Chairperson Hartman thanked Mr. Carfield for his attendance and comments.

Chairperson Hartman called for additional public comment and, when none was forthcoming, entertained a motion. **Member Riedl moved to recommend to the Board of Supervisors the inclusion of 400 acres encompassing the Borda Meadow to be transferred through the Carson City federal lands bill from the U.S. Forest Service to Carson City and, further, for staff to work on a resource management plan**

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that includes fire suppression funding, potentially from open space and other City resources. Member Scott seconded the motion. Member Perock commented on the discussion regarding fire suppression, and expressed support for the motion. Chairperson Hartman referred to previous discussions and discussions at this meeting with regard to considering the most sensible land ownership patterns. He called for a vote on the pending motion; **motion carried 5-0**. He thanked Mr. Schiff, Mr. Baker, and Chief Giomi.

3-C. STATUS REPORT AND DISCUSSION ONLY REGARDING THE HORSE CREEK RANCH CONSERVATION EASEMENT FOR PROPERTY LOCATED TWO MILES WEST OF THE PAVED TERMINUS OF KINGS CANYON ROAD, APN 007-051-78 (7:41:05) - Mr. Guzman distributed, to the committee members and staff, an updated draft conservation easement, and requested them to review the same. He advised that the document would be agendized for discussion and action at a future meeting. He referred to the December 7, 2006 letter from the Schulz family members which was included in the agenda materials. He advised of having received an additional letter from another member of the Schulz family, requesting the City to stop the Horse Creek Ranch conservation easement process. He will review and discuss the correspondence with counsel, formulate a response, and copy the committee members. Mr. Guzman advised that Division of State Lands staff has been working to revise the deed and the funding agreement. Language regarding the eminent domain clause is in the process of being revised. Chairperson Hartman noted areas of the revised draft conservation easement to which the committee members should pay close attention. He requested them to provide comments as soon as possible.

(7:45:12) Attorney Jennifer Mahe, of the Allison, MacKenzie law firm, advised of representing some members of the Schulz family who own the Woods Ranch. She introduced Julie Schulz and advised she would be reading a prepared statement.

(7:45:46) Julie Schulz introduced herself for the record, provided descriptive information on the Woods Ranch, and read a prepared statement into the record. Her statement included historic information on the Woods Ranch and the Horse Creek Ranch. She advised that access to Horse Creek Ranch has historically been through Kings Canyon although revocable verbal permission has been given to cross Schulz property to access the Horse Creek Ranch. She expressed the hope that, prior to approving funding for the Horse Creek Ranch project, a final plan would be submitted accompanied by an environmental impact statement and appropriate use permits. Member Scott expressed an interest in Ms. Schulz's specific concerns. Ms. Mahe advised that the purpose of Ms. Schulz's statement was to make an appearance on the record. Ms. Schulz advised that the purpose in attending the meeting was to get information on the project status. Chairperson Hartman suggested contacting Mr. Guzman for specific project information. Ms. Schulz requested a copy of the revised draft conservation easement, and Mr. Guzman agreed to provide it.

Chairperson Hartman called for public comment; however, none was forthcoming. Member Scott referred to the Schulz's letter included in the agenda materials, and advised that information is available for follow up. Chairperson Hartman recessed the meeting at 7:50 p.m. and reconvened at 8:00 p.m.

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3-D. ACTION TO AUTHORIZE THE OPEN SPACE MANAGER TO ENTER INTO NEGOTIATIONS WITH MARTIN BAUER, OF PRUDENTIAL NEVADA REALTY, IN ORDER TO DETERMINE THE FEASIBILITY OF A CONSERVATION TRANSACTION SUCH AS, BUT NOT LIMITED TO, PURCHASE, EXCHANGE, OR CONSERVATION EASEMENT FOR APN 10-582-01, CONSISTING OF 2.47 ACRES AND LOCATED ON THE CARSON RIVER WEST OF DEER RUN ROAD (8:01:15) - Ms. Bollinger pointed out the subject property on a displayed map, reviewed the staff report, and narrated pertinent slides. In response to a question, Mr. Guzman advised that the Carson River Advisory Committee had not yet provided any comment on the property. In response to a question, Ms. Bollinger oriented the committee members to the property, as depicted on the Google picture included in the agenda materials. She advised that the subject parcel doesn't include the irrigated area to the south. Mr. Guzman provided additional descriptive information in conjunction with displayed slides, and discussion followed regarding the value of the property to the Open Space Program. Vice Chairperson Jacquet discussed his experience in working on other western river systems, and the opportunity represented by the property to protect the flood plain along the River in consideration of future restoration. In response to a question, Ms. Bollinger advised of not having seen any noxious weeds during her visit to the property. She acknowledged that the parcel is surrounded on three sides by private property. In response to a further question, she advised that the parcel is currently zoned for agriculture. Member Scott expressed an interest in hearing input from the Carson River Advisory Committee. Chairperson Hartman called for public comment.

(8:10:30) Jenny Scanland, a private land owner who lives upstream from the subject property, advised that the subject property is at about the same elevation as her property. She further advised that the property has "a real high potential for restoration of a cottonwood gallery." She provided historic information on the property and confirmed it used to be irrigated. She acknowledged the small size of the parcel, but noted its importance to connectivity.

Mr. Guzman narrated additional slides and invited Realtor Martin Bauer to the meeting table. (8:12:05) Mr. Bauer advised that a barrier wall had been constructed on an adjacent property, and expressed concern over potential flood issues. In response to a question, he advised that the property is listed for \$120,000. Member Perock advised that the Open Space Program is restricted to acquiring property based on appraised fair market value. Mr. Bauer advised of the property owner's interest in trading the property. In response to a question, Mr. Guzman advised of parcels which may be available for trade. Chairperson Hartman agreed with an earlier suggestion to receive input from the Carson River Advisory Committee.

Member Riedl referred to the Prioritizing Factors Table included in the agenda materials, and inquired as to other avenues, besides outright purchase, to accomplish river restoration. Mr. Guzman advised of possible funding to enhance the riparian corridor particularly along the shore. **Member Perock moved to postpone action until such time as the Carson River Advisory Committee provides an opinion. Member Scott seconded the motion**, and expressed a willingness to consider various possibilities. He agreed with Vice Chairperson Jacquet regarding the restoration potential of the property. Mr. Guzman requested the committee to restate the motion to authorize the Open Space Manager to enter into negotiations once the Carson River Advisory Committee provides input. Mr. Bauer advised that the property was only recently put on the market and that sale would take a while. In light of the committee's interest, he offered to alert Mr. Guzman of any other interested party. **Member Perock rescinded his motion, and moved to authorize the Open Space Manager to enter into negotiations with Martin Bauer, of Prudential Nevada Realty, in order to determine the feasibility of a conservation**

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transaction such as, but not limited to, purchase, exchange, or conservation easement for APN 10-582-01, consisting of 2.47 acres located on the Carson River west of Deer Run Road, with the condition that it receives approval from the Carson River Advisory Committee. Member Scott seconded the motion. Ms. Bollinger offered to visit the property with any interested committee member. Member Perock requested staff to talk with the chair of the Carson River Advisory Committee. Chairperson Hartman requested staff to provide a time line. Member Scott suggested making note of an obstacle to the flood plain and determining its potential hazard to other property owners. Chairperson Hartman called for additional comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 5-0.**

3-E. ACTION TO AUTHORIZE THE OPEN SPACE MANAGER TO ENTER INTO NEGOTIATIONS IN ORDER TO DETERMINE THE FEASIBILITY OF A CONSERVATION TRANSACTION SUCH AS, BUT NOT LIMITED TO, PURCHASE, EXCHANGE, OR CONSERVATION EASEMENT FOR THE STEIDLEY PROPERTY, CONSISTING OF 137 ACRES AND LOCATED AT THE WEST TERMINUS OF CLEAR CREEK ROAD AND HIGHWAY 50 WEST, APN 007-031-29 (8:21:34) - Ms. Bollinger oriented the committee members to the subject property using a displayed map, reviewed the staff report and the Open Space Evaluation Form, and narrated pertinent slides. She acknowledged the USFS consideration for purchase of the property earlier in the year, but advised that their offer had been rejected. In response to a question, Mr. Guzman advised that the USFS offer was just below \$5,000 per acre. An appraisal was conducted approximately two years ago. Since that time, the underpass approximately a quarter mile to the east has been nearly completed. Chairperson Hartman noted the property is only visible from major roads. In response to a comment, Ms. Bollinger offered to visit the property with any interested committee member. Member Scott expressed an interest in hearing from the owner or his agent.

(8:26:57) Dwayne Steidley, property owner, advised of a meeting with NDOT representatives scheduled for December 27th. City Planning Division staff has indicated a requirement for a secondary fire access onto Highway 50 prior to any subdivision of the property. Primary access is Clear Creek Road, through the USFS property. Mr. Steidley advised of the intent to develop the property.

Ms. Bollinger acknowledged the property is surrounded by USFS property with Highway 50 in between. In response to an earlier question, Mr. Steidley provided background information on previous negotiations with the USFS. In response to a further question, he advised the listing price is currently \$1.2 million. He discussed a biological and habitat study conducted by the USFS pursuant to SNPLMA requirements. He acknowledged that the highway crosses the northeast corner of the parcel; the south side is the larger portion. In response to a further question, he advised of no requirement for accessing the northern parcel. Only the southern portion is proposed for development. Chairperson Hartman thanked Mr. Steidley for his attendance.

Chairperson Hartman called for public comment and, when none was forthcoming, entertained a motion. Member Scott noted the owner's interest in utilizing improvements afforded by the underpass to potentially increase the value of the property. He expressed concern over a continuing difference of opinion between appraisal and the property owner's interests. He advised of an inclination to pass on the offer. Member Perock expressed the understanding that the underpass will primarily be used to access development on the lower meadow. He inquired as to the possibility of an agreement between the property developers to support the subject development. Discussion followed regarding access. In response to a question, Mr.

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Guzman advised the parcel had not been identified on the open space priority list because the USFS was in the process of acquiring it. He noted that the asking price is in general alignment with the values established for Horse Creek. Appraisal would need to include the potential value of development. Mr. Guzman advised that the property has a watershed value. With regard to scenic value, he noted the property is more visible from Douglas County than from Carson City.

In response to a question, Mr. Steidley advised of no problem with updating the existing appraisal. He advised of not being able to “put everything on hold waiting for government decisions.” Vice Chairperson Jacquet expressed an inclination to authorize Mr. Guzman to continue a dialogue and work on the project, together with Ms. Bollinger. He expressed the opinion that the Highway 50 corridor is visually important, and that the subject property could be considered a gateway into Carson City from the Lake Tahoe area. **Vice Chairperson Jacquet moved to authorize the Open Space Manager to enter into negotiations on this property and see where it goes.** In response to a question, Mr. Guzman advised that the Nevada Land Conservancy had not expressed any interest in the property because of the previous involvement of the USFS. He expressed the belief that negotiations will be time well spent on the part of staff. (8:40:21) In reference to the earlier presentation by Nevada Land Conservancy representatives, Mr. Steidley noted a potential to work together if there is interest on the part of the Nevada Land Conservancy. Member Perock requested Vice Chairperson Jacquet to amend his motion to include the involvement of a non-profit agency, such as the Nevada Land Conservancy. **Vice Chairperson Jacquet amended his motion to request the Open Space Manager to work closely with other land trusts and non-profits in reducing costs and exposure, but to continue negotiating with Mr. Steidley. Member Perock seconded the motion.** Member Riedl expressed support for the motion with the comment that the parcel is divided and influenced heavily by the highway. Testimony from the land owner indicates he is pursuing development. With that, Member Riedl expressed uncertainty as to the value of the parcel to the Open Space Program. He expressed the hope there would be more interest in selling the property for the values indicated in the staff report. He reiterated support for continued negotiations. Chairperson Hartman called for a vote on the pending motion; **motion carried 5-0.**

3-F. ACTION TO AUTHORIZE THE OPEN SPACE MANAGER TO PURSUE A NATURAL RESOURCE / TRAILS COORDINATION FULL-TIME POSITION PAID BY OPEN SPACE FUNDS - Withdrawn.

3-G. ACTION TO CONSIDER THE ADOPTION OF BYLAWS TO PROVIDE GENERAL RULES FOR THE FUNCTIONING OF THE OPEN SPACE ADVISORY COMMITTEE (8:44:20) - Mr. Guzman provided background information on this item, and referred to the draft bylaws included in the agenda materials. Discussion followed, and Chairperson Hartman advised he would provide written comments.

3-H. STATUS REPORT AND DISCUSSION ONLY REGARDING THE DEMOLITION OF THE SWAFFORD CABIN LOCATED APPROXIMATELY 1 ½ MILES EAST OF THE PAVED TERMINUS OF KINGS CANYON ROAD, APN 007-061-41 (8:51:07) - Mr. Guzman reviewed the staff report. He acknowledged that the road will be blocked by the USFS.

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4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (8:52:58) - Mr. Guzman reviewed the "FYI" items included in the agenda materials.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION - None.

5. FUTURE AGENDA ITEMS (8:54:35) - Chairperson Hartman expressed an interest in meeting with Mr. Moellendorf to discuss differences between active and passive recreation.

6. ACTION ON ADJOURNMENT (8:55:21) - Member Riedl moved to the adjourn the meeting at 8:55 p.m. Member Scott seconded the motion. Motion carried 5-0.

The Minutes of the December 18, 2006 Carson City Open Space Advisory Committee meeting are so approved this 22nd day of January, 2007.

STEPHEN D. HARTMAN, Chair