

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the March 28, 2005 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, March 28, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Laura Bird
Michael Fischer
Wayne Perock
Howard Riedl
Bruce Scott

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space Manager
Vern Krahn, Park Planner
Laura Beckerdite, Administrative Assistant
Lee Plemel, Principal Planner
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office, and is available for review during regular business hours.

CALL TO ORDER AND ROLL CALL (1-0007) - Chairperson Hartman called the meeting to order at 6:05 p.m. A quorum was present. Vice Chairperson Jacquet was absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0014) - None.

1. **ACTION ON APPROVAL OF MINUTES (1-0017)** - None.

2. **CHANGES TO THE AGENDA (1-0020)** - None.

3. **AGENDA ITEMS:**

3-A. ADOPTION OF AN OPEN SPACE ADVISORY COMMITTEE RESOLUTION EXPRESSING GRATITUDE TO MARGARET ROBINSON FOR HER SERVICE TO CARSON CITY (1-0022) - Member Fischer moved to approve the resolution. Member Scott seconded the motion, and expressed appreciation for the humor included in the resolution. Chairperson Hartman called for a vote on the pending motion; **motion carried 6-0**. Mr. Guzman acknowledged he would obtain the necessary signatures and have the resolution framed for presentation to Ms. Robinson.

3-B. APPROVAL OF AN EAGLE SCOUT PROJECT BY MIKE OTTERSTROM IN ORDER TO FULFILL HIS ADVANCEMENT TO EAGLE SCOUT, CALLING FOR THE PLANTING OF 1,000 JEFFREY PINES ON CARSON CITY PROPERTY LOCATED SOUTH OF LAKEVIEW DRIVE, APN 7-091-49 (1-0030) - Mr. Guzman introduced this item, and invited Mr. Otterstrom to the meeting table. Mr. Otterstrom reviewed his project to plant Jeffrey pines on a 50-acre parcel, owned by Carson City Utilities, which borders the Timberline and Lakeview subdivisions. In response to a question, Mr. Otterstrom advised that he is working with Mr. Guzman and NDF Forester John

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Christopherson. NDF is donating the seedlings. Mr. Guzman advised that Mr. Christopherson has also been supervising the timber salvage, and will ensure that the helicopter operations are coordinated with the planting project. In response to a question, Mr. Otterstrom advised that the project will be scheduled for either April 16 or April 23 depending upon the weather. He acknowledged that the community is invited to participate, and advised that any help would be most appreciated. In response to a question, Mr. Otterstrom anticipated approximately 80 volunteers, but hoped for more than 100. The volunteers will include other Boy Scouts, people from Mr. Otterstrom's church and from the surrounding neighborhoods. In response to an additional question, Mr. Otterstrom advised that the trees are 2-year sprouts, ranging from 2.5' to 3' tall. Gas-powered augers will be available for digging the holes. In response to a question, Mr. Otterstrom advised of plans to post flyers throughout his neighborhood and to request publicity of the project through the local media. Mr. Guzman and Mr. Moellendorf acknowledged that the Parks Department would generate a public service announcement. In response to a question regarding how to accommodate assembling the volunteers, Mr. Otterstrom accepted Mr. Krahn's assistance. **Member Fischer moved to approve the project. Member Scott seconded the motion. Motion carried 6-0.** Chairperson Hartman and the Committee members thanked Mr. Otterstrom for undertaking the project.

3-C. REVIEW AND ACTION TO MAKE RECOMMENDATIONS TO THE MASTER PLAN STEERING COMMITTEE REGARDING THE LAND USE PLAN SCENARIOS (1-0141) - Mr. Guzman provided a brief overview of the staff report. Mr. Plemel introduced himself for the record, and provided background information on his role in the master planning process. He advised of having reviewed the Open Space Master Plan element through the citywide master planning process, and noted the established open space priorities which should be considered through the process. He further advised that, as the process moves forward and a preferred land use plan is narrowed down, permutations of the plan will be presented to this and other advisory committees in a more focused manner.

Mr. Plemel acknowledged that the context of neighboring counties' boundaries have been taken into consideration as part of the land use alternatives. Member Scott noted that some of the proposed land use scenarios have more of an open space impact. He suggested that open space, trails, and parks are all elements for economic consideration and tourism. He expressed the opinion that site specific details should be considered early because of the small geographic area. He looks forward to additional opportunities to discuss the master plan and to offer comments and suggestions from the open space perspective. He noted that scenario 3 has more general conflicts with the Open Space Master Plan element than the other two scenarios. He reiterated that parks, linkages, trails, etc. will be important to consider during the planning process and in consideration of the City's overall economic development. He discussed the importance of being creative in considering mixed use, downtown elements to provide density and economic diversity. He commented that Carson City will need to continue to respond to growth while retaining the elements which the community has deemed important to its quality of life.

Member Perock inquired as to how the V&T Railroad terminus will tie into the master plan. Mr. Plemel referred to the V&T corridor on one of the displayed maps, and advised that the Board of Supervisors designated protection of the corridor as a goal for the upcoming year. The proposed alignment should be shown on all forthcoming master plan maps, together with a designation of the relationship between the surrounding land uses. Mr. Plemel advised that the group responsible for construction will be submitting the project to the bid process in the spring / summer 2005, a component of which will be a site selection process for the terminus. Member Perock noted that maintaining open space and the viewshed will enhance the V&T experience. Chairperson Hartman agreed, and discussed the importance of tying in funding

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sources. Mr. Plemel noted that the V&T corridor has the advantage of going through BLM property and, thus, the City will be able to make decisions as to long-range uses such as continued open space. Member Perock commented that concerns include the new railroad station but also the route to get to the station. Depending upon what is allowed, the experience could be diminished before even boarding the train.

In response to a question, Mr. Plemel provided background information on the auto row concept and the South Carson Street redevelopment area. He advised that South Carson Street is a specific area for corridor study to show what it could look like under various development scenarios. Member Bird referred to Member Scott's earlier comments that Scenario 3 is incompatible with the mission and goals of the Open Space Program. She inquired of Mr. Plemel as to articulation between Scenario 1 and Scenario 2. Mr. Plemel explained that the shapes depicted on the displayed maps represented a compact development form.

Member Scott expressed the hope that the master plan will become a way to improve a capital city that needs more aesthetics, better execution, better ideas in melding things, and an opportunity to really upgrade the community. The route referred to by Member Perock as people drive to the V&T station is one aspect. Member Scott expressed a preference that these things be considered "with both carrots and sticks," to give people an idea of what's expected, what can be done to improve, and to show them how to be a part. He discussed the importance of giving incentives to do the right thing as opposed to being kept from doing certain things by competition that doesn't have to do the same thing.

Chairperson Hartman expressed a preference for carrots rather than sticks. He agreed with Member Scott's comments that there are those who don't have the competitive disadvantages, and "we end up with the resulting mess." He suggested that part of achieving open space for Scenario 3 is considering transfers of development rights ("TDR"), considering densities for the downtown area while still maintaining the downtown. He further suggested that providing for parking would create an environment in which business owners could be successful. He expressed the opinion that shifting densities by creating carrots will maintain open space and still provide advantages. He suggested that the City is fast approaching the inventory levels in which TDRs have been hugely successful. There is much in the downtown area which could benefit from some form of increased density. Chairperson Hartman discussed the importance of addressing affordable housing in the community. He noted that the community goals must be accomplished while maintaining open space. He acknowledged that it is not an easy task, and expressed the opinion that Scenario 3 is not a consideration.

Member Riedl expressed agreement that Scenario 3 is not workable from an open space perspective. He suggested that Scenario 1 may be considered the better of the three, and that Scenario 2 may be considered a compromise. He inquired as to how Scenario 2 could really work for parks and recreation, and whether Carson City is large enough to have so many activity centers. Mr. Krahn advised that staff and the consultants are working to consider the impacts of each scenario to parks and recreation. Each scenario would have a different impact on the community and the Parks and Recreation Department will have to respond accordingly. For example, compact urban growth may generate more connectivity throughout the community. The mixed-use activity scenario may require the trail system to be focused on accessing each node individually. Mr. Krahn didn't consider Scenario 2 as a compromise, but another alternative. He suggested the activity nodes may require incorporation of smaller parks. The urban expansion scenario may require the traditional approach of 3-5 acre parks.

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Chairperson Hartman advised that, based on the comments received, the Open Space Program direction is still focused on the three priorities previously identified by the community: the River, the viewshed and irrigated ground. He suggested that the Committee may want to determine these are still the community's priorities. In response to a question, Mr. Plemel advised that a workshop is planned for the first part of May. The three scenarios will be further refined with more specificity in some areas which could possibly change in order to receive more detailed feedback. Staff will then return to the advisory committees, the Planning Commission, and the Board of Supervisors for further direction based on the public comments received. Additional meetings will follow as the preferred land use plan is refined.

Chairperson Hartman noted the difficulty in providing comment without much specificity in the scenarios. He suggested that projects such as the V&T may provide the specificity. Member Perock noted that each scenario requires increased expansion and infrastructure. He expressed the opinion that the City will have difficulty funding expansion and rehabilitation of existing infrastructure, such as water and sewer. He noted that Scenario 3 calls for a large expansion, and expressed concern that this will impact the City's limited water resources, that neighborhoods will be impacted by additional power substations, etc. He inquired as to the nature of the public comment received to date, whether the public seems to accept the process, and whether there has been any indication as to preferred scenarios. Mr. Plemel acknowledged that infrastructure expansion is certainly an issue to be considered in terms of each scenario. He noted that Scenario 3 requires lengthening of infrastructure, including roads, water and sewer lines, etc. He suggested there may be implications with downtown infill and whether the existing infrastructure will be adequate. He advised that staff and the consultants are working with Sierra Pacific Power Company, which is in the process of developing an electric master plan concurrent with the City's land use master plan. SPPC representatives will attempt to educate the public as they respond to electrical demand, which is growing at a faster rate than the City's population.

Mr. Plemel advised that staff has received positive feedback with regard to the public meeting process. The goal is to continue making clear presentations of plans, alternatives, and options, and providing opportunity for feedback. Mr. Plemel expressed the opinion that the comments received from this Committee were concurrent with the public's general perception. There are opposing views, such as taking every bit of public land and transferring it to private ownership. Mr. Plemel advised of the need for a policy decision at some point. Mr. Krahn relayed comments with regard to maintaining the agricultural lands and the valley floor, and utilizing the hillsides for development.

Member Fischer inquired as to the point in a development project at which parks are planned. Mr. Krahn explained that the best time is to start from the beginning so the park is part of the whole land use concept for the development. He discussed the Schulz Ranch development, as an example. He advised that the Long Ranch Estates, Silver Oak, and Northridge subdivisions were developed in relationship to parks and open space amenities.

Member Scott expressed the opinion that Eagle Valley is finite enough to be able to consider the needs for trails, parks, open space, and not necessarily have to wait until a subdivision is proposed to determine the need for a park or some other amenity. He suggested considering "what would make sense where," such as trail linkages, park sites, drainages, etc., and considering development rights, allow higher densities where parks are relatively close, have those people purchase credits somewhere else in exchange for the higher density, and apply the credits toward developing the open space or parks or linkages that physically should be where they make the most sense. He commented that considering the concept of development

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rights in order to get densities and locations right, from a planning standpoint, may be an avenue to allow for the accompanying financial exchange. He noted, from an economic development standpoint, one of the best potentials is related to the hospital and medical area, working in a more comprehensive approach to planning than just the properties owned by Carson-Tahoe Hospital. Coordinating what happens with the existing facilities is important as well.

In response to an earlier question regarding too many activity centers, Mr. Plemel explained there may be one regional activity center that is larger than the others, but they don't all necessarily have to serve the entire community. He acknowledged that the activity centers will be more clearly defined at a later point in time. Member Perock noted that some of the activity centers are at major intersections. He described the city center concept in Las Vegas, which makes sense as far as reducing vehicle traffic.

Member Bird noted that Scenario 2 seems to represent a more complex planning level, considering focal points or nodes with a different set of development guidelines for certain areas that may be identified based on some of those things which are yet to materialize, such as the V&T or the auto mall. Mr. Plemel acknowledged this was a fair observation. Mr. Guzman commented that Scenario 2 is more intrusive into the open market than the other two scenarios. He noted another interesting aspect in that both Scenarios 2 and 3 are the only ones which propose to go into what is traditionally considered the open space areas surrounding the City's development. Scenario 2 proposes to consider growing into federally owned lands; Scenario 1 is more concentrated on what is presently designated.

Mr. Guzman advised that the V&T will preclude pedestrian and vehicular traffic along the train line as it is presently known. One of the opportunities for open space is how to provide for pedestrian traffic within the corridor to co-exist with the train and enjoyment of the River. In reference to a previous comment, Mr. Guzman commented that infrastructure, such as roadways, require adjacent development in order to fund construction and future maintenance. He commented that creating a community outside the core "means the areas between the two are doomed to be developed." He encouraged the Committee members to consider this in light of the three scenarios. Creating a core that is more solid with surrounding sporadic development will be accomplished with Scenarios 1 and 2. He challenged the Committee members to express specific comments with regard to "what's wrong with Scenario 3."

Chairperson Hartman commented that Mr. Guzman's land planning point of view was not shared by all planners. He expressed the opinion that the input received is Scenario 3 will get into the viewsheds and into the three open space priorities previously designated by the community. In response to a question, Mr. Krahn advised that the Parks and Recreation Commission has been working with staff and the consultants to develop a public survey. Mr. Plemel included several general land use questions, which Mr. Krahn reviewed.

Member Fischer expressed the opinion that the community is in the process of deciding what kind of town it wants to be. He commented that "we've got a long way to go," if the intent is to model this capital city after other capital cities. He suggested that the real question to be answered by the community is how rural to remain. Mr. Krahn advised of comments received regarding the use of open, undeveloped parcels on the valley floor or the hillsides which have taken pressure off of the Parks and Recreation Department. He noted that eventually these parcels will be developed, and that Parks and Recreation Department staff is

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concerned about staying ahead of the curve. He suggested that some of these properties may serve as park space or open space linkages. Chairperson Hartman agreed that these parcels do alleviate pressure on parks and recreation facilities.

Mr. Guzman agreed with earlier comments by Member Scott that there are elements which traditionally are not addressed as part of a master planning process that perhaps should be. He agreed that perhaps major thoroughfares and roads should be planned so that the City, rather than private developers, have more input into where large developments should be located throughout the community. The question is how specific should a master plan be in order to be successful. Member Scott expressed the opinion that the master plan should be very specific because there is no second chance. The focus should be on a good plan which can be executed to create benefit. Member Fischer agreed, and commented that master plans seem to get done fairly quickly. He suggested ensuring that enough input is received over a sufficient period of time so that the final master plan rules and regulations hold true. Mr. Guzman commented that master plans used to be considered policy documents. More and more, however, it is good to have enough specificity included that "it relates," such as the Open Space Master Plan element. As a policy document, a master plan should be specific enough to provide realistic information rather than just broad generalizations and statements. Chairperson Hartman commented that the photographs included in the master plan need to correspond with the language, and that carrots are needed to accomplish that which is depicted in the photographs. Mr. Krahn agreed that a specific plan will be better for the community, particularly from a parks and recreation perspective.

Mr. Guzman requested the Committee members to consider each scenario and how it relates to possible development of a lands bill. He discussed the benefits of a lands bill, and Chairperson Hartman noted that the Recreation and Public Purpose process allows for construction of parks and public infrastructure. **Member Fischer moved to continue this item until the next meeting. Member Bird seconded the motion. Motion carried 6-0.** Chairperson Hartman thanked Mr. Plemel and Mr. Krahn for their presentation.

3-D. STATUS REPORT REGARDING TIMBER SALVAGE OPERATIONS AT THE WATERFALL FIRE (1-1110) - Mr. Guzman advised that approximately 12 trucks loaded with timber have departed the Waterfall salvage sites. The helicopters are scheduled to begin March 31st or April 1st. Nearly all the heliports are completed, and most of the access routes have been established. The loggers have estimated approximately two more weeks of work, and the helicopter portion will take approximately three weeks. The City's portion of the salvage operation will then be completed and the U.S. Forest Service will begin their portion of the project. Mr. Guzman advised that the City has entered into a contract with Karen Joost for truck access outside the Wellington Crescent subdivision. A new road has been constructed in the Lakeview area in order to avoid water lines which were too close to the surface. It will later be revegetated. Mr. Guzman advised that the Nevada Division of Forestry reseeded project took place, and that there was quite a bit of new growth on the hillside when he visited approximately two weeks ago.

In response to a question, Mr. Guzman advised that the recent high winds, rain, and snow slowed down the loggers considerably. In addition, some of the burned timber fell as a result of the high winds. Mr. Guzman noted this emphasizes the importance of the public staying out of the area until the timber salvage operations are completed. In response to a question, he advised that the public has been pretty good about staying away.

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Mr. Guzman responded to questions regarding a lawsuit filed in Sacramento which has to do with old growth trees and owl habitat. He advised that the lawsuit has no affect on the USFS operations in this area, and that the appeal period has ended. In response to a further question, Mr. Guzman advised that the Nevada Division of Forestry has completed the drill seeding operation. He requested the Committee members to advise him of specific areas of concern. Member Scott noted the area between Curry Street over the top of C-Hill and above Terrace. In response to a comment, Mr. Guzman advised that the drill seeded areas included north of C-Hill, all the way to Ash and Vicee Canyons.

In response to a question, Mr. Guzman advised that Lakeview Road which takes off out of the Lakeview 40-acre park is closed, as is Ash Canyon Road. Kings Canyon Road was opened by the USFS but will be shortly closed again to accommodate the logging operations. C-Hill is also open with designated routes for both pedestrian and vehicular traffic.

3-E. STATUS REPORT REGARDING THE HORSE CREEK RANCH ACQUISITION (1-1234) - Mr. Guzman advised that the purchase transaction has taken longer than anticipated because of lot line configurations. He has discussed with Mr. Fagan the possibility of advancing funds toward completing the transaction and then finalizing the transaction at a later date. This will provide more time for the Division of State Lands to announce the Question #1 grant awards. Mr. Guzman advised that Chairperson Hartman has been assisting, and suggested proceeding with purchase of a portion of the land north of Kings Canyon Road. Mr. Guzman advised there are approximately nine separate transactions with the Schulzes to adjust the lot lines, which is taking time to complete. Chairperson Hartman anticipates an arrangement will be entered into to extend the close of escrow. Member Scott supported whatever needs to be done on the escrow closure, but reminded the Committee and staff that Mr. Fagan was very patient and “we need to do something to get him some partial payment.”

3-F. STATUS REPORT REGARDING APPLICATIONS FOR STATE BOND QUESTION #1, ROUNDS 1 AND 2 (1-1289) - Mr. Guzman advised that the City has been awarded funding toward the Bently property, and toward purchase of the Bulin-Hollingsworth property. He advised that the Bulin-Hollingsworth transaction will most likely not take place because there is no willing seller. With regard to the Hutchison property, Mr. Guzman advised that the appraiser will begin once the snow melts. This will be the next transaction submitted to the Committee. He further advised that the Horse Creek Ranch conservation easement is proceeding, with the assistance of Chairperson Hartman and Mr. Fagan. He anticipates it will be completed this summer.

With regard to round 2 projects, Mr. Guzman advised that the Masonic Lodge, the Joost property, and the fee title purchase of Horse Creek Ranch were submitted. He advised of discussions with Question #1 staff regarding a category of funding entitled “urban forestry.” It seems that the Joost property and the Masonic Lodge property fit the definition of urban forestry fairly well, and the chances of getting funded would increase if these properties were termed this way. He is looking into writing a letter, and advised that it will be a high priority to finish these transactions within the next few months and decide which ones can move forward.

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Member Scott inquired as to the status with regard to potential sellers. Mr. Guzman advised that Karen Joost is still a willing seller. The Masonic Lodge property owners have indicated they will consider an offer. Mr. Guzman advised of more pressure toward the Joost transaction because it is key to square away access. In response to a question, Mr. Guzman advised that Karen Joost is willing to donate an easement which would provide direct access to Ash Canyon.

4. NON-ACTION ITEMS:

STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS (1-1386) - Chairperson Hartman advised he will work with Deputy District Attorney Mary-Margaret Madden on the Fagan escrow extension before returning to Washington, D.C. He will be discussing with the Congressional representatives the status of Bernhard and issues relative to a lands bill. He will provide a report at the next meeting.

STATUS REPORTS AND COMMENTS FROM STAFF (1-0135) - Mr. Guzman introduced Administrative Assistant Laura Beckerdite, and provided background information on her responsibilities. (1-1422) Mr. Moellendorf advised of having attended a meeting, together with Mr. Krahn and Development Services Director Andy Burnham, with Senator Reid's staff regarding the lands bill. He provided an overview of the discussion which took place. Mr. Moellendorf referred to the Arbor Day Celebration flyer distributed by Mr. Krahn and invited the Committee members to attend. Mr. Guzman reviewed the "FYI" items included in the agenda materials.

FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS (1-1523) - None.

5. ACTION ON ADJOURNMENT (1-1541) - Member Fischer moved to adjourn the meeting at 7:35 p.m. Member Riedl seconded the motion. Motion carried 6-0.

The Minutes of the March 28, 2005 meeting of the Carson City Open Space Advisory Committee are so approved this 16th day of May, 2005.

STEPHEN D. HARTMAN, Chair