

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the January 27, 2003 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, January 27, 2003 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Dan Jacquet
Michael Fischer
Margaret Robinson
Bruce Scott

STAFF: Steve Kastens, Parks and Recreation Director
Juan Guzman, Open Space Manager
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 and inspection during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF A QUORUM (1-0001) - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present. Member Bird was absent.

B. APPROVAL OF MINUTES - November 18, 2002 and December 16, 2002 (1-0008) - Member Fischer moved to approve the minutes, as written. Member Scott seconded the motion. Motion carried 5-0.

C. PUBLIC COMMENT (1-0031) - None.

D. MODIFICATION OF AGENDA (1-0032) - None.

E. DISCLOSURES (1-0034) - None.

F. PUBLIC MEETING:

F-1. STATUS REPORT REGARDING THE POTENTIAL PURCHASE OF 462 ACRES IN THE VICINITY OF C-HILL OWNED BY STANTON PARK, INC. (1-0035) - Mr. Guzman reviewed the staff report, and referred to the appraisal included in the agenda materials. He advised of a telephone call earlier in the day from Carter Schleicher, who expressed the opinion that Mr. Millard's proposal is a reasonable approach. Mr. Schleicher expressed the understanding that the monthly and annual activities of the muzzle loaders group would be allowed to continue as long as the area remains open. If the property becomes part of the open space program, Mr. Schleicher requested that the program accommodate existing uses of the property. Mr. Guzman advised Mr. Schleicher of Member Bird's request that he develop an outline regarding major expenses associated with maintenance of the property. As soon as more information is available on Mr. Millard's proposal, Mr. Guzman advised that he will develop the outline.

Mr. Guzman acknowledged that Mr. Millard is interested in developing approximately 100 acres and donating 362 acres to the open space program. In response to a further question, Mr. Guzman advised that the property is currently zoned conservation reserve, which is one dwelling unit per twenty acres of land.

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The property Mr. Millard is interested in acquiring is zoned SF21000. Mr. Guzman advised of possible problems associated with development potential, such as flood zone and flood way designations.

Member Scott expressed support for the conceptual approach presented. He noted that, in reviewing the appraisal, there is a certain "softness" as related to legal access which would be less critical for the open space program than for development. He further noted that the open space program invested in the appraisal which could be viewed as a contribution should the proposal go forward jointly.

In response to a question regarding the time table, Mr. Guzman advised that Mr. Millard engaged a consultant to develop a proposal. Revisions were suggested to a very preliminary proposal, and Mr. Guzman anticipated that Mr. Millard would be ready to present a revised proposal within a month. Chairperson Hartman expressed support for Mr. Millard's conceptual approach, and commented that the community and Mr. Millard will end up with a better product using cluster development. Mr. Millard has indicated his idea of development will be "high end," and has acknowledged the importance of public access for open space.

F-2. DISCUSSION ONLY REGARDING THE STATUS OF THE ONE-DAY "CONSERVATION EASEMENT" SEMINAR TO BE SPONSORED BY THE CARSON CITY OPEN SPACE ADVISORY COMMITTEE (1-0182) - Mr. Guzman advised that the seminar date has been scheduled for Friday, March 7th. He described photographs taken earlier in the day and provided to the Committee members, and reviewed the staff report and attachments. He advised that Carter Schleicher has offered to donate funding for the seminar. Chairperson Hartman discussed the possibility of offering CEUs, and discussion took place regarding a registration fee. Vice Chairperson Jacquet advised that he would check into the possibility of the Bureau of Land Management co-sponsoring the seminar. Mr. Guzman acknowledged that invitations will be extended to representatives of neighboring counties as well as to legislators and their staff. He responded to questions and discussion took place regarding anticipated attendance. Chairperson Hartman advised that he and Mr. Guzman will continue working on the seminar details and information packet.

G. FUTURE AGENDA ITEMS AND COMMITTEE MEMBER STATUS REPORTS (1-0362) - Mr. Guzman suggested agendizing further review and discussion of the draft open space ordinance. He anticipates having a proposal from Mr. Millard, and he will provide a progress report on appraisal of the Gilbert property at the next meeting. He referred to a request from Jon Nowlin to agendize the issue of the sale of lands in Douglas County. He discussed a preference to postpone agendizing this matter in order to ensure that the Committee does not preempt the Board of Supervisors. He advised that the Board of Supervisors and Interim City Manager Andy Burnham have been provided Mr. Nowlin's packet of information. He referred to a past request by Vice Chairperson Jacquet to agendize discussion regarding trails, impromptu roads, etc. Now that the summary of discussions held last year at the State Lands Seminar has been published, the next meeting would be an appropriate time to discuss this matter. Mr. Guzman advised of the need to discuss management plans for open space properties in the near future. He requested the active participation of the Committee and the public in development of the management plans. He advised that this may be a recurring agenda item during the next three to four months. He advised that staff has stepped back from the possibility of bonding because of the current status of the economy.

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H. STATUS REPORTS FROM STAFF (1-0427) - Mr. Guzman advised that the Gilbert property purchase was approved by the Board of Supervisors and that the Supervisors were very complimentary of the Committee's efforts. He relayed comments from Supervisor Staub and Mayor Masayko regarding the purchase price. He advised that the Tri-County Group has been growing with the addition of staff from Lyon County and the federal Senators' offices. The Tri-County Group has been reviewing designation of lands for open space, and lands for development which are presently designated by the BLM for mixed use. Vice Chairperson Jacquet advised that the draft Pinenut Mountains Plan is progressing. With regard to round two of the Southern Nevada Public Lands Management Act process, Mr. Guzman advised that the BLM completed the environmental assessments. Appraisals are due to the BLM on February 16th at which time they will be reviewed and discussions with the property owners will begin. Mr. Guzman expressed appreciation to BLM's Jo Hofnagle for keeping him informed of the progress.

Mr. Guzman advised of discussions with Ame Hellman of The Nature Conservancy, who has expressed an interest in developing a revegetation project along the Carson River using Question #1 funding. He discussed the possibility of a project on the Moffat property from Carson Creek to the River. He will speak with City Engineer Larry Werner to ensure that the project will meet the FEMA mandate criteria. Mr. Guzman further advised of discussions with Ms. Hellman regarding the possibility of using recently completed projects as leverage for new Question #1 projects. He will be attending workshops scheduled by the Division of State Lands to develop rules for administering the Question #1 grant funding.

Mr. Kastens advised that the State Parks and Recreation Society annual meeting is scheduled for February 2 through 5, 2003 in Las Vegas. Mr. Guzman will be attending together with other Parks and Recreation Department staff. Mr. Kastens further advised that the Society will present the Elmer H. Anderson Award to the Parks and Recreation Department for design and development of the Moffat Property.

I. ADJOURNMENT (1-0560) - Member Fischer moved to adjourn the meeting at 6:35 p.m. Member Scott seconded the motion. Motion carried 5-0.

The Minutes of the January 27, 2003 meeting of the Carson City Open Space Advisory Committee are so approved this 24th day of February, 2003.

STEPHEN D. HARTMAN, Chair