

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 20, 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, October 20, 2003 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Dan Jacquet
Laura Bird
Michael Fischer
Howard Riedl
Margaret Robinson

STAFF: Juan Guzman, Open Space Manager
Jay Ahrens, Development Engineering Senior Project 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 during regular business hours.

CALL TO ORDER AND ROLL CALL (1-0008) - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present. Member Scott was absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0013) - None.

1. ACTION ON APPROVAL OF MINUTES - September 15, 2003 (1-0014) - Member Fischer moved to approve the minutes. Member Riedl seconded the motion. Motion carried 6-0.

2. CHANGES TO THE AGENDA (1-0019) - Mr. Guzman recommended postponing item 3-A to the next Committee meeting.

3. AGENDA ITEMS:

3-A. ACTION TO EXPRESS APPRECIATION TO ZACH COPOULOS AND BOY SCOUT TROOP 341 FOR ORGANIZING A CLEANUP AND WEED CONTROL ACTIVITY WHICH WAS HELD ON SATURDAY, AUGUST 23, 2003 AT THE LOMPA LANE WETLAND PROPERTY - Deferred.

3-B. ACTION TO APPROVE A PROPOSAL FROM THE CARSON CITY DEVELOPMENT SERVICES DEPARTMENT FOR THE CONSTRUCTION OF AN UNDERGROUND RECLAIMED WATER LINE PROJECT AT THE SOUTHEAST HELLS BELLS ROAD AREA OF THE MOFFAT PROPERTY, APN 10-032-31 (1-0024) - Mr. Guzman displayed the approved Moffat Property Master Plan, and pointed out two 40' wide easements, one for the construction of a multi-purpose trail and the other for a reclaimed water line. Mr. Guzman reviewed the staff report, and pointed out the proposed route of the reclaimed water line. He noted that the Bureau of Land Management has not yet acquired the permits necessary to allow reclaimed water to be used for irrigation; neither has the wetland been approved for application of reclaimed water.

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In response to a question, Mr. Guzman advised that the reclaimed water line will be five feet underground and that it will be connected to an existing line. He acknowledged that the proposed trail will be located over the pipe, and that the master plan designates a trail in the same area. In response to an earlier question, Mr. Ahrens advised that excess soil will be exported from the site and disposed of, and dry material will be brought in to the site. In response to a further question, Mr. Ahrens advised that the line was constructed in the mid-1970s. It is a special, spiral wrapped pipe that can only be tapped into at a point which was previously stubbed off. Mr. Ahrens explained that the reclaimed water line will be tied into an existing valve that has been stubbed out for 25-30 years. It is the only place which could be tapped without extensive costs and engineering. Chairperson Hartman discussed the significance of the Mexican Ditch at the time the pipe was constructed.

In response to a further question, Mr. Guzman advised that funding for the trail will be allocated from Parks and Recreation and Development Services accounts. He discussed the proposed trail included in the Moffat Property master plan. **Member Fischer moved to approve the request for the easement. Vice Chairperson Jacquet seconded the motion.** Discussion took place regarding the wording of the motion, and Chairperson Hartman called for a vote on the pending motion. **Motion carried 6-0.** Chairperson Hartman thanked Mr. Ahrens.

3-C. ACTION TO ENTER INTO NEGOTIATIONS AND RESEARCH THE LAND CONSERVATION OPTIONS AVAILABLE FOR A 40± ACRE PARCEL LOCATED ON KINGS CANYON ROAD OWNED BY HALL AND DEBORAH HUTCHISON, APN 7-051-07 (1-0270) - Mr. Guzman reviewed the staff report and pointed out the subject property on a displayed map and on the Question #1 Opportunities map. He described the property's characteristics, including its spectacular views. He responded to questions regarding the property's visibility from Highway 50 and other points in Carson City. **Member Fischer moved to allow Mr. Guzman to enter into negotiations. Member Bird seconded the motion. Motion carried 6-0.**

3-D. ACTION TO ENTER INTO NEGOTIATIONS AND RESEARCH THE LAND CONSERVATION OPTIONS AVAILABLE FOR THREE PARCELS CONSISTING OF APPROXIMATELY 240 ACRES LOCATED SOUTH OF SNOW VALLEY PEAK IN THE VICINITY OF THE HEADWATERS OF CLEAR CREEK, OWNED BY HIGH CANYON TAHOE LLC (CAROL HANSON), APNs 7-031-19, -20, AND 7-031-32 (1-0762) - Mr. Guzman pointed out Snow Valley Peak, the Nevada State Parks boundary, U.S. Forest Service property, property owned by the Schulz family, Kings Canyon Road, Horse Creek/Fagan property, and the subject property on a displayed map. He reviewed the staff report, and described the characteristics of the property, including that it would be very difficult to significantly develop because of access issues and the very steep topography. He advised that the parcels are very visible from all parts of Carson City. He recommended exploring negotiations with the caveat that this would be a difficult deal in agreeing on a value and in terms of a time deadline.

Member Fischer expressed the opinion that there is no way to develop the land. He indicated no problem with authorizing Mr. Guzman to negotiate with Ms. Hanson, but expressed a concern regarding the amount of time to be spent on this matter when there are other, more pressing matters to address. Member Bird advised of having had the opportunity to visit the subject property last year. She agreed that the property

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is very steep and “very, very, very remote.” She expressed the opinion that the property should not be prioritized for the open space program, and disagreement with Mr. Guzman spending time on this when there are other priorities, particularly the Question #1 applications which are coming up in January.

Mr. Guzman acknowledged that U.S. Forest Service representatives have expressed an interest in submitting the subject parcels to the Southern Nevada Public Lands Management Act process; however, Ms. Hanson has indicated she does not have the time to wait. In response to a question, Mr. Guzman expressed the opinion that the parcel represents a great opportunity. He expressed understanding with Member Bird’s comments and concerns. Based on conversations with Division of State Lands representatives, applications for Question #1 funding will be due in January. He noted that the open space ordinance has yet to be finished. Mr. Guzman expressed the opinion that Ms. Hanson’s expectations as to the value of the land are poles apart from his opinion of its value. He expressed an interest in pursuing the proposal somewhat to determine how close the values may come. Chairperson Hartman agreed that there is no reason to invest time pursuing this proposal or to pay an appraiser to confirm that the owner’s valuation of the property is poles apart from Mr. Guzman’s. He noted that, above all else, the property is not developable at any time in the near future. Member Fischer suggested there may be a tax advantage to the owner for donating the land. Member Bird noted that the property is not listed on the Open Space Opportunities Matrix which puts it beyond the six-year planning stage, and discussion took place with regard to the same. **Member Fischer moved to direct the Open Space Manager to cease negotiations at this time. Member Bird seconded the motion. Motion carried 6-0.**

3-E. ACTION TO ENTER INTO NEGOTIATIONS AND RESEARCH THE LAND CONSERVATION OPTIONS AVAILABLE FOR A PORTION OF A 5-ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST COLLEGE PARKWAY AND GONI ROAD, OWNED BY CHUCK RAFFETY, APN 8-124-19 (1-0402) - Mr. Guzman introduced Mr. Raffety, who was invited to the meeting table. Mr. Raffety, the owner of Goni Business Park, described the extent of his property and the route of Hot Springs Creek through it. He advised that the Army Corps of Engineers has granted permission to develop the subject parcel if a 50' wide strip on either side of the stream is included. He advised of the need to construct a detention basin, and of the location of a small pond at the point where the creek goes underneath College Parkway. He discussed the desire to develop the area into a small park, utilizing and improving the pond and planting grass around it. In order to develop the area, Mr. Raffety needs wetlands to mitigate Hot Springs Creek which he would like to fill in on his property. He expressed an interest in purchasing surplus land from Carson City and donating it to a land conservancy.

Mr. Guzman referred to a displayed map and pointed out Mr. Raffety’s property in relation to College Parkway, Goni Road, and Hot Springs Road. He reviewed the route of Hot Springs Creek and the staff report.

Member Bird expressed support for Mr. Raffety being able to develop the northwest corner of College Parkway and Goni Road. She has observed noxious weeds growing on the property and advised of first-hand knowledge of the seasonal flow of Hot Springs Creek in the area. She commented that developing the corner would be an asset. She expressed the opinion that managing the property as a wetland wouldn’t make sense, and support for arranging a partnership with Mr. Raffety wherein he could contribute to enhancing existing open space wetlands as a means to mitigate his development plans.

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Mr. Raffety discussed the route of storm water drainage from the west side along College Parkway. He anticipates that once drainage is diverted from College Parkway, in association with the freeway bypass construction, the wetlands will no longer exist. He reiterated his desire to enter into a partnership to mitigate the wetlands in order to be able to develop the subject corner parcel. He indicated that a mitigation which would be acceptable to the Army Corps of Engineers would have “something to do with the Hot Springs Creek drainage which goes along ... down Lompa Lane to Highway 50 where the flood problems are.”

Chairperson Hartman agreed with Member Bird’s earlier comments, and expressed the opinion that the proposal has a win-win potential. He discussed the need for new businesses in Carson City, and the balance between a healthy economy and the community’s quality of life. He referred to previous discussions relative to the bypass and whether or not there would be a detention basin/wetlands area on the Lompa property. He agreed that the Army Corps of Engineers will most likely want a tie to Hot Springs Creek. He suggested that the open space wetlands adjacent to the Lompa property may be a possibility, and that there may be a way to tie them in. He requested Mr. Guzman to research this possibility. He agreed that the subject corner parcel is not a proper location for a park, and that development would be the best use. Mr. Guzman noted that the subject parcel does not connect or convey to any other facility.

Member Riedl expressed support for off-site mitigation somewhere within Carson City. He advised of having worked with the Army Corps of Engineers on creative mitigations in the past. He commented that development in the area has been established by the Shaheen office complexes, and expressed the opinion that it would be foolish to consider the property in any other way. **Member Riedl moved to enter into negotiations and research the land conservation options available for the portion of a 5-acre parcel located at the northwest corner of the intersection of East College Parkway and Goni Road, owned by Mr. Chuck Raffety, APN 8-124-19. Member Fischer seconded the motion.** Mr. Guzman acknowledged that “negotiations” do not indicate any intent to purchase the property. Member Reidl clarified that the intent of his motion was not to purchase any of the subject property but to research opportunities for off-site mitigation. Chairperson Hartman called for a vote on the pending motion; **motion carried 6-0.** Chairperson Hartman thanked Mr. Raffety.

4. NON-ACTION ITEMS:

STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS - None.

STATUS REPORTS AND COMMENTS FROM STAFF (1-0988) - Mr. Guzman advised that the Secretary of the Interior is expected to announce, on Wednesday, October 22nd, the outcome of Rounds 3 and 4 of the SNPLMA process. He advised that Members Bird and Riedl, and he and Parks Planner Vern Krahn recently returned from the Open Space Land Rally in Sacramento. He reviewed the classes attended, and advised that printed material will be distributed to the Committee members.

Mr. Guzman advised that Parks and Recreation Director Steve Kastens appeared before the Board of Supervisors on behalf of the Committee to request approval of a lease to grow hay at the Silver Saddle Ranch. The Board of Supervisors approved the lease agreement. Mr. Guzman advised of a meeting with Kevin Hill, of the Division of State Lands, who was recently hired to administer Question #1 funds. He further advised of a meeting with BLM staff and a Cinderlite Company representative to discuss potential mitigation of future projects. The projects will be submitted to the Committee at an appropriate time in the

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future. Mr. Guzman reported on time spent reviewing applications for the Planning Commission and the Board of Supervisors. He has been working on the draft ordinance which will be resubmitted to the Committee at a future meeting.

FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS (1-1048) - Vice Chairperson Jacquet requested Mr. Guzman to report on the SNPLMA Round 5 nominations. In response to a question, Mr. Guzman advised that the nominations were submitted to the Carson River Advisory Committee for review and prioritizations. The CRAC agreed with staff's recommendations, and Mr. Guzman acknowledged that the nominations could be agendized for review by this Committee at a future meeting. He reviewed the U.S. Forest Service SNPLMA nominations.

5. ACTION ON ADJOURNMENT (1-1059) - Member Fischer moved to adjourn the meeting at 7:04 p.m. Member Bird seconded the motion. Motion carried 6-0.

The Minutes of the October 20, 2003 meeting of the Carson City Open Space Advisory Committee are so approved this 15th day of December, 2003.

STEPHEN D. HARTMAN, Chair