

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the December 15, 2003 Meeting

Page 1

A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, December 15, 2003 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Dan Jacquet
Laura Bird
Howard Riedl
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 during regular business hours.

CALL TO ORDER AND ROLL CALL (1-0010) - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present. Members Fischer and Robinson were absent.

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

1. ACTION ON APPROVAL OF MINUTES - October 20, 2003 (1-0016) - Member Bird moved to approve the minutes. Member Riedl seconded the motion. Motion carried 5-0.

2. CHANGES TO THE AGENDA (1-0022) - None.

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 (1-0024) - Mr. Guzman reviewed the staff report and introduced Zach Copoulos, who described the cleanup/weed control project. Mr. Copoulos estimated that 35 people participated in the project. Mr. Guzman commended Mr. Copoulos on the well-organized project, and on his wisdom and maturity in handling the discovery of drug paraphernalia at the project site. Mr. Guzman advised that a "container and a half" of debris and weeds was removed from the site, and signs were installed. The Copoulos family treated all those who participated in the project to lunch.

On behalf of the Committee, Chairperson Hartman thanked Mr. Copoulos and the members of Troop 341. He commended the parents and all those involved for setting a great example in the community and for passing on the value of community service to their children. He commented on the importance of family involvement in Carson City community projects over the years and the benefit to the community. He commended Mr. Copoulos and read the names of those who participated in the project into the record, as follows: John and Katrina Copoulos, Duke Sanders, Chris Moore, Vern Krahn, Robert Reynolds, Charlie and Ann Macquarrie, Justin Ryan, Mike Ryan, Amy Wilson, Joanna Schoufeldt, Carmen Simich, Danelo

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the December 15, 2003 Meeting

Page 2

Simich, David Elder, Tyson Reed, Andy Hook, David Reese, Ryan Malkiewich, Bill Blessinger, Jan Balier, Matt Ehni, Ben and Ernie Adler, Ian Murdock, Steve Brothers, Bill Hartman, Steve Tye, Kenneth Kruse, Mike Reynolds, Andrew Tucker, Danielle Pringle, Mandy Fleming, Olivia Lloyd, Neal Keyes, Nick Brothers, R.H. Campbell, and Robert Ehni. Chairperson Hartman thanked all those who participated in the project, and provided the appreciation letters to Mr. Copoulos for distribution. Mr. Copoulos introduced the Boy Scouts, Boy Scout leaders, and citizens present for this agenda item.

(1-0119) Bill Hartman advised that Boy Scout Troop 341 would be holding Corps of Honors later in the evening, and that Mr. Copoulos would have the opportunity to distribute the appreciation letters to members of the troop at that time. Chairperson Hartman requested Mr. Hartman to convey the Committee's appreciation.

Chairperson Hartman thanked Mr. Guzman for agendizing the presentation.

3-B. ACTION TO PRIORITIZE NOMINATIONS OF PARCELS FOR ACQUISITION BY THE FEDERAL GOVERNMENT THROUGH THE SOUTHERN NEVADA PUBLIC LANDS MANAGEMENT ACT, ROUND 5, IN THE VICINITY OF THE CARSON RIVER, APNs 10-281-41 AND -42 BENTLY; 10-011-16 COMSTOCK; 10-502-01 DESORMIER; 10-121-35 BULIN AND HOLLINGSWORTH; AND IN THE CARSON RANGE, APNs 7-051-01 AND -11 FAGEN; 7-051-07 HUTCHINSON; 7-061-02 LONG; 7-061-05 DARLING; 7-051-06 SCHULZ (1-0137) - Mr. Guzman reviewed the staff report and pointed out the U.S. Forest Service ("USFS") nominations on a displayed map. He reviewed the characteristics of the USFS nominations, as follows: the parcels are considered rural, very remote, forested, and include habitat. The majority facilitate access or alleviate access concerns, and all the parcels are considered watershed properties in that they retain snow and feed the City's aquifers. In response to a question, Mr. Guzman explained that the parcels to which the USFS was not willing to commit will not be nominated under the Southern Nevada Public Lands Management Act ("SNPLMA") process. He acknowledged that the USFS will ultimately own the nominated properties. Mr. Guzman advised that representatives of both the USFS and the Bureau of Land Management ("BLM") have reviewed and agreed to the nomination priorities, as submitted in the staff report. In response to a further question, he advised that both agencies' representatives will be interested in the Committee's prioritization.

(1-0239) Bill Schulz introduced his cousin, John Schulz, and inquired as to the City's role in the SNPLMA process. Mr. Guzman pointed out the Fagen and Schulz properties on a displayed map. He explained that Mr. Fagen will retain ownership of 40 acres, and pointed out and described the portion of property which is available for sale. He pointed out the portion of property which will be the subject of conservation easement, funding for which will be allocated from Question #1 and the Open Space Program. Eventually, the USFS will purchase the property from whoever owns it at the time. This process is necessary because the SNPLMA process usually takes three and a half years. Mr. Guzman explained that applications will be concurrently submitted for Question #1 and SNPLMA funds. The funding which first becomes available will be used to pay Mr. Fagen. Mr. Guzman responded to questions regarding the portion which will be retained by Mr. Fagen. In response to a question, he explained Mr. Fagen's concerns with regard to controlling access.

Chairperson Hartman explained the role of the Committee and City staff to facilitate purchase of open space property. He advised that Question #1 funding allocations require local participation. In response to a question, Mr. Guzman provided a brief overview of the Open Space Program's mandates to protect the

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the December 15, 2003 Meeting

Page 3

visual quality of the City, to protect access and habitat, and to prevent development which would deteriorate visual quality. Mr. Guzman acknowledged that the Open Space Program supports trail development, but advised that other funding sources are used for trail development. He discussed the Landscape Analysis being conducted by the USFS, and the Capital to Capital trail. He advised that no discussions have taken place with USFS representatives regarding a trail leading south from the Fagen property because this is contrary to the wishes of the Schulzes and the Fagens. He pointed out the site of a potential day use area and a trail which have been discussed with USFS representatives, but noted that no plans have yet been confirmed.

Member Riedl expressed concern over USFS management practices, and inquired as to whether the attributes valued by the Open Space Program will be protected once the USFS takes ownership. He discussed the value of Kings Canyon Road as a recreation resource in attracting visitors to the Carson City area, and expressed the hope that assurances can be conveyed to the property owners that access will be held in check while preserving the historic and recreational values of Kings Canyon. Mr. Guzman advised that the USFS manages for many uses and that its management practices are guided by the Management Resource Plan. The plan has been in the process of being updated for some time, and City representatives have been providing input regarding the same concerns expressed by Member Riedl. The revised Management Resource Plan will provide for management practices which are compatible with the values outlined in the Open Space Master Plan element. Mr. Guzman advised of discussions with USFS representatives regarding project partnership in order to have more direct input.

(1-0498) Mr. Schulz discussed his intent to create a buffer on the east side of his family's ranch. He expressed a preference for preserving the meadow and restricting public access. Chairperson Hartman assured Mr. Schulz that the area will most likely be preserved because of the steep topography. He advised that the Committee and City staff will explore the possibilities of creating restrictions in terms of tying in the watershed and the scenic values. Because the USFS and the BLM are federal agencies, there are no guarantees. Chairperson Hartman further advised that the mission of the Open Space Program is clear and, in order for it to change, a significant series of public meetings would be required. Mr. Schulz discussed an area which has had increasing use by motorcyclists, and advised that his fences have been recently torn down on several occasions. Mr. Guzman discussed a "forward thinking" proposal by Mr. Schulz to develop a portion of his family's land on the south side of the highway at some time in the future.

Mr. Guzman described the characteristics of the parcels near the River and pointed them out on a displayed map. He acknowledged that the Bulin-Hollingsworth property will be physically adjacent to BLM property. He and Mr. Kastens responded to questions regarding the property owners which draw water from the Mexican Ditch. Mr. Guzman acknowledged that there is no legal access to the Bently property; its value is in habitat conservation. In response to a question, he advised that members of the Carson River Advisory Committee visited the parcels and took action at a subsequent meeting to approve the priorities as submitted by staff. He acknowledged that the USFS and BLM nominations will be submitted in the next SNPLMA round. At the same time, Washoe and Douglas Counties will be submitting lists of priorities. Carson City, Washoe and Douglas County representatives have met together to develop a joint list of priorities which will be submitted to the Board of Supervisors for review at their January 2nd meeting. Mr. Guzman was pleased to report that the Fagen property has been listed as the first priority by all three counties. Those nominations which are approved will be forwarded to a technical advisory committee,

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the December 15, 2003 Meeting

Page 4

which recommends to the executive board which, in turn, recommends to the Secretary of the Interior. The Secretary of the Interior will then compare available funding with the number of nominated properties. Mr. Guzman noted that this is the reason prioritization is important.

Member Scott moved to accept the priority list, as presented, and to request the Open Space Manager to negotiate hard with regard to the tri-county approach. Member Riedl seconded the motion. Member Riedl expressed the opinion that the SNPLMA process is a good program by which to obtain the properties. He suggested that since open space funding is used to purchase the properties in advance of the federal program, prior to proceeding with transfer of the properties to federal agencies there should be some assurances that the properties will be preserved in a manner consistent with the goals and objectives of the Open Space Master Plan element. Mr. Guzman explained the purpose and function of the BLM Urban Interface Plan, and advised that it is being reviewed in conjunction with the City's Comprehensive Land Use Plan and the Parks and Recreation Master Plan element. BLM representatives have requested that the City provide funding for review of the Urban Interface Plan. Vice Chairperson Jacquet advised of an additional protection over the SNPLMA acquisitions in that deeds are noted to indicate the funding source and the requirement to manage the lands in accordance with the SNPLMA. He advised that the SNPLMA is very analogous to the Open Space ordinance. Member Scott commented that allocating open space funding also includes a thorough round of review. Chairperson Hartman commented on the restrictive ability of conservation easements. He called for a vote on the pending motion; **motion carried 5-0.** Chairperson Hartman thanked Messrs. Schulz for their attendance and participation.

4. NON-ACTION ITEMS:

STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS (1-0821) - None.

STATUS REPORTS AND COMMENTS FROM STAFF (1-0825) - Mr. Guzman advised that Mr. Kastens will present the SNPLMA nominations to the Board of Supervisors at their January 2nd meeting. He discussed the possibility of revising the Committee's meeting schedule to every other month. He advised of Member Bird's comments that the revised schedule should not translate to significantly longer meetings every other month. Chairperson Hartman agreed.

FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS - Previously covered.

5. **ACTION ON ADJOURNMENT (1-0873)** - Member Scott moved to adjourn the meeting at 6:56 p.m. Member Riedl seconded the motion. Motion carried 5-0.

The Minutes of the December 15, 2003 meeting of the Carson City Open Space Advisory Committee are so approved this 24th day of February, 2004.

STEPHEN D. HARTMAN, Chair