

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the February 7, 2000 Meeting

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A regular meeting of the Carson City Open Space Advisory Committee was held at 6:00 p.m. on Monday, February 7, 2000 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Deborah Uhart

Michael Fischer

Dan Jacquet

Ron Pacheco

Don Quilici

STAFF:

John Berkich, City Manager

Walter Sullivan, Community Development Department Director

Steve Kastens, Parks and Recreation Department Director

David Heath, Finance Department Director

Juan Guzman, Community Development Senior Planner

Vern Krahn, Parks Planner

Kathleen King, Recording Secretary

(OSAC 02/07/00; Tape 1-0001)

A. ROLL CALL AND DETERMINATION OF A QUORUM (1-0010) - Acting Chairperson Fischer called the meeting to order at 6:00 p.m. Roll call was taken; a quorum was present. Chairperson Hartman and Member Scott were absent. Alternate Members Anderson and Robinson were present. Vice Chairperson Uhart arrived at 6:03 p.m.

B. COMMITTEE ACTION

B-1. DISCUSSION AND ACTION TO APPROVE MEETING MINUTES (1-0022) - Member Quilici moved to approve the minutes of the January 24, 2000 meeting of the Carson City Open Space Advisory Committee. Member Pacheco seconded the motion. Motion carried 4-0-3-0.

Acting Chairperson Fischer passed the gavel to Vice Chairperson Uhart upon her arrival at 6:03 p.m.

C. PUBLIC COMMENT (1-0038) - City Manager Berkich advised of information received from the Bureau of Land Management ("BLM") regarding a comment period on proposed regulations which will govern the Southern Nevada Public Land Management Act. He provided background information on the purpose of the Act, and advised that the comment period closes February 25, 2000. Mr. Berkich discussed a provision in the proposed regulations which eliminates the possibility of the funds being spent in any other part of the State except Clark County. City staff is recommending opposition to this provision. Mr. Berkich additionally explained the two purchase cycles under the Act, and discussed the BLM's identification of the Anderson Ranch as its priority for this purchase period. Presentation of a resolution to the Board of Supervisors has been agendaized for the February 17, 2000 meeting. The resolution consists of two parts, one to strike the restrictive provision, and the other to express concurrence with the BLM's prioritization of the Anderson Ranch.

Member Jacquet described the location of the Anderson Ranch, and discussed the BLM's other priority acquisitions in Lyon County, Carson City, and Washoe County. He explained that the land acquisition

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criteria are being modeled after those used for the land and water conservation fund. Carson City tends to receive low priority because of criteria which identifies lands within or adjacent to existing congressionally-designated areas such as national parks, wildlife refuges, and national conservation areas. The "priority" given to Clark County needs to be defined, and Member Jacquet discussed various purchasing scenarios which would still comply with the law.

City Manager Berkich acknowledged that formal action could not be taken by the Committee, but requested that the Chairperson express support for the resolution which will be presented to the Board of Supervisors.

Member Pacheco advised that he had been attending meetings regarding the Act for the last sixteen months during his employment with the Division of State Lands. The law was passed in October 1998, and sales have been taking place in Clark County. Five percent of the revenues have been allocated to the school trust fund, 10% to the Las Vegas Water District, and 85% back to BLM. BLM's allocation is supposed to be used for trailheads, purchase of additional lands for existing parks, etc. The discussions in the meetings he attended indicated an unlikely chance that northern Nevada would receive much benefit from the funding; however, a similar bill may be introduced which would benefit northern Nevada. Member Jacquet pointed out that the existing law does not exclude northern Nevada, and the 85% allocation is to be used to acquire environmentally sensitive lands "in Nevada." He encouraged the Committee members to attend the scheduled public meetings and to comment on the proposed criteria. He advised that the criteria is being developed by agency heads of the BLM, the Parks Service, the Fish & Wildlife Service, and the Forest Service, and that a recommendation will then be made to the Secretary of the Interior.

Mr. Kastens cautioned the Committee on any further discussion of this matter as it was not formally agendaized, and suggested scheduling a special meeting to address the issue. He cautioned Vice Chairperson Uhart on expressing any opinion on behalf of the Committee, either in writing or verbally at the Board of Supervisors meeting.

D. MODIFICATION OF AGENDA (1-0245) - Mr. Sullivan modified the agenda to address item F-3 following item F-1.

E. DISCLOSURES (1-0249) - None.

F. PUBLIC MEETING

F-1. DISCUSSION AND ACTION REGARDING BONDING ALTERNATIVES FOR THE IMPLEMENTATION OF OPEN SPACE GOALS, INCLUDING LAND AND EASEMENT ACQUISITIONS (1-0251) - Finance Director David Heath distributed and reviewed a budget overview for the Open Space Advisory Committee. He then reviewed three different bonding capacity possibilities for acquisition of open space properties. In response to a question, Mr. Heath recommended against bonding unless the Committee is "in a hurry." He offered to return to the Committee to discuss more definitive plans. With regard to bonding alternatives, Mr. Heath discussed serial bonds and explained that options are dependent upon what the Committee wishes to purchase and the time period for doing so. In response to a question, Mr. Heath advised that if a willing seller was to finance a loan at a competitive rate, the process would be cheaper and simpler. No formal action was taken.

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F-2. DISCUSSION AND ACTION REGARDING A PROPOSAL FROM PAUL H. CASEY TRUST BY LUMOS AND ASSOCIATES, ON PROPERTY LOCATED WEST OF THE NORTH PORTION OF THE SILVER OAK GOLF COURSE, WEST OF THE EAGLE VALLEY RANCH ROAD, CONSISTING OF 80 ACRES (MOUNTAIN SIDE BETWEEN SILVER OAK AND LAKEVIEW SUBDIVISION), ZONED SINGLE FAMILY ONE ACRE (SF1A), APN 7-091-08 (1-0810) - Mr. Guzman introduced Glen Martel, of Lumos & Associates, representing the owner, Paul H. Casey Trust. Mr. Guzman described the location of the subject parcel and advised that staff and Mr. Martel had brainstormed several ways to develop this land and, in cooperation with the owner, had arrived at a plan. The property is zoned single family conservation reserve.

Mr. Martel provided background information on the proposed development. He referred to a topographical map and discussed possible accesses. He discussed meetings with representatives of the Masons to explore the possibility of transfer of development rights of the subject property to property located behind the community college. The plan would be to sell that project and leave the subject property as open space. This would take several years to accomplish, however, and Mr. Casey has expressed an interest in pursuing a project in the near future. Mr. Martel, Mr. Guzman, and Mr. Krahn visited the subject property on Friday, February 4, to review the possibility of developing a PUD below the V&T right-of-way. Mr. Martel proposed to transfer the density from the property as a whole onto a smaller, developable corner. He referred to an additional map and pointed out the subject property; the skyline; Eagle Valley Children's Home; Eagle Valley Ranch Road; the 14th, 15th, and 16th tees of the golf course; the developable portion; and the V&T right-of-way. Mr. Martel discussed alternatives, including prioritizing the property as a possible open space acquisition, continuing to work with the Masons, or developing the northeast corner of the property and allowing the rest to remain open space.

Mr. Martel responded to questions regarding the size of the developable portion, the proposed density, the location of the trail plan, and the preference of the owner to deed the property to the City as open space. At the request of Member Jacquet, Mr. Guzman discussed alternatives to clustering under a PUD and the possibility of acquiring the entire parcel versus accepting increased density on a corner. Mr. Guzman reviewed facts regarding the parcel, including that the developable area will not be visible from the intersection of College Parkway and Highway 395 due to the shape of the hill, that the roofs can be kept below the V&T right-of-way, and that the site has a 10-12% slope. Mr. Martel displayed slides of the subject property. Mr. Guzman advised that the Committee's direction to proceed with a planned unit development would be the beginning of many more hearings, and that Mr. Martel can return to the Committee once elevations are developed. Member Fischer expressed a concern about the roofs being visible from the V&T area, and inquired as to the possibility of basements. Mr. Martel advised that this design had already been considered and that the two stories would consist of a basement floor and a single story. He explained that the distance from the V&T trail to the proposed roof elevation would be 20 feet.

Mr. Martel advised that his client is willing to consider selling the property and carrying the note if the Committee wishes to purchase the property outright. Mr. Casey is also willing to cluster the density. Member Jacquet expressed the desire to consider the option of fee acquisition prior to increased density. He expressed concern about "pushing density that high on the hill" as the V&T has been established as an historic feature which will be a vital link to trails and cultural property. He requested more detail about the plan and inquired as to Silver Oak's interest in keeping density off the site. Mr. Martel advised that there have not yet been any discussions with Silver Oak representatives about re-acquiring access to the subject

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property. Member Fischer requested information about the purchase price so that all possibilities can be presented to the public. Discussion regarding appraisal of the property followed. Vice Chairperson Uhart expressed concern about the 20-foot distance between the rooftop and the V&T. She requested information with regard to the purchase price and expressed an interest in determining where the parcel may rank among the other parcels the Committee is considering. Mr. Martel clarified that the 20-foot distance is a vertical distance and that the proposed location of the buildings would be 60-80 feet off the trail. Mr. Guzman summarized the direction of the Committee, as follows: Obtain more information, including a price, the opinion of Silver Oak representatives, Mr. Casey's intentions, and an artist's rendering of the proposed development. He suggested that action on the item be deferred to the next meeting. Vice Chairperson Uhart suggested that Mr. Casey be advised of the consensus of the Committee against development of a traditional subdivision. Mr. Martel will contact the Silver Oak engineers to discuss the proposal, and Mr. Casey with regard to appraisal.

(1-1400) - Larry Taylor concurred with the opinions expressed by the Committee members. He has no quarrel with the concept of density trade-offs, and would prefer a cluster of attractively-built dwellings. He discussed the usual objection of private property owners to use of a trail adjacent to their property.

(1-1450) - Jack Forschler requested that the Committee consider the revenue lost from taxes if the entire property is purchased. Vice Chairperson Uhart requested Mr. Guzman to research the taxes on the property.

(1-1475) Ed Skudlarek inquired as to the cost of upkeep for dedicated roads or easements.

Mr. Martel advised that the conceptual plan includes a public road, the length of which would be very short, 100-150 feet, with the sewer and water main extended to it. The proposal is for single-family residences in a clustered, townhouse-type setting with 10-15 feet between the units. Vice Chairperson Uhart suggested that covenants with the owners be entered into with regard to the trail. Committee consensus was to defer action on this item.

F-3. DISCUSSION AND ACTION REGARDING A REQUEST FROM THE CARSON WATER SUBCONSERVANCY DISTRICT TO ADOPT THE CARSON RIVER INTEGRATED WATERSHED PLANNING PROCESS, GOALS AND PRINCIPLES (1-0355) - Mr. Sullivan referred the Committee members to the guiding principles included in their packets, and advised that various master plan elements had been reviewed to determine how the goals relate to the guiding principles. He introduced Ed James, General Manager of the Carson Water Subconservancy District ("CWSD"), who provided a slide presentation on the planning process and discussed the proposed guidelines. Mr. James requested the Committee to consider endorsing the goals and principles of the Integrated Watershed Planning Process.

Mr. Sullivan referred the Committee members to the review done by City staff to determine the consistency of the Integrated Watershed Planning Process goals with the Open Space Master Plan Element goals. He advised that Utilities Manager Tom Hoffert also reviewed the goals and principles and is in support of them. In addition, Mr. Kastens and Mr. Krahn determined that the goals are consistent with the Parks and Recreation Master Plan, the Bicycle Element of the Transportation Master Plan, the Carson River Master Plan, and the Eagle Valley Trails System Plan. He recommended that the Committee adopt the guiding principles as part of the planning process in the Open Space Element. **Member Quilici moved that the**

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Open Space Advisory Committee adopt the Carson River Integrated Watershed Planning Process Goals and Principles. Member Fischer seconded the motion. Motion carried 5-0. Vice Chairperson Uhart thanked Mr. James for his presentation and thanked staff for the comprehensive analyses of the master plan elements.

Mr. Sullivan advised that Mr. James will be making presentations to the Storm Drainage Advisory Committee, the Parks and Recreation Commission, the Regional Planning Commission, and eventually the Board of Supervisors. Mr. James had advised of low interest loans for the acquisition of properties associated with storm drainage and Mr. Sullivan discussed the possibility of a double benefit to open space in working with the Storm Drainage Advisory Committee on acquisitions.

F-4. DISCUSSION AND ACTION REGARDING THE SHORT-TERM IMPLEMENTATION GOALS AS IDENTIFIED IN THE OPEN SPACE MASTER PLAN (1-1520) - Mr. Kastens referred the Committee members to the February 7, 2000 memorandum, included in their packets, and provided a brief overview of the same. Member Jacquet referred to the discussion at the last meeting regarding staff's ability to accomplish the goals of the master plan element, and Mr. Kastens pointed out the dates assigned to the recommendations. He assured the Committee that staff will endeavor to meet the designated time frames. Vice Chairperson Uhart commented that the time frames appear to be reasonable, but suggested that each step be reviewed at the time of implementation to ensure that staff does not become overwhelmed. Mr. Kastens explained that assistance from other City staff has been solicited and that this has lightened the burden on Community Development and Parks and Recreation staff.

Alternate Member Anderson referred to the discussion at the last meeting regarding a continued contract with Jeff Winston, and inquired as to whether Mr. Winston will be available to provide assistance in the event that the Committee and staff encounter time line problems. Mr. Krahn referred to the February 7, 2000 proposal from Jeff Winston, of Winston Associates, and reviewed the same. Vice Chairperson Uhart discussed various aspects of the element for which Mr. Winston's expertise would be beneficial. Discussion followed regarding the final billing and the tasks outlined in the proposal. **Member Jacquet moved that the Committee authorize up to \$2400 to keep Jeff Winston on a retainer basis to work on the six items identified in his letter of February 7. Member Fischer seconded the motion.** Mr. Kastens suggested including in the motion the approval of staff's implementation time line. **Member Jacquet amended his motion to include approval of the time line prepared by Community Development and Parks and Recreation for the short-term action steps. Member Fischer continued his second.** Discussion followed regarding the motion, **Member Jacquet withdrew his first motion, and moved that the Committee recommend obligation of \$2400 to Jeff Winston & Associates to work on the items 1-6 in his February 7 letter with City staff. Member Fischer seconded the motion. Motion carried 5-0.** **Member Jacquet moved that the Committee accept the time frames for the short-range action steps presented by Community Development and Parks and Recreation for completion of those elements in the open space master plan. Member Fischer seconded the motion.** Discussion ensued with regard to Recommendation 10. Vice Chairperson Uhart called for a vote on the pending motion. **Motion carried 5-0.**

Mr. Krahn referred the Committee members to the announcement to be published in the *Capitol City Focus* for their review.

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F-5. DISCUSSION AND ACTION REGARDING PROPERTIES UNDER CONSIDERATION BY THE OPEN SPACE ADVISORY COMMITTEE AS POTENTIAL OPEN SPACE AREAS (1-1970) - Mr. Guzman referred the Committee members to the List of Lands for Potential Acquisition and the map included in their packets. He explained that staff had selected three City properties as samples. Slides were made, the parcels were mapped, and evaluation forms were completed for each parcel. He referred to the map which depicted the subject properties in yellow, and advised that Mr. Rushing had sold all but forty acres of his property. The remainder is owned by a company specializing in land development, and its representatives are very interested in a trade. Discussion regarding the method for evaluation of the potential lands followed. Mr. Guzman reviewed the list and pointed out the properties on the attached map. Discussion ensued regarding the Committee's recommendation that all City properties with open space possibilities be presented first to the Board of Supervisors in order that a deed restriction can be placed on them. Mr. Guzman assured the Committee that this recommendation is included in the short-term action steps.

Mr. Krahn continued reviewing the map, and provided details with regard to parcel #7. Mr. Guzman referred the Committee to the location on the map of the 80 acres discussed in item F-3. He advised that property owners who made verbal offers of sale, but did not follow through with a letter, were not listed on the potential acquisitions list. He requested that the Committee members continue to present other parcels at meetings and staff will contact the owners.

Mr. Kastens discussed a cul-de-sac which will be formed at the end of Hot Springs Road after construction of the freeway. The parcel is owned by Gold Dust Commercial Properties and Mr. Kastens advised its representative to develop a proposal for consideration by the Committee. He indicated the parcel on the map and requested that the Committee members add it to their list. Vice Chairperson Uhart requested a large-scale master map for use by the Committee in keeping track of the parcels. Mr. Kastens advised that Mr. Krahn is researching a recent aerial photo of the entire community. Discussion followed regarding utilizing the map in the public meetings and the need to store information considered by the Committee in the City's GIS. Vice Chairperson Uhart requested, under item F-6, that a second letter be sent to the property owners who had previously approached the Committee but had not followed up with a letter of intent. Discussion regarding other properties which were not listed followed.

Vice Chairperson Uhart passed the gavel to Member Fischer and left the meeting at 8:30 p.m. A quorum was present.

Mr. Guzman and Mr. Krahn reviewed the evaluation process on each of the three sample parcels, including a slide presentation. Discussion took place with regard to the evaluation form, and Member Jacquet suggested including a summary rating or narrative at the end of the form. Mr. Guzman requested input with regard to comparing river property with forested property on the evaluation form, and discussion followed regarding public participation, and the ultimate responsibility of the Committee to make recommendations to the Board of Supervisors.

(1-3590) - David Morgan pointed out the need for a "conduit with the public" during the evaluation processes, and suggested a formal relationship with CAT-10.

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F-6. DISCUSSION AND ACTION FOR NOTIFICATION OF THE PUBLIC TO IDENTIFY PROPERTIES FOR LAND ACQUISITION OR EASEMENTS (2-0004) - Mr. Krahn referred the Committee to the draft article to be published in the *Capital City Focus*, and reviewed the same. This article will be free advertising to the Committee, and will appear in the March/April issue. He requested input with regard to whether or not the Committee wished to have a similar article published in the *Reno Gazette-Journal* and/or the *Nevada Appeal*. Discussion ensued with regard to cost. Member Quilici expressed a concern that most people would merely glance at an ad. He suggested that a story be published in both newspapers and an announcement broadcast on CAT-10 and the local radio station. Acting Chairperson Fischer requested that staff schedule a meeting between Chairperson Hartman and a reporter. Alternate Member Anderson suggested placing an advertisement in the City's tax assessments or utility billings, and on the City's website. Mr. Morgan pointed out that CAT-10 will run a public service announcement up to 50 times a day. Mr. Kastens inquired of Member Quilici whether or not this would be appropriate material for his newspaper article or his television program. No formal action was taken.

F-7. DISCUSSION AND ACTION OF NEIGHBORHOOD MEETINGS REGARDING PUBLIC INPUT FOR THE OPEN SPACE COORDINATOR POSITION (2-0085) - Mr. Krahn referred the Committee members to the neighborhood meetings announcement which will also be published in the *Capital City Focus*, and reviewed the same. No formal action was taken.

F-8. ACTION ON ELECTION OF VICE-CHAIRPERSON OF THE OPEN SPACE ADVISORY COMMITTEE (2-0116) - Acting Chairperson Fischer advised that Vice Chairperson Uhart indicated that she would be willing to continue serving as Vice Chairperson. Member Jacquet moved to retain Deborah Uhart as the Vice Chairperson. Member Pacheco seconded the motion. Motion carried 4-0-3-0.

G. ADJOURNMENT (2-0125) - Member Quilici moved to adjourn the meeting at 9:04 p.m. Member Pacheco seconded the motion. Motion carried 4-0.

The Minutes of the February 7, 2000 meeting of the Carson City Open Space Advisory Committee are so approved this _____ day of April, 2000.

STEVE HARTMAN, Chairperson