

**CARSON CITY OPEN SPACE ADVISORY COMMITTEE**

**Minutes of the April 3, 2000 Meeting**

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A regular meeting of the Carson City Open Space Advisory Committee was held at 5:15 p.m. on Monday, April 3, 2000, commencing at 2300 Eagle Valley Ranch Road, Carson City, Nevada.

**PRESENT:** Vice Chairperson Deborah Uhart  
Michael Fischer  
Dan Jacquet  
Don Quilici  
Bruce Scott

**STAFF:** Walter Sullivan, Community Development Director  
Juan Guzman, Community Development Senior Planner  
Vern Krahn, Parks Planner  
Kathleen King, Recording Secretary  
(OSAC 04/03/00; Tape 1-0000)

**NOTE:** Unless indicated otherwise, each item was introduced by Vice Chairperson Uhart. A tape recording of the proceedings which took place in the Community Center Sierra Room is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

**A. ROLL CALL AND DETERMINATION OF A QUORUM** - The meeting convened at 2300 Eagle Valley Ranch Road at 5:25 p.m. A quorum was present upon the arrival of Vice Chairperson Uhart and Member Scott. Alternate Members Anderson and Robinson were also present. The Committee toured the property which is the subject of item F-2 with Glen Martel, of Lumos & Associates, and Garth Richards and Julio Sandoval, of Silver Oak Development.

Vice Chairperson Uhart recessed the meeting at 5:45 p.m. and (1-0001) reconvened the meeting at 6:10 p.m. in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada. A quorum of the Committee was present. Alternate Members Anderson and Robinson were present. Chairperson Hartman and Member Pacheco were absent.

**B. APPROVAL OF MINUTES (1-0011)** - Member Fischer moved to approve the minutes of the February 7, 2000 meeting. Member Quilici seconded the motion. Motion carried 5-0.

**C. PUBLIC COMMENT (1-0016)** - None.

**D. MODIFICATION OF AGENDA (1-0022)** - None.

**E. DISCLOSURES (1-0023)** - Member Scott advised that he has had recent meetings with Glen Martel, of Lumos & Associates, and with representatives of Mr. Moffat.

**F. PUBLIC MEETING**

**F-1. DISCUSSION AND ACTION REGARDING JEFF WINSTON MEMO ON THE PRIORITIES AND PROCEDURES FOR THE OPEN SPACE ADVISORY COMMITTEE (1-0029)** - Mr. Krahn referred to the February 18, 2000 memorandum from Mr. Winston included in the agenda materials. Vice Chairperson Uhart expressed a concern for developing a consistent policy as the Committee

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moves forward. She concurred with Mr. Winston's suggestions for developing budget projections and a general procedure for negotiating with property owners. She suggested inquiring into the appraisal procedure used by Douglas County, Colorado. Member Scott suggested that the Committee consider initiating the appraisal process with the understanding that the cost would later be included in the purchase price. He noted that the property owner would need to concur with the appraisal.

Mr. Krahn advised that Mr. Winston will be in the Mammoth Lakes area on April 17 and 18, and has offered to spend the morning with the Committee and staff on April 19 to tour some of the prospective properties. Mr. Winston will only charge for his time in Carson City. Mr. Krahn further advised that Mr. Winston has offered to set up a meeting with the Open Space administrators in Douglas County, Colorado. Mr. Kastens has expressed a preference that the Douglas County representatives come to Carson City with all their documents on procedure and policy. Vice Chairperson Uhart suggested that a review policy could be developed in a workshop setting. She discussed the need for preliminary title reports, and Public Works review to determine the existence of other projects and utility easements. Member Quilici suggested that a portion of the time with Mr. Winston be spent indoors exchanging information. No formal action was taken.

**F-2. DISCUSSION AND ACTION REGARDING A PROPOSAL FROM PAUL H. CASEY TRUST BY LUMOS AND ASSOCIATES, ON PROPERTY LOCATED WEST OF THE NORTHERN PORTION OF SILVER OAK GOLF COURSE, AND SOUTHWEST OF THE EAGLE VALLEY RANCH ROAD, CONSISTING OF 80 ACRES, ZONED SINGLE FAMILY ONE ACRE (SF1A), APN 7-091-08 (1-0170) -** Mr. Krahn reviewed the staff report included in the agenda materials. Mr. Martel reviewed the proposal for the density transfer and requested the Committee's approval of the concept. He explained that the parcel is zoned conservation reserve which allows for eight parcels and that the planned unit development code allows a bonus of four more parcels. The proposal is for ten parcels, and Mr. Martel reiterated that the request is for approval of the concept.

With regard to the owner's intentions of minimizing the visual impact of the proposed buildings, Mr. Martel explained that discussions have taken place with regard to vertical structures with grey/sage tones and rock highlights. These colors/treatments will assist with blending the structures into the landscape. Mr. Guzman has proposed the idea of duplexes which would mass the buildings together thus blending them more into the hillside. Mr. Martel assured the Committee that his client is open to suggestions and to working with City staff and the Committee.

With regard to the transaction, Mr. Martel advised that the owner is presently considering the possibility of an outright donation. As indicated in the staff report, the owner has also considered a dedication of 77 of the proposed 80 acres to the City for \$1.00. Mr. Martel acknowledged that Mr. Casey is also willing to sell the full 80 acres outright. Mr. Martel advised of recently reviewing the mapping, surrounding zoning, and various projects in the area with an appraiser who valued the property at the "low end of \$400,000." The appraiser estimated the cost of a full appraisal in the range of \$3,000 to \$5,000. With regard to the possibility of conservation easement, Mr. Martel advised that Mr. Casey is not interested in maintaining ownership of the 77 acres due to liability concerns. Vice Chairperson Uhart commented that the estimated value is "not too far off" based on comparable properties in Lakeview Estates. She further commented that upkeep and maintenance were the reasons for proposing conservation easements. As the maintenance requirements would only include the trail, she suggested that a citizens organization may be interested in volunteering. In terms of preserving access to the V&T Trail and the hillside/rock formations existing on

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the property, Vice Chairperson Uhart expressed the belief that the proposal is a good trade off and a win for open space.

Member Jacquet commented that the information regarding the value of the developed three acres versus the 77 acres of open space provides a better understanding of the trade off. He further commented that as the Committee does business in the future, reasonable options will need to be presented in order to make informed choices. In response to a question by Member Jacquet, Mr. Martel acknowledged that the owner would be willing to include a deed restriction acknowledging public use of the trail. Vice Chairperson Uhart suggested that standard language be included as a condition of approval in any codes, covenants and restrictions.

Vice Chairperson Uhart commended staff on the report provided. She suggested involving an appropriate Committee member or an active user in future evaluations to provide additional input. She expressed appreciation for the report's format, preparation, and the fact that it was provided to the Committee members well in advance of the meeting. Mr. Krahn provided background information on the staff report and welcomed input for the evaluation process.

In response to a question regarding bonus density, Mr. Sullivan advised that it is allowed under statute, and explained that, in this case, it is a trade off for the open space. Discussion ensued with regard to the definition and the priority assigned in the "Urgency" category of the evaluation form. Mr. Sullivan clarified that the development process can move very rapidly once it begins. Member Jacquet explained the reason for inquiring into the density requirements was related to previous direction provided by the public. Member Scott discussed his understanding of density bonuses and expressed appreciation for the proposed ten parcels rather than the twelve allowed by the Code. Mr. Sullivan advised that staff had taken up a collection with regard to this agenda item; he provided \$1 to Vice Chairperson Uhart.

**Member Scott moved that the Committee accept staff's recommendation to the extent of supporting the planned unit development at a density of ten units, different from the staff's recommendation that the Committee accept ownership of 77 acres subject to either donation or the payment of \$1, and that the Committee acknowledges and recognizes the applicant's representations that he will work with Carson City regarding shapes, colors, and obtrusiveness, as well as the incorporation of CC&Rs to ensure that the use of the trail does not become an issue with the residents of those parcels. Member Fischer seconded the motion. Mr. Martel acknowledged that the motion was acceptable. Motion carried 5-0.**

**F-3. DISCUSSION AND ACTION OF WILLIAM MOFFAT PROPERTY LOCATED AT 741 NORTH EDMONDS DRIVE, APN 10-032-31, FOR LAND ACQUISITION AS PART OF THE CARSON CITY OPEN SPACE PROGRAM (1-0589) -** Mr. Krahn displayed slides of the subject property, and reviewed the two suggested proposals outlined in the staff report. He acknowledged Mr. Moffat's representatives and thanked them for their willingness to delay development proceedings at this time. He indicated that the Parks and Recreation Department has an interest in the property as a critical element for connectivity within the trails plan. It is a major north/south connector from the east side of town and a very good east/west connector from the center of town, and the Parks Department is considering the property for development of a trail head. Discussion ensued with regard to the possibility of utilizing Question 18 funds toward acquiring the property, and Mr. Krahn advised that Mr. Kastens' preference is to keep Question 18 Parks Capital and Question 18 Open Space funds separate. He explained that if the

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Open Space Advisory Committee would recommend purchase of the property, the Parks Department would either request an easement or offer to purchase a portion of the property to develop a trail head at a later time.

Member Scott invited Mr. Moffat's representatives, Tony Wren and Don Hinkle, to approach the podium, and advised that he met with them last week to discuss the proposal. He advised that he first considered the large flood plain area and the industrial zoning as drawbacks; however, because of the major intersection for the trails system, he expressed the opinion that the parcel is "worth a second look." He suggested the Committee seriously consider acquiring the entire parcel, and that the owner be requested to consider a 3-5 year payment schedule with the possibility of a donation. Another possibility would be an offset related to an observation area on the top, accessible from Lepire Drive, to acknowledge the owner's long-term residence in Nevada and his history as the property owner for over twenty years. Member Scott suggested that appropriate action for this meeting would be to consider requesting staff to have the property appraised.

Member Scott introduced Tony Wren, a representative of the owner and an appraiser who has disqualified himself from this project. Mr. Wren introduced Don Hinkle, a representative of Mr. Moffat. Mr. Wren confirmed that Mr. Moffat is willing to consider a three year payment schedule, and advised that the other considerations discussed by Member Scott would be negotiable. Vice Chairperson Uhart thanked Mr. Wren and Mr. Hinkle for their presence and willingness to cooperate with City staff and the Committee. She expressed an interest in parcel 4 because of its view, and a concern over the industrial zoning. She inquired as to the relative value of the parcels, and Mr. Wren advised that he had appraised the industrial portion of the property at \$150,000 approximately three years ago. He explained that most of the industrial value is on the top of the hill and on the northwest corner, and that Mr. Moffat has discussed building on top of the hill. Vice Chairperson Uhart expressed a concern for an industrial building on top of the hill, and indicated that this is the most compelling reason to purchase the property. In terms of usage, she discussed the high density neighborhoods immediately to the northeast and expressed the belief that the subject property has a high value for parks and recreation.

Member Scott advised that he has visited the site two or three times and has been amazed at the number of people who utilize the area. He expressed the opinion that the opportunity for a trail head would be lost if the three residential parcels were not acquired. Mr. Wren acknowledged that the residential parcels were appraised approximately three to four months ago by Brad Lencioni at \$60,000 each. Vice Chairperson Uhart commented that the parcels are very similar to those in the Hidden Meadow development, and expressed the opinion that, based upon the building envelope, \$60,000 may be a little low.

**Member Scott moved that the Committee direct staff to hire an appraiser who is agreeable to the property owner to appraise the property with the idea that the Committee has a serious interest in pursuing purchase of all four parcels, and that if the Committee purchases the property the appraisal cost would be included in the purchase price. Member Fischer seconded the motion. Motion carried 5-0.**

Member Scott suggested scheduling a meeting with the owner and/or his representatives once the appraisal is complete to discuss potential tax benefits, donations, and other elements which might be included in the transaction. Mr. Wren advised that he will be representing Mr. Moffat and requested that the Committee expedite the process as much as possible. Vice Chairperson Uhart requested staff to expedite the appraisal

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process in order to have the information available for the neighborhood meetings. Discussion ensued with regard to selecting an appraiser, and Member Jacquet suggested a field tour of the property once the appraisal is complete. Vice Chairperson Uhart thanked Mr. Wren and Mr. Hinkle for their input.

**F-4. DISCUSSION AND ACTION ON A PRESENTATION BY ERIC INGBAR OF GNOMON, INC. REGARDING POTENTIAL MAPPING PRODUCTS AND SERVICES FOR THE OPEN SPACE ADVISORY COMMITTEE (1-1082)** - Mr. Guzman distributed an April 3, 2000 memorandum from Mr. Ingbar. Mr. Krahn explained that staff had requested Mr. Ingbar to map the identified properties on a "working" map. Mr. Ingbar reviewed the memorandum, and requested input from the Committee regarding the format and information included on the sample wall map which he displayed. He explained that the wall map would be formatted so that it could be printed by Information Services. He then referred to the 8.5x11 inch black and white detail maps, as included in the agenda materials, and reviewed the format. These maps were formatted to provide an indication of topography. Mr. Ingbar then referred to the working draft home page and advised that the map images will be the same as those included in the agenda packets. He explained the use of appropriate qualifying language to ensure that there is no statement of intent to purchase or sell property. He requested that language revisions be submitted to staff who will, in turn, convey them to him.

Mr. Krahn explained that Mr. Kastens had hired Mr. Ingbar on a small retainer contract (not to exceed \$2500). Member Scott expressed appreciation for staff's initiative. He suggested that the web site is a potential place for the photographs, and requested that parallels of photography and topography be run for comparison. Member Jacquet pointed out that the information can serve as a record of the Committee's activities, and commented that the web site will be a great way for the public to access the Committee's work. Mr. Krahn advised that Mr. Ingbar understands that eventually the City's GIS Department will assume the responsibility for updating the maps. Since the GIS Department is not yet fully operational, however, staff has been concerned for the Committee's time constraints. Mr. Krahn advised that staff will be developing a notebook for each of the Committee members which will contain information on the parcels. The Committee members thanked Mr. Ingbar for his efforts. No formal action was taken.

**F-5. DISCUSSION REGARDING PROPERTIES UNDER CONSIDERATION BY THE OPEN SPACE ADVISORY COMMITTEE AS POTENTIAL OPEN SPACE AREAS (1-1352)** - Mr. Guzman referred to the List of Lands for Potential Acquisition, and requested input regarding the parcels for which the Committee would like to have a more concise review. He acknowledged that all the property owners are still interested. Vice Chairperson Uhart referred to the corresponding maps and requested that the parcels be prioritized based on the survey results and the open space plans. She requested that the Utilities Department properties be prioritized at the top of the list, and expressed the opinion that both Carson River parcels, the Lone Mountain parcel, the Wiese parcel, and the Andersen parcel, need to be designated as high priorities. With regard to the Lone Mountain parcel, Mr. Krahn advised that the owner is not at all interested in negotiating with the Committee. He explained that a trail head has been included in the Northridge plan. In response to a question, Mr. Guzman advised that the Desormier parcel will be submitted for consideration in the near future. Mr. Krahn advised that the Otis Clamp parcel has proceeded to development. Discussion ensued with regard to the Lone Mountain parcel. At the request of Vice Chairperson Uhart, Mr. Guzman reviewed the list and deleted the parcels which are no longer available. These included the 16-acre Lone Mountain Park parcel; the Wiese property; and the Empire Ranch property. Mr. Guzman explained that the Rushing property is being considered for acquisition by the U.S. Forest Service.

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Discussion ensued with regard to the Committee becoming more proactive in the acquisition process. Member Scott suggested scheduling a workshop with the City Utilities Department to discuss their plans for stewardship of the open space and to establish an understanding of the ownership. He further suggested exploring potential trades with the U.S. Forest Service, and requesting input from the Carson River Advisory Committee on the Santiago/Howard parcels and the Desormier parcels. Mr. Guzman advised that Mr. Desormier's first choice is to negotiate a trade with the Bureau of Land Management ("BLM"). Mr. Sullivan advised that the Carson River Advisory Committee has reviewed the Santiago/Howard property, and that the owners are interested in a trade with the BLM. Member Jacquet suggested that the Committee keep open lines of communication with the BLM and the U.S. Forest Service.

Vice Chairperson Uhart suggested that staff develop a spreadsheet based on the potential acquisition list to designate the status of each parcel, and that the list be included in each meeting's agenda materials for easy reference. Mr. Sullivan described two parcels owned by the State of Nevada located adjacent to Rattle Snake Hill, and inquired as to whether or not the Committee would like to have them added to the potential acquisition list. The Committee concurred. Vice Chairperson Uhart requested that ownership information of parcels adjacent to potential acquisition parcels be included in the staff report. Mr. Krahn discussed a proposal by Gold Dust Commercial Associates for a parcel off of Hot Springs Road which will be presented in the near future. In addition, he advised of an 8-acre parcel off of Curry Street. Vice Chairperson Uhart requested that the Committee members consider, and be prepared to discuss with Mr. Winston, other parcels with important characteristics. In addition, she suggested that the public be asked about land which they are using for connectivity or trail heads at the community meetings. Member Quilici requested that the potential acquisition list and the maps be coordinated. Discussion regarding the items which were previously eliminated from the potential acquisition list followed.

(1-1985) David Morgan, of Nevada Video Productions, pointed out the need to make discussion of the agenda items clear to the viewing public, and discussion ensued with regard to the same.

**F-6. DISCUSSION AND ACTION REGARDING THE RESCHEDULING OF DATES AND LOCATIONS FOR NEIGHBORHOOD MEETINGS TO RECEIVE PUBLIC INPUT ON TRAIL DEVELOPMENT WITHIN NEIGHBORHOODS AND POSSIBLE LAND ACQUISITION FOR CONNECTIVITY (1-2190)** - Mr. Krahn distributed and reviewed a proposed time line for rescheduling the neighborhood meetings. **Member Scott moved to accept the revised time line for the neighborhood meetings. Member Fischer seconded the motion.** Vice Chairperson Uhart advised that a survey is being developed and that the meetings will be organized as informal workshops. She commented that the maps which Mr. Krahn has prepared are easy to read and a system of colored dots will be utilized to determine the manner in which certain people use certain properties. Discussion ensued with regard to the objectives of the neighborhood meetings, and Vice Chairperson Uhart called for a vote on the pending motion. **Motion carried 5-0.**

**F-7. DISCUSSION AND ACTION REGARDING THE POSSIBLE RESCHEDULING OF OPEN SPACE ADVISORY COMMITTEE MEETING DATES (1-2297)** - Mr. Sullivan inquired as to the Committee members' availability for a different meeting date, and discussion ensued with regard to the same. Committee consensus was to leave the meeting date on the first and third Mondays.

**G. COMMITTEE MEMBER COMMENTS (1-2365)** - Member Scott discussed correspondence from the U.S. Forest Service regarding Cooperating Agency Status. He read a portion of it into the record,

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and suggested that the Committee inquire as to more involvement than the economic and social issues. He commented that land exchanges with the Forest Service are something the Committee may want to explore for purposes of watershed, open space and other resource values. With the Committee's agreement, Mr. Scott offered to work with staff to respond to the letter. Member Jacquet explained the purpose and function of cooperating agencies, and Mr. Sullivan suggested agendaing this matter for the next meeting.

Member Scott distributed copies of the Conservation Fund brochure to each of the Committee members. He suggested inviting a representative of the Conservation Fund to provide information on available programs. He advised that the Conservation Fund is very interested and active in the State of Nevada and that they are well funded. The Committee concurred, and Mr. Sullivan indicated he would work with Mr. Scott on scheduling a presentation.

**H. STAFF COMMENTS (1-2490)** Mr. Krahn distributed and reviewed a flyer regarding an April 18<sup>th</sup> meeting featuring Kenneth Bryan. The meeting is sponsored by GROW.

Mr. Krahn encouraged the Committee members to attend the joint public meeting between the Parks and Recreation Commission and the Regional Transportation Commission on April 5, 2000 at 6:00 p.m. regarding the multi-use path along the north leg of the Carson City freeway from Arrowhead Drive to Highway 50. Mr. Sullivan, Mr. Krahn, and Alternate Member Anderson will be present at the meeting.

**I. ADJOURNMENT (1-2595)** - Member Quilici moved to adjourn the meeting. Member Fischer seconded the motion. Vice Chairperson Uhart adjourned the meeting at 8:30 p.m.

The minutes of the April 3, 2000 meeting of the Carson City Open Space Advisory Committee are so approved this \_\_\_\_\_ day of May, 2000.

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STEVE HARTMAN, Chairperson