

CARSON CITY OPEN SPACE ADVISORY COMMITTEE
Minutes of the May 17, 2004 Meeting
Page 1

A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, May 17, 2004 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
Bruce Scott

STAFF: Scott Fahrenbruch, Acting Parks and Recreation Director
Juan Guzman, Open Space Manager
Vern Krahn, Park Planner
Robb Fellows, Senior Engineer
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 (1-0007) - Chairperson Hartman called the meeting to order at 6:00 p.m. A quorum was present.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0012) - None.

1. ACTION ON APPROVAL OF MINUTES - April 26, 2004 (1-0014) - Member Riedl moved to approve the minutes. Member Scott seconded the motion. Motion carried 7-0.

2. CHANGES TO THE AGENDA (1-0020) - Mr. Guzman requested the Chairman to move item 3-A to the end of the agenda.

3. AGENDA ITEMS:

3-A. PRESENTATION ONLY BY THE U.S. FOREST SERVICE CARSON RANGER DISTRICT REGARDING THE FIRE ECOLOGY OF C-HILL/BORDA MEADOW AREAS (1-1135) - Deferred.

3-B. ACTION TO INCORPORATE A UNIFIED TRAIL IMPLEMENTATION PLAN TO BE INCLUDED WITH THE SCOPE OF WORK OF THE PARKS AND RECREATION ELEMENT TO THE MASTER PLAN (1-0030) - Mr. Guzman reviewed the staff report and the attached scope of work, and requested input from the Committee members. Mr. Fahrenbruch acknowledged that the Unified Trail Implementation Plan will integrate with the parks and recreation master plan element update. He advised that the Eagle Valley Trail System plan is extremely outdated. Member Scott expressed support for the concept, and commented that there are needs to be identified in the urban areas and that consideration should be given to the impact of the freeway. He referred to an article in the

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the May 17, 2004 Meeting

Page 2

editorial section of Sunday's newspaper, and commented that this is an opportune time to bring the trails element together. In response to a question, Mr. Fahrenbruch advised that land acquisition will be considered as part of the plan. He expressed the opinion that the Committee will benefit from participating in the planning process. Chairperson Hartman noted the Committee's primary concern to acquire open space which provides trail connections. **Member Scott moved to incorporate a Unified Trail Implementation Plan to be included with the scope of work of the Parks and Recreation Element to the Master Plan. Member Riedl seconded the motion. Motion carried 7-0.**

3-C. ACTION TO APPROVE A CLEANUP ACTIVITY PROJECT WITH SERVICE CLUBS AND VOLUNTEERS AT THE FOLLOWING SIERRA FRONT AREAS: VOLTAIRE CANYON, KINGS CANYON, ASH CANYON, AND COMBS CANYON, CLEAR CREEK, AND CITY PROPERTY IN LAKEVIEW; TO BE HELD DURING THE SPRING AND EARLY SUMMER OF 2004 (1-0131) - Mr. Guzman reviewed the staff report, and noted the proposed date for the cleanup activity project. Discussion took place regarding other possible dates, and consensus of the Committee was to confirm the July 10th date. Mr. Guzman requested the Committee members to provide input regarding their clean up area preferences. He acknowledged that the annual Carson River cleanup project is a separate, non-conflicting activity.

3-D. ACTION TO APPROVE THE SCOPE OF PROJECTS DESIGNED TO PROVIDE ACCESS AND EXTEND NON-MOTORIZED TRAILS AT THE MOFFAT OPEN SPACE PROPERTY LOCATION, 4021 LEPIRE DRIVE (1-0193) - Mr. Guzman provided background information on this item and reviewed the staff report. He referred to the Moffat Open Space Master Plan, which was displayed in the meeting room, and pointed out a future proposed trail and the subject access road. He referred to an aerial photograph of the Moffat Open Space property, and pointed out an existing pathway showing evidence of recent use and the connection which would extend the trail further to the north as proposed in the master plan. In response to a question, Mr. Fellows advised that the Bicycle System Plan shows a trail connection to Lepire Drive as a link to the Mexican Ditch Trail System.

In response to a question, Mr. Fellows advised that the proposed access will be 20 feet wide with a decomposed granite surface and proper drainage. In response to a further question, Mr. Fellows advised that the access trail would serve a dual purpose, maintenance for the Mexican Ditch Users and for the City's drainage systems, and recreation and conveyance access. Mr. Fellows displayed a drawing and pointed out two pipes which drain to the subject area in response to an additional question. He noted that one pipe borders the Moffat property and the other ties into the Mexican Ditch. He advised that primary access would be off the driveway to the Moffat property parking lot, and described the route of the access road. He responded to additional questions and pointed out the trail connection, a low flow crossing, and recently completed rock work in the existing channel. Discussion took place regarding the proposed route, the maximum slope, and a possible future connection from the northern portion of the Moffat property.

In response to a question, Mr. Fellows advised that the project will be accomplished as Public Works staff and equipment are available. There are no defined project phases, but the drainage features will be completed first. In response to a question, Mr. Guzman advised that the trail will be part of the Bicycle System Plan. Mr. Fellows responded to additional questions regarding the dimensions and design of the path. Member Scott advised that the Committee considered the Moffat property in conjunction with the trail system. He expressed support for utilizing this project as a means to get trails constructed. He noted the importance of ensuring the path isn't visible from across the valley. In response to a question, Mr.

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the May 17, 2004 Meeting

Page 3

Fellows advised that maintenance activities would most likely take place intermittently at best; perhaps once a year or after large storm events. The maintenance would be scheduled, and appropriate signage and notice would be given in the event of having to close the trail.

In response to a question, Mr. Krahn advised that the trail will be part of the multi-use Mexican Ditch Trail, which includes equestrians, and has a decomposed granite surface. Discussion took place regarding the multi-use nature of the trail as related to ensuring the appropriate surface. **Member Riedl moved to approve the scope of projects designed to provide access and extend non-motorized trails at the Moffat Open Space Property location at 4021 Lepire Drive, as presented in the conceptual drawing, and that the non-motorized trail to the south of the utility road be completed within one year of the start of the utility access road; and the provision for Public Works to maintain that portion of the trail they will use for dual purposes and Parks and Recreation will maintain the remainder. Member Fischer seconded the motion. Motion carried 7-0.**

3-E. STATUS REPORT ONLY REGARDING THE PROGRESS OF ACQUISITIONS ALONG THE CARSON RIVER BY THE BUREAU OF LAND MANAGEMENT AND OPEN SPACE PROGRAM (1-0648) - Mr. Guzman advised that he had recently authorized Steve Johnson & Associates to prepare appraisals for the Jarrard and Anderson properties. He pointed out, on a displayed map, properties being pursued by the BLM through the Southern Nevada Public Lands Management Act ("SNPLMA"). He pointed out the Stein properties which were recently purchased by Bulin-Hollingsworth. Bulin-Hollingsworth are considering potential development but have indicated a willingness to grant right-of-way access for continuation of the Mexican Ditch Trail. Mr. Guzman has expressed the Committee's interest in purchasing most of the land which has River frontage.

Mr. Guzman pointed out the Desormier property, and advised that it was nominated for Question #1 and SNPLMA funds. He described the property's characteristics, and advised that the upper portion of the property is visible from many areas in Carson City. He advised that Mr. Desormier is also pursuing private sale. He pointed out areas of Prison Hill accessible to off-road vehicles. He advised that because of recent property sales in the area, the average price per acre has increased from \$6,000 to \$18,000.

Mr. Guzman advised that the Bently property is nearly ready to proceed with a sale transaction. He provided background information on the partnership with The Nature Conservancy, and advised that the entire area will eventually serve to provide access and trails. He described the property's characteristics, and advised that an appraisal was submitted at \$236,000. He will hire a review appraiser to verify the figure. He noted a critical decision regarding whether to proceed with requesting Question #1 funds for this property which would reduce the cost to the Open Space Program by 50%, and make the City the property owner. If the preference is for the BLM to manage the land, it should be purchased with Open Space funds and submitted during a subsequent phase of the SNPLMA process, or arrangements should be made with the BLM to purchase the land at some time in the future. Mr. Guzman advised that all of the properties discussed meet Open Space Program requirements.

Mr. Guzman discussed the application for Question #1 funds by the V&T Railway Foundation. He advised of having written a letter to Division of State Lands Administrator Pam Wilcox requesting her to hold the application in abeyance until the next Question #1 cycle because there are issues to be resolved. In response to a question, he pointed out the V&T right-of-way on a displayed topographical map. He advised that the main property holders are Serpa, Bently, and Erickson. Mr. Erickson has indicated that he is not

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the May 17, 2004 Meeting

Page 4

interested in the Open Space Program making him an offer. Both Mr. Serpa and Mr. Bently are interested; however, this has not yet been pursued because the V&T Railway Foundation is negotiating easements and because of mercury contamination concerns.

In response to a question, Mr. Guzman advised that the position of the Carson River Advisory Committee, at the time Question #1 projects were presented, was that all proposed purchases were desirable acquisitions. The Carson River Master Plan Element specifically provides for certain areas to be preserved in a natural state, where trails are not welcome, because of wildlife habitat potential. Mr. Guzman pointed out the existing Mexican Ditch service road, and commented that it would be logical to extend it to create a trail adjacent to the Pine Nuts. He advised that several of the property owners in the area have expressed concern about having a trail through their lands, and have suggested a trail route which would bypass their lands. In response to a comment, Mr. Guzman explained his approach to discuss with property owners the possibility of selling portions of their property. He pointed out a portion of the parcel which has a FEMA flood zone designation, and noted that this would be an ideal acquisition because the area coincides with the habitat protection zone. Member Scott noted that the property owners could potentially receive a significant tax benefit.

In response to a question, Mr. Guzman pointed out the Al Bernhard property on the topographical map. He advised that the BLM is in the process of appraising the property which may take up to three more months. The City has demonstrated to the BLM that City Manager Linda Ritter is authorized to sell the property to the BLM, and that a phase 1 environmental assessment has been conducted. In response to a question, Mr. Guzman advised that he has discussed with Department of Prisons staff the possible use of prison property for trails or conservation purposes. Department of Prisons staff have expressed the belief that some of the City's requests could be accommodated particularly around the Moffat Open Space property. They have expressed agreement with the official Department of Prisons policy to keep trails on the opposite side of the River so as to avoid security risks. They are primarily concerned with contraband being thrown over the fences into the agricultural areas. In response to a comment, Mr. Guzman advised that since the prison owns the property, there is no potential for development or for agricultural uses because of wetlands regulations. He pointed out that Paul Pugsley and the Carson River Advisory Committee were successful in changing the management practices of the prison so that cattle are not allowed to graze all the way to the river bank.

3-F. STATUS REPORT ONLY REGARDING CARSON RANGE LAND ACQUISITIONS

(1-0962) - Mr. Guzman pointed out the Horse Creek Ranch on a displayed topographical map, and advised that he has been discussing with Mr. Fagen the opportunity to purchase the area north of Kings Canyon Road. He pointed out the conservation easement portion of the acquisition, and advised that it totals approximately 200 acres. The fee purchase area comprises the remainder. Mr. Fagen has engaged the services of a private engineer, who will proceed with amendments to the maps in order to accomplish the lot configurations. Mr. Fagen is still interested in working with the Open Space Program. Mr. Guzman pointed out a portion of the property which Mr. Fagen will not sell. Mr. Fagen is also discussing with the Schulz family the potential of configuring the lots to provide approximately 15 acres for their water works.

Mr. Guzman pointed out the Hutchison parcel, and advised that it was submitted for purchase with Question #1 funding. The parcel didn't fare well as part of the round five SNPLMA nominations. Mr. Guzman advised that the property's primary values are scenic and recreational.

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the May 17, 2004 Meeting

Page 5

Mr. Guzman advised that sale of the Gilbert property to the U.S. Forest Service is progressing. The USFS is in the process of due diligence; the funding source will be SNPLMA round 3. Mr. Guzman anticipates that the property will be appraised within four months.

Mr. Guzman advised of having been engaged in conversations with Karen Joost and David Leid. Mr. Leid has considered an offer from Ms. Joost to purchase five acres. The City will purchase 25 acres from Ms. Joost, who will use the sale proceeds to pay Mr. Leid. The City's Public Works Department and the Wellington Crescent Homeowners Association are very interested in the transaction because it will solve access problems. Ms. Joost has committed to provide an access easement in the vicinity of the west side of the Wellington Crescent subdivision with sufficient distance to create an appropriate buffer.

Mr. Guzman advised of having received a letter from Kim Collard, Ira Anderson's daughter, who requested that a trail designated within their lands be removed from the parks and recreation master planning process. He noted that there are concerns on the part of Parks staff regarding this request; however, the City has always been very accommodating of property owners.

In response to a question, Mr. Guzman advised that management restrictions cannot be placed on the Gilbert property. He commented that the property was purchased with Open Space funds which places the responsibility on the City to ensure the property is used for open space purposes.

4. NON-ACTION ITEMS:

STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS (1-1137) - Member Scott advised that the Transportation Master Plan will be reviewed at the Regional Transportation Commission meeting on Wednesday, May 19th. He advised that equestrian access will be affected by the second stage of the bypass, and suggested that the meeting may be an opportunity to provide input.

STATUS REPORTS AND COMMENTS FROM STAFF (1-1151) - Mr. Guzman advised of a joint meeting between the Planning Commission and the Parks and Recreation Commission regarding the scope of work for the comprehensive land use plan and the parks and recreation master plan element. Vice Chairperson Jacquet and Members Bird and Riedl are monitoring this. (1-1169) Mr. Guzman advised that the Sierra Front Coalition regional trails map will be presented to the Board of Supervisors in the near future. He thanked Chairperson Hartman and Administrative Assistant Liz Teixeira, who nominated him for a Nevada Hispanic Services Employee of the Year award. He circulated the award plaque, and advised that City Manager Linda Ritter and Supervisors Aldean, Williamson, and Livermore accompanied him to the awards ceremony. He circulated a commendation from Senator Reid. Chairperson Hartman expressed appreciation for Mr. Guzman's hard work and accomplishments, and commented that the honor was well deserved.

FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS (1-1162) - Chairperson Hartman requested Mr. Guzman to agendaize discussion regarding fuel management on C Hill.

5. ACTION ON ADJOURNMENT (1-1228) - Member Fischer moved to adjourn the meeting at 7:13 p.m. Member Scott seconded the motion. Motion carried 7-0.

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the May 17, 2004 Meeting

Page 6

The Minutes of the May 17, 2004 meeting of the Carson City Open Space Advisory Committee are so approved this 21st day of June, 2004.

STEPHEN D. HARTMAN, Chair