

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the March 17, 2008 Meeting

Page 1

A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, March 17, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Steve Hartman
Vice Chairperson Dan Jacquet
Michael Fischer
Tricia Lincoln
Wayne Perock
Howard Riedl
Bruce Scott

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
Ann Bollinger, Open Space Coordinator
Will Geddes, Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF QUORUM (6:03:20) - Chairperson Hartman called the meeting to order at 6:03 p.m. A quorum was present.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:03:42) - None.

1. ACTION ON APPROVAL OF MINUTES - January 28, 2008 (6:03:55) - Vice Chairperson Jacquet moved to approve the minutes. Member Scott seconded the motion. Motion carried 7-0.

2. MODIFICATION TO THE AGENDA (6:04:15) - None.

3. AGENDA ITEMS:

3-A. ACTION TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS REGARDING THE ADMINISTRATION AND EXPENDITURE OF FUNDS FOR LANDS FROM THE OPEN SPACE DIVISION OF THE QUALITY OF LIFE FUND ESTABLISHED BY CCMC 21.07, FOR THE ACQUISITION, RESTORATION OF NATURAL RESOURCES, DEVELOPMENT AND CONSTRUCTION WHICH AFFORD PUBLIC ACCESS, EQUIPPING, IMPROVEMENT, MAINTENANCE, CONSERVATION PLANNING, AND MANAGEMENT OF REAL PROPERTY FOR OPEN SPACE (6:04:20) - Mr. Guzman acknowledged having distributed to the committee members and staff a replacement staff report for the subject item. Ms. Bollinger provided an overview of revisions to the staff report. Mr. Guzman introduced and provided an overview of this item. He reviewed the staff report in conjunction with maps and aerial photographs displayed in the meeting room. In response to a question regarding the Serpa properties, he advised that the cost of lands associated with the V&T right-of-way was offered as a match in the Question #1 application. Open Space Program funds are anticipated to be used to complete the transaction. Mr. Guzman advised of a previous agreement

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the March 17, 2008 Meeting

Page 2

to donate the right-of-way if Carson City obtains the lands. He further advised that the V&T Railway Commission is also independently pursuing procurement of right-of-way from the pertinent property owners. Chairperson Hartman requested to review a more detailed map of the right-of-way. Member Scott advised of having been previously ambivalent over that portion of the Carson River below Deer Run Road until reviewing the Aquatic Trail plan. He noted the pristine condition of this portion of the River, and expressed the belief that it may be enhanced by the railroad and the aquatic trail being the only accesses.

Mr. Guzman discussed the possibility of a pedestrian-access trail along the Serpa and Bently properties. He reminded the committee of their request for staff to determine right-of-way prior to committing funding. He advised "if there is not a sale, then we'll go into the right-of-way mode." Member Riedl advised that the NEPA process associated with the V&T Railroad requires a multi-modal use. He discussed the importance of demonstrating access to the aquatic trail as well as for other recreational activities.

Mr. Guzman continued reviewing that portion of the staff report pertinent to west side properties in conjunction with displayed maps and aerial photographs. In response to a question, Ms. Bollinger advised that the sheep are scheduled to arrive around April 1st. Mr. Guzman advised that Ms. Bollinger had made all the arrangements for the sheep grazing project. He discussed a form, which is in the process of being simplified, to obtain permission for the sheep to pass through private property. Member Scott suggested publishing a press release announcing the sheep grazing project. Ms. Bollinger advised that the sheep grazing project was agendaed for the March 20th Board of Supervisors meeting. In response to a question, she explained there was no need for the goat grazing project this year.

Mr. Guzman advised that the project associated with the tentative map developed for the Jenkins property will not go forward. The entire parcel is presently for sale. Until other transactions are finalized, however, there is no time to pursue this property. Member Scott advised of a fairly detailed review and concentration of proposed development which left a lot of open space. He suggested prioritizing the property similar to the priority assigned to the Casey property. Mr. Guzman advised of the intent to communicate interest to the property owner, but that staff is "really committed ... with too many projects and not enough money and that we need to wait." Chairperson Hartman suggested developing a portion of the property and leaving the rest open. He recalled that the previously proposed development was reasonably well hidden from the view shed maps developed from around the valley. Discussion followed, and Mr. Guzman advised that the Summerhawk subdivision is also likely not to move forward. Dwight Millard mentioned to Mr. Moellendorf an interest in negotiating with Open Space Program staff. Member Scott pointed out that the property lends itself to planned unit development. Chairperson Hartman recalled the property was more visible from the southeastern quadrant of the City.

Mr. Guzman reviewed that portion of the staff report pertinent to non-land acquisition projects. With regard to acquiring the Borda Meadow as part of the federal lands bill, Member Scott advised that the U.S. Forest Service budget will not accommodate management. He suggested the absurdity of the U.S. Forest Service retaining the Borda Meadow without being able to manage it. He further suggested the City's interest in acquiring the Borda Meadow represents the only alternative to ensure its proper management. He expressed continued frustration with carrying out the federal lands bill based on ratios which have more of a national connotation rather than ensuring proper management of the community's wild land urban interface. He suggested reiterating to the Board of Supervisors the recommendation that the Borda Meadow is critical, and to pursue getting closer to parity on the lands ratio. He noted the importance of overcoming the management checkerboard in a way that makes sense. The discussion should be one of resource management rather than ratios. Chairperson Hartman emphasized the importance of committing funds for management. Mr. Guzman discussed the concept of the U.S. Forest Service owning the higher

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the March 17, 2008 Meeting

Page 3

elevation lands and the City owning interface lands. He pointed out the subject lands on a displayed map. In response to a question, he provided background information on Board of Supervisors direction to develop cost estimates for managing lands proposed to be acquired through the federal lands bill. Approximately \$300,000 will be needed for intensive annual management. At Chairperson Hartman's request, Mr. Guzman agreed to provide the cost estimates for review by the committee. Mr. Guzman described how the cost allocation will appear in the Open Space Program budget. He advised of the simple process by which funding can be moved from acquisition to management, if necessary. Chairperson Hartman expressed an interest in reviewing the cost estimate detail.

Ms. Bollinger explained that the deadline for installing the Mexican Ditch Bridge has been postponed to October / November 2008. In response to a question, she advised of no anticipation of increased project costs. At Mr. Guzman's request, Mr. Krahn provided an update on meetings with NDOT staff regarding the encroachment permit. Ms. Bollinger advised that the NDEP Clean Water Act grant application was not awarded. She is expecting a letter with recommendations regarding a second grant application submission. Mr. Moellendorf advised that the Carson Water Subconservancy District grant application was approved in the amount of \$20,000. Ms. Bollinger discussed the \$100,000 grant application submitted to the Nevada State Parks Recreation Trails program. She is in the process of writing a Question #1 grant application.

The committee members expressed support for pursuing the study demonstrating fiscal impacts of the Open Space Program. Vice Chairperson Jacquet discussed the concept of eco-system services, and suggested including such elements in the report to the Board of Supervisors. Discussion followed, and Member Riedl suggested considering a consultant to develop the report. Chairperson Hartman noted the critical element of an economist's viewpoint. Mr. Moellendorf discussed efficiencies associated with managing parks and recreation facilities adjacent to open space properties. He acknowledged the need for caution in that properties acquired through the federal lands bill will be managed through the Open Space Program budget. He assured the committee members that staff is pursuing management and cost efficiencies in considering the Open Space Program budget.

In response to a question, Mr. Guzman provided additional information on the status of the federal lands bill. The committee members expressed support for developing property profiles and histories. With regard to volunteer opportunities, Chairperson Hartman suggested a canyon clean up project. Mr. Guzman announced a clean up project scheduled for Saturday, April 19th in the Lompa wetlands.

Mr. Guzman summarized the staff report in four categories, as follows: purchase and acquisition, management issues, fire rehabilitation, and construction / improvement projects. Member Scott expressed support for publicizing and sharing information, and discussed the importance of keeping the Open Space Program activities in the public view. In response to a question, Mr. Guzman advised that the committee's recommendation will be condensed and developed into a format for presentation to the Board of Supervisors. The report will be used as the basis for providing budget recommendations. Chairperson Hartman requested staff to prepare the report and agendize it for review by the committee prior to Board of Supervisors presentation. He suggested developing a matrix connecting the items listed in the report to the budget. Member Riedl suggested condensing the 23 items listed in the staff report into the previously-stated four categories. He discussed the importance of management plans and fuel reduction projects, but noted the equal importance of marketing the Open Space Program. Mr. Moellendorf suggested that time elements could be included for the four categories.

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the March 17, 2008 Meeting

Page 4

Chairperson Hartman entertained a motion. **Member Scott moved to request staff to revise the report and present it for review at a future meeting. Vice Chairperson Jacquet seconded the motion.** Member Lincoln agreed with the importance of marketing and education. Chairperson Hartman called for a vote on the pending motion; **motion carried 7-0.**

3-B. ACTION TO ADOPT OPEN SPACE RESOLUTION NO. 2008-OSAC-R-1 CALLING FOR THE CREATION OF A COMMUNITY VISION FOR THE SILVER SADDLE RANCH AND THE CARSON RIVER, A COMMUNITY DESIGN CHARRETTE PROCESS, HOSTED BY THE FRIENDS OF SILVER SADDLE RANCH, A NON-PROFIT ORGANIZATION; THE NATIONAL PARK SERVICE; THE BUREAU OF LAND MANAGEMENT, CARSON CITY FIELD OFFICE; AND CARSON CITY, PROVIDING THE GENERAL PARAMETERS FOR THE PROCESS, DESIRED OUTCOMES, AND PARTNERSHIPS ENGAGED IN THE PLANNING PROCESS (7:50:16) - Mr. Guzman introduced this item, and reviewed the staff report. Chairperson Hartman requested Mr. Guzman to ensure the resolution can be separated into parts at the end of the process. **Member Scott moved to approve the resolution. Member Fischer seconded the motion.** Chairperson Hartman called for public comment and, when none was forthcoming, a vote on the pending motion. **Motion carried 7-0.**

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (7:52:44) - Mr. Guzman advised of a request to use the Andersen property for a charity golf tournament, and that an item will be agendaized for a future meeting. Member Scott requested Mr. Guzman to provide detail on how the golf tournament would be facilitated. Mr. Guzman advised that Ms. Bollinger will be attending a Land Trust Alliance tool box conference. He referred to the letter from EXD Engineering and Land Surveying, Inc. Principal Engineer Brenda Stein advising that the Lakeview Gated Estates subdivision project has been withdrawn.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (7:54:50) - Member Riedl announced a bicycle / pedestrian conference sponsored by NDOT in May. In response to a question, Mr. Guzman advised that he and Mr. Fagen met to work on the parcel map. He anticipates scheduling another meeting in the near future and committed to including Member Perock, as the designated committee representative.

5. FUTURE AGENDA ITEMS (7:56:32) - Chairperson Hartman reiterated the request for extensive detail associated with the Open Space Program budget, as related to the items listed in the staff report which was the subject of item 3-A.

6. ACTION ON ADJOURNMENT (7:56:57) - Member Fischer moved to adjourn the meeting at 7:56 p.m. Vice Chairperson Jacquet seconded the motion. **Motion carried 7-0.**

The Minutes of the March 17, 2008 Carson City Open Space Advisory Committee meeting are so approved this 21st day of April, 2008.

STEPHEN D. HARTMAN, Chair