

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 16, 2006 Meeting

Page 1

A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, October 16, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Dan Jacquet
Michael Fischer
Tricia Lincoln
Wayne Perock
Howard Riedl

STAFF: Linda Ritter, City Manager
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
Ann Bollinger, Open Space Assistant
Stacey Giomi, Fire Chief
Lee Plemel, Planning Division Principal Planner
Mary-Margaret Madden, Senior 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 (6:11:54) - Vice Chairperson Jacquet called the meeting to order at 6:11 p.m. A quorum was present. Chairperson Hartman and Member Scott were absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:12:10) - None.

1. ACTION ON APPROVAL OF MINUTES - September 18, 2006 (6:12:19) - Member Riedl moved to approve the minutes. Member Fischer seconded the motion. Motion carried 5-0.

2. MODIFICATIONS TO THE AGENDA (6:12:43) - None.

3. AGENDA ITEMS:

3-A. ACTION TO PROVIDE TO THE PLANNING COMMISSION AND BOARD OF SUPERVISORS RECOMMENDATIONS REGARDING THE OPEN SPACE COMPONENTS FOR THE SUMMER HAWK SUBDIVISION PROPOSED DEVELOPMENT LOCATED WEST OF THE INTERSECTION OF CURRY STREET AND RHODES STREET, SOUTH OF C-HILL AND NORTH OF THE CARSON WASHOE COLONY (6:12:50) - Mr. Guzman introduced Mark Rotter of Capital Engineering, representing Syncon Homes, and provided background information on this item. Mr. Rotter introduced Michelle Godde, of Syncon Homes, and Paul Dalka, of Capital Engineering. He

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 16, 2006 Meeting

Page 2

provided an overview of the project, and oriented the committee members to the subject property using a displayed aerial map. He narrated a SlideShow presentation of the proposed development.

In response to a question, Mr. Guzman explained the provisions of the City's hillside development ordinance. He advised that the subject parcel was considered by the committee a number of years ago, with the recommendation to encourage a planned unit development such as is being proposed. At Vice Chairperson Jacquet's request, Mr. Guzman explained the worst case scenario with regard to potential development of the subject property. Mr. Rotter requested a positive recommendation from the committee with regard to the proposed project. He advised of having spent a considerable amount of time with City staff to ensure an appropriate development. He expressed the opinion that the proposed development will benefit Carson City open space with connectivity to U.S. Forest Service lands to the west.

In response to a question, Mr. Rotter explained the provisions of the proposed landscape maintenance district. Mr. Guzman explained the method by which adjacent property owners can opt in to a landscape maintenance district. In response to a further question, Mr. Rotter advised that the only off-site improvements will be on Rhodes and Betts Streets. He pointed out a connection to an existing, off-site pathway. In response to a further question, he pointed out access points throughout the property. Mr. Guzman advised that the unified pathways master plan element designates the area as non-motorized. In response to a question, Mr. Rotter advised that the landscape maintenance district would have to be in place in order to request final map approval. In response to a further question, he anticipates the development to be built out in 4 to 6 years. In response to a further question, he noted the City's policy for developers to maintain parks, landscape, and fuels management for a two-year period. In response to a further question, he described plans for parks and recreation facilities within the development.

Member Riedl expressed concern regarding trail accessibility. Mr. Rotter advised that all the pathways will be located outside the lots. Mr. Guzman advised that all land encompassing pathways will be dedicated to the City. Member Riedl expressed support for the clustered development pattern, and "a lot of property in open space." In response to a question, Mr. Rotter advised that any cultural resources would need to be developed. Member Lincoln inquired as to the location from which the viewshed line was determined. Mr. Guzman advised that one point for the master plan analysis was from the intersection of Highway 50 and the freeway, the other point was further south from Edmonds and Clearview Drive. Mr. Rotter acknowledged that, other than a major power line, all utilities will be underground. In response to a further question, he advised that fuels management could be done through a variety of means. He acknowledged that specificity would be included in the provisions of the landscape maintenance district. Member Lincoln expressed a preference that sheep grazing be included as a preferred fuels management method.

Vice Chairperson Jacquet called for public comment and, when none was forthcoming, entertained a motion. **Member Fischer moved to recommend to the Planning Commission and the Board of Supervisors, as related to open space, the conceptual subdivision map for the Summer Hawk Subdivision located at the west terminus of Rhodes Street in Carson City, Nevada. Member Riedl seconded the motion.** At Member Lincoln's request, Chief Giomi commented "we are moving into ground that we've never moved into before with this development ..." He advised that the developers had been very cooperative in terms of providing for the necessary safety of the future residents. He cautioned that

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 16, 2006 Meeting

Page 3

Carson City is a fire environment, “and there are only so many things you can do to mitigate that fire environment.” He emphasized the importance of residents realizing the risk involved in building a home in a wild land urban interface area. He explained that the fuel model is relatively easy to control at the present time because of the recent burn, but noted the history of fire in the area. The fuels management plan, which is in the process of being reviewed by Fire Department personnel, addresses many of the concerns raised by Member Lincoln. Chief Giomi cautioned against emphasizing any one type of fuel management method. He discussed the importance of providing the opportunity to use “the proper fuel management technique as opposed to a preferred method.” While sheep grazing may be effective today, as the fuel environment changes, it may not be as effective in 10 to 20 years. Chief Giomi advised that protecting the subdivision entirely will be a challenge and will require an intensive effort on the part of community fire fighting resources. He clarified that protecting the subdivision will likely be less intense, given the modifications that Syncon is willing to make, than some of the community’s existing subdivisions. Vice Chairperson Jacquet thanked Chief Giomi, and called for a vote on the pending motion. **Motion carried 5-0.** Vice Chairperson Jacquet recessed the meeting at 6:55 and reconvened at 7:02 p.m.

3-B. ACTION TO PROVIDE THE BOARD OF SUPERVISORS WITH RECOMMENDATIONS REGARDING THE FEDERAL LANDS BILL MAP. THE MAP WILL BE USED AS THE BASIS TO CREATE THE FEDERAL LANDS BILL FOR CARSON CITY, WHICH CONSISTS OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW FOR THE EXCHANGE AND / OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY. RECOMMENDATIONS MAY INCLUDE THE IDENTIFICATION OF FEDERALLY-OWNED LANDS AND CITY-OWNED LANDS WHERE OWNERSHIP MAY BE EXCHANGED AND / OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, AND PUBLIC UTILITIES AND SERVICES (7:02:13) - Mr. Guzman introduced Ms. Ritter, Chief Giomi, Mr. Plemel, Mr. Krahn, Ms. Bollinger, and Consultant John McLain. He provided an overview of the recommendations regarding the Silver Saddle Ranch provided by the Carson River Advisory Committee and the Parks and Recreation Commission. He reviewed the federal lands bill public meeting schedule, and provided an overview of the agenda materials. Ms. Ritter explained the public process associated with the proposed federal lands bill map, and advised that the map will be presented to the Board of Supervisors on November 16th.

Mr. Guzman provided a detailed overview of the proposed federal lands bill map which was displayed in the meeting room. He pointed out an approximate twenty-acre parcel proposed for development of the City’s eastern gateway. Vice Chairperson Jacquet discussed the gateway concept as delineated in the open space master plan element. Mr. Guzman clarified the purpose for designating the parcel is to take the opportunity to request the land. No design concepts have been proposed at this time, and there are other mechanisms, if necessary, to acquire a gateway parcel. Ms. Ritter explained the concept of a gateway to provide an area of limited parking which overlooks the City and includes informational kiosks. The proposed twenty-acre parcel may also provide a buffer for fuels mitigation.

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 16, 2006 Meeting

Page 4

Mr. Guzman reviewed that portion of the staff report related to acquisition of the Silver Saddle Ranch for the purpose of a regional park. He advised that both the Carson River Advisory Committee and the Parks and Recreation Commission endorsed the concept of a regional park. He provided an overview of comments and input with regard to the same. He discussed the possibility of including Prison Hill in the federal lands bill map. Member Perock pointed out that use of the Prison Hill area by OHVs is fairly well established, and inquired as to impacts to the users. Mr. Guzman advised that management of the lands will be more analogous to the Parks and Recreation Department than to the Open Space Program. He noted past management agreements, such as for the Moffat property, entered into between the Open Space Program and the Parks and Recreation Department.

Mr. Guzman discussed the responsibility of management and maintenance which goes along with this committee's recommendation to the Board of Supervisors that certain lands be retained in City ownership. He reviewed staff's recommended action. Member Perock expressed the opinion that a combination of public works and open space funding should be allocated toward management of watershed properties. Mr. Guzman acknowledged this possibility, and reiterated that ownership of the lands will also include a maintenance responsibility. Member Riedl discussed the intent of the committee's recommendation to convey the importance of retaining Carson City lands, and of the need for a comprehensive management plan that benefits open space as well as public works.

Mr. Guzman pointed out the route of the V&T Railway on a displayed topographic map. He advised of having been approached by Mr. Bertagnolli inquiring as to the interest of the Open Space Program in some of his properties. Vice Chairperson Jacquet noted that the River corridor and the V&T Railway route had not been previously identified on the proposed federal lands bill map. He suggested the V&T project is of equal importance to the concept of a regional park. In response to a question, Mr. Guzman advised that the federal lands bill process is not very far along, and that City officials are very interested in input not previously considered. In response to a comment, he provided an overview of the Southern Nevada Public Lands Management Act ("SNPLMA"). He discussed the possibility of using SNPLMA funds to purchase lands along the Carson River for park development, protection of environmentally-sensitive land, or acquisition of properties adjacent to the V&T Railway.

Mr. Guzman pointed out the location of, and described the purpose for including, polygon #30. He requested the committee to provide a recommendation with regard to this property. Mr. Plemel clarified that the comprehensive master plan designates polygon #30 as conservation reserve consistent with the BLM's recreation and public purpose designation. He explained that the recreation and public purpose designation is distinctly different from the BLM's open space designation, but that the area connects to the Prison Hill recreation area designated by the BLM as open space. He advised that Division of Housing representatives understand any proposed project would be subject to City processes. He acknowledged the proposal for the property to be transferred from United States ownership to State of Nevada ownership. He emphasized that transfer of ownership would not constitute approval of a project by the City. In response to a question, he advised that polygon #30 is designated on the map as a result of conversations between City and Division of Housing representatives. He further advised that residential development of the property would require a master plan amendment. Mr. Guzman advised that Division of Housing representatives have discussed their proposal with BLM representatives. BLM representatives are neutral

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 16, 2006 Meeting

Page 5

on the issue. In response to a question, Vice Chairperson Jacquet advised that the transaction between the State and the BLM would be through SNPLMA. Vice Chairperson Jacquet opened this item to public comment.

(7:41:08) Leonard Swisher expressed opposition to the proposed acquisition of polygon #30 by the State. He advised of having circulated a petition among residents of the area, and expressed the further opinion that the proposed use of the land for “HUD-type financed housing” would be inappropriate “next to all the upscale homes that are there now.” He expressed a preference for the property to remain in open space as an addition to the Prison Hill recreation area to be managed by the City.

(7:42:35) Joe Childs noted 16 different parcels which “aren’t necessarily suited for the Open Space Program.” He requested the committee to refrain from providing a recommendation on those parcels proposed for economic development.

In response to a question, Mr. Guzman explained staff’s recommended action and requested the committee members to provide input on the entire proposed federal lands bill map.

(7:44:33) Kathi Lawrence introduced herself for the record. In response to a question, Mr. Guzman advised of no intent to further amend the map until it is presented to the Board of Supervisors. All recommendations will be presented to the Board of Supervisors. Ms. Lawrence requested that parcel #30 remain in BLM ownership or be transferred to the City to be incorporated with the regional park concept for Silver Saddle Ranch. She expressed the opinion that the parcel is an inappropriate location for high density housing.

In response to a question, Mr. Guzman reminded the committee of the purpose of the lands bill to determine properties which are suitable for the uses proposed. He reiterated the request for the committee members’ input on the entire proposed federal lands bill map. He noted the importance of not missing an opportunity to identify properties as part of the lands bill. Mr. Guzman acknowledged that parcel #33 had been historically identified for more intensive development. He provided background information on past proposals for the parcel, and citizen input to leave the parcel “as the gateway into Prison Hill.” Discussion took place regarding parcel #33.

(7:52:28) Ms. Lawrence referred to the Resource Concepts, Inc. reports and noted that both parcel numbers 30 and 33 are recommended for either open space or residential development under City ownership. Mr. Guzman acknowledged that the federal lands bill properties will be requested for transfer at no cost. In response to a further question, he discussed the purpose for the public meetings scheduled over the next few weeks. He advised that each citizen’s comments would be well documented.

Vice Chairperson Jacquet called for additional public comment and, when none was forthcoming, requested input of the committee members. In response to a question, Mr. Guzman reviewed a rough estimate of the acreage to be requested through the federal lands bill. **Member Riedl moved to recommend that polygons 1 through 5 be kept under Carson City ownership with the caveat that some changes to ownership be allowed to create bigger blocks of Carson City land, i.e., a no net loss or gain to the**

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 16, 2006 Meeting

Page 6

USFS between parcels 1 through 5; and that in the future the Open Space Advisory Committee offer its financial support to develop a maintenance agreement through other means, such as to manage the property for open space and to contribute a portion to that management. Member Perock seconded the motion. Member Riedl responded to questions in clarification of the motion. In response to a question, Ms. Ritter advised of the expectation that an agreement would go along with contributing financially to maintenance. Vice Chairperson Jacquet suggested an amendment for an understanding to be included in the agreement that the lands would be managed as open space. **Member Riedl so amended his motion. Member Perock continued his second. Motion carried 5-0.**

Member Riedl moved to recommend that the Board of Supervisors give strong consideration for the request of polygon #6 to become part of a transfer from U.S. Forest Service ownership to Carson City ownership; this action will tie other Carson City properties, presently isolated. Member Lincoln seconded the motion. Motion carried 5-0. In response to a question, Mr. Guzman explained the language of the recommended action to incorporate City-owned property and property dedicated by John Serpa at the time Timberline was developed. Chief Giomi advised that timber land is among the most expensive to manage and on which to extinguish fires. Ms. Ritter advised that the Board of Supervisors will be looking to the Open Space Program for funding. Member Perock noted recent discussions which indicate the intent of the committee to move away from acquisitions into management.

Vice Chairperson Jacquet read into the record staff's recommended action regarding the Silver Saddle Ranch property. Mr. Guzman acknowledged that the concept of a regional park includes more intensive development than that which currently exists at the Silver Saddle Ranch, and potentially greater than the existing Silver Saddle Ranch management plan. Vice Chairperson Jacquet suggested considering the issue of an existing historic ranch within the City limits, easily accessible and representative of high quality open space for generally passive recreation versus moving toward more developed property. He expressed concern because there is no "offset anywhere in this bill in terms of what else are we going to do for those citizens and that part of the community that relied on Silver Saddle for that passive recreation opportunity." He noted the possibility of acquiring the Anderson / Jarrard properties which are adjacent to the Silver Saddle Ranch. He expressed additional concern over isolating decisions and actions to the Silver Saddle Ranch "when in fact the likely future will be that the City will own Jarrard / Anderson as a parcel of land that's of similar character."

(8:11:21) Parks and Recreation Commission Chairperson Donna Curtis provided an overview of the parks and recreation commission's recommended action.

In response to a question, Mr. Guzman provided a definition of regional park and referred, as examples, to the Rancho San Rafael and Bartley Ranch facilities in Washoe County. Member Riedl described the mixed-use nature of Rancho San Rafael Park. He expressed understanding for Vice Chairperson Jacquet's concerns in that "there is quality open space here that should not be developed into active recreational uses." He suggested encouraging acquisition of the property to be developed as a mixed-use open space and recreational regional park. Discussion followed. Member Lincoln expressed the opinion that acquiring parcel 40 would serve the City well. She expressed support for the recommendation to keep it as open as possible, but suggested the Board of Supervisors consider the property for management by the Parks and

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 16, 2006 Meeting

Page 7

Recreation Department. Additional discussion took place and **Member Lincoln moved to recommend that the Open Space Advisory Committee is in favor of the inclusion of the Silver Saddle Ranch property in the lands bill for its possible future development and management as a regional park, with an emphasis on open space. Member Fischer seconded the motion.** Mr. Krahn expressed the opinion that the proposal, presented both to the Carson River Advisory Committee and to the Parks and Recreation Commission, had a balanced approach. He provided an overview of the same. Vice Chairperson Jacquet noted the committee's perspective that open space is irreplaceable. He commented that the Silver Saddle Ranch serves a number of people, and requested staff to give careful consideration to future development. He called for a vote on the pending motion; **motion carried 5-0.**

Vice Chairperson Jacquet discussed the benefits of including Prison Hill in the federal lands bill, and discussion followed. **Member Perock moved that the Open Space Advisory Committee is in favor of including Prison Hill as an area to be added to the Silver Saddle Ranch, including parcels 30 and 33 as they adjoin Prison Hill, and emphasis should be on trails, natural areas, preservation of habitat, and scenic quality. Member Fischer seconded the motion.** Mr. Guzman advised that public works is considering a parcel in the area for construction of a water tank. **Member Perock amended his motion to exclude the water tank and existing utilities. Member Fischer continued his second.** Mr. Krahn explained the purpose of staff's recommended action. Vice Chairperson Jacquet called for a vote on the pending motion; **motion carried 5-0.**

Member Riedl moved to include the 20-acre parcel identified near Lyon County on Highway 50 for proposed acquisition through the federal lands bill to accommodate the proposed gateway in the open space master plan element. Member Fischer seconded the motion. In response to a question, Mr. Krahn pointed out the parcel on one of the displayed maps. Member Riedl responded to questions of clarification, and **amended his motion to propose obtaining at least 20 acres adjacent to Highway 50 so that there is sufficient room for gateway development. Member Fischer seconded the amendment. Motion carried 5-0.**

Mr. Guzman requested the committee to take action on a general recommendation on all the things not specifically discussed. Vice Chairperson Jacquet proposed the following motion: **to consider that the City go to the congressional delegation with the concept of using SNPLMA funds to directly acquire lands in the Carson River corridor and other locations for open space and parks.** Discussion followed, and **Member Fischer moved Vice Chairperson Jacquet's suggested motion. Member Perock seconded the motion. Motion carried 5-0.**

Member Riedl moved that, with regard to the other parcels for which open space opportunities are not being pursued, the committee supports staff's recommendation to the Board of Supervisors on the overall concepts. Member Fischer seconded the motion. Motion carried 5-0. Vice Chairperson Jacquet recessed the meeting at 8:39 p.m. and reconvened at 8:48 p.m.

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 16, 2006 Meeting

Page 8

3-C. ACTION TO PROVIDE THE BOARD OF SUPERVISORS WITH RECOMMENDATIONS REGARDING FUNDING OPTIONS AND AN OFFER TO PURCHASE THE HUTCHISON PROPERTY IN FEE TITLE, CONSISTING OF 40 ACRES AND LOCATED AT KINGS CANYON ROAD EAST OF THE HORSE CREEK RANCH, APN 007-051-07 (8:47:56) - Mr. Guzman reviewed the staff report, and pointed out the subject property on a displayed topographic map. Vice Chairperson Jacquet called for public comment.

(8:50:46) Jeff Schulz, an adjacent property owner, inquired as to the current asking price for the property. Mr. Guzman advised of having informed the property owner of the appraised value of \$400,000. He provided an overview of negotiations with the property owner. Vice Chairperson Jacquet called for additional public comment and, when none was forthcoming, entertained a motion. **Member Fischer moved to recommend to the Board of Supervisors the funding options and an offer to purchase the Hutchison property in fee title, consisting of 40 acres and located at Kings Canyon Road, east of Horse Creek Ranch, APN 7-051-07. Member Lincoln seconded the motion. Motion carried 5-0.**

3-D. STATUS REPORT ONLY REGARDING REHABILITATION MEASURES TAKEN AT THE MOFFAT PROPERTY AS A CONSEQUENCE OF A BRUSH FIRE THAT OCCURRED ON SEPTEMBER 5, 2006 (8:52:55) - Ms. Bollinger provided background information on this item, and reviewed her September 15, 2006 memo which was included in the agenda materials. Vice Chairperson Jacquet thanked Ms. Bollinger for her report. In response to a question, Ms. Bollinger advised that the cause of the fire is still under investigation.

3-E. STATUS REPORT ONLY REGARDING THE CONSERVATION EASEMENTS WITH HORSE CREEK RANCH, INCLUDING A DRAFT CONSERVATION EASEMENT DOCUMENT, THE BASELINE ANALYSIS, THE FUNDING AGREEMENT WITH THE STATE OF NEVADA, AND THE DEED RESTRICTION TO BE INCLUDED WITH THE FUNDING AGREEMENT. THE RANCH IS LOCATED APPROXIMATELY TWO MILES WEST OF THE PAVED TERMINUS OF KINGS CANYON ROAD IN CARSON CITY, NEVADA, APN 007-051-78 (8:56:06) - Mr. Guzman reviewed the staff report. He acknowledged that the wildlife habitat provision will not be pursued as part of the conservation easement. The easement will include management recommendations. Division of State Lands representatives have expressed concern over sufficient information in the base line analysis to be able to compare resources into the future. Member Riedl expressed support for separating preservation of wildlife habitat and the ranching aspect from the conservation easement. He suggested “they often are very compatible with one another.” Mr. Guzman discussed difficulties associated with monitoring species and conducting inventories. He advised of the intent to keep the management recommendations more general. By retaining the forest and the brush, and keeping the meadow irrigated “wildlife will happen.” Member Perock expressed the opinion that including such detail in the conservation easement would be “overkill.” Mr. Guzman emphasized the value of the resources, and reiterated the belief that the resources will be protected with continued management. He responded to questions regarding development restrictions on the two 20-acre parcels. He advised that the interests vital to the Open Space Program will be protected.

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 16, 2006 Meeting

Page 9

(9:03:58) Jeff Schulz advised of having been asked by the Board of Supervisors to provide input regarding the proposed lodge. He expressed an interest in the proposed square footage of the lodge, and the opinion that it is a “big project” in light of the conservation easement. Mr. Guzman acknowledged that the lodge will be visible from a portion of the Schulz property. Mr. Schulz expressed the opinion the lodge will be visible from every vantage point on Schulz property. In response to a question, Mr. Guzman advised that the proposed height of the structure is 33 feet and that it will, for the most part, be obscured by trees. Mr. Schulz reiterated a concern over the visibility of the structure from Schulz property. Mr. Guzman responded to additional questions regarding water and sewer for the property, and discussed access requirements. In response to a further question, he requested Mr. Schulz to make his concerns known as soon as possible. In response to a further question, he explained the \$50,000 endowment for management of the easement into the future. Vice Chairperson Jacquet thanked Mr. Schulz for his comments.

(9:18:12) Bill Schulz, representing Schulz Investments, described the location of Schulz Investments property and discussed a reciprocal easement between Schulz Investments and Michael Fagen. He expressed concern over the provisions of the conservation easement, and keeping the meadow as “private as possible.” Vice Chairperson Jacquet thanked Mr. Schulz for his comments.

(9:24:56) Charlie Gifford expressed concern over “what’s happening above us.” He explained his understanding of the property purchase and conservation easement. In response to a question, Mr. Guzman explained the previous involvement of The Nature Conservancy and the U.S. Forest Service in the Horse Creek Ranch project. Mr. Gifford provided historic information on the Schulz family’s ownership of the property. He commended the City on the conservation easement, and expressed concern that it’s “almost ... 180 degrees from what we expected. We expected open space to be open space and not a lodge that’s open to only part of the public.” Mr. Guzman expressed understanding for Mr. Gifford’s concerns. He explained Mr. Fagen’s ownership of the two 20-acre parcels, and his right to develop the property. He advised that this committee and the Board of Supervisors have reviewed the proposed lodge elevations, and deemed them compatible. He explained “the more [Mr. Fagen] builds, the less we pay.” He further explained Mr. Fagen’s right to build one house per twenty acres which will restrict him to two structures. The lodge can only be constructed under a special use permit. Mr. Guzman discussed a recent transaction between The Nature Conservancy and Mr. Bently which also set aside land for future development. Vice Chairperson Jacquet thanked Mr. Gifford for his comments.

(9:34:49) Jeff Schulz requested to be notified of upcoming meetings and to be provided copies of the draft documents. Mr. Guzman responded to questions regarding documents which can be made available to the public.

3-F. DISCUSSION ONLY REGARDING THE TAHOE BIKE PATH (QUESTION #1) STATE OF NEVADA CONSERVATION AND RESOURCE PROTECTION GRANT PROGRAM PROJECT (9:37:21) - Ms. Bollinger referred to the memorandum of understanding entered into between Washoe County, Douglas County, and Carson City. She advised of the recent involvement in the project of Karen Mullen; NDOT, TRPA, Tahoe Transportation District, and U.S. Forest Service representatives. She further advised of having recently visited sites in Washoe and Douglas Counties to define demonstration projects which were included in the Question #1 application. A consultant has been hired

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 16, 2006 Meeting

Page 10

and has begun working on biological surveys. A feasibility study and design of the two demonstration projects are to be completed by May 2008. The three counties will also be researching allocated costs, since July 1, 2000, to satisfy match requirements. Ms. Bollinger will continue to participate in working group meetings and with the consultants. She discussed the possibility of a third demonstration project in Carson City which may be accomplished prior to the expiration of Question #1. Vice Chairperson Jacquet thanked Ms. Bollinger for her report. Mr. Guzman commended Ms. Bollinger on her excellent work.

4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (9:42:03) - None.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION - None.

5. FUTURE AGENDA ITEMS (9:42:09) - Mr. Guzman advised he will present a report on a recently attended conference.

6. ACTION ON ADJOURNMENT (9:42:20) - Member Fischer moved to adjourn the meeting at 9:42 p.m. Member Riedl seconded the motion. Motion carried 5-0.

The Minutes of the October 16, 2006 Carson City Open Space Advisory Committee meeting are so approved this 20th day of November, 2006.

STEPHEN D. HARTMAN, Chair