

CARSON RIVER ADVISORY COMMITTEE
Minutes of the May 10, 2005 Meeting
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A regular meeting of the Carson River Advisory Committee was scheduled for 5:30 p.m. on Tuesday, May 10, 2005 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Charles Zimmerman
Tom Farrer
Dan Greytak
Mark McCubbin
Randy Pahl
Keith Wills

STAFF: Vern Krahn, Park Planner
Juan Guzman, Open Space Manager
Lee Plemel, Principal Planner
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 Zimmerman called the meeting to order at 5:30 p.m. Roll was called; a quorum was present. Vice Chairperson Pugsley was absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0010) - None.

1. ACTION ON APPROVAL OF MINUTES - March 2, 2005 (1-0014) - Member Farrer moved to approve the minutes. Member Pahl seconded the motion. Motion carried 6-0.

2. CHANGES TO THE AGENDA (1-0023) - None.

3. AGENDA ITEMS:

3-A. ACTION TO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS REGARDING THE COMPREHENSIVE LAND USE MASTER PLAN SCENARIOS WITH REGARD TO THE CARSON RIVER CORRIDOR (1-0025) - Mr. Krahn provided an overview of the May 9, 2005 Envision Carson City Master Plan public workshop. Mr. Plemel distributed color copies of the Alternative Land Use Scenario Comparison, and provided an overview of the same. He explained that the three scenarios have been further refined, as part of the master plan work program, to include conceptual land uses. He reviewed the Key Choices identified under the different scenarios. He discussed the purpose of the Alternative Land Use Scenario Survey, and advised that all the comments received will be presented to the Board of Supervisors and Planning Commission at a joint meeting in mid-June or mid-July. With direction received from the Planning Commission and the Board of Supervisors, the land use scenarios will be consolidated into a single plan which will subsequently be submitted for public review and comment.

Mr. Plemel requested the Committee members to review the materials and complete the survey. Chairperson Zimmerman noted there were 24 scenario combinations, and that comments could vary. Mr. Plemel discussed the importance of having the Committee's input in order for staff to be able to forward a recommendation to the Planning Commission and Board of Supervisors. Mr. Krahn suggested that the Committee take the opportunity to review the materials and schedule a meeting for June 1st to take action. Chairperson Zimmerman noted that the maps relevant to the Carson River are #4, #7, #2, and #8.

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Discussion took place with regard to the process for receiving public input. Mr. Plemel acknowledged that the Alternative Land Use Scenario Survey is a more refined version of the previous comments received. Chairperson Zimmerman advised of having heard from a Ward Supervisor that Scenario #2 is the general area of interest. He advised of having spoken with Development Services Director Andy Burnham, who indicated that each one of the 24 scenarios may be subject to specific approval by the Planning Commission and the Board of Supervisors on an incremental basis. Mr. Plemel advised that, as policy direction is provided, any one of the scenarios may be further refined.

Member Pahl inquired as to how the land use scenarios will lead to zoning changes. Mr. Plemel explained that an implementation strategy will be part of the master plan. In some cases, certain areas may be actively rezoned, such as in the downtown area to allow for mixed use development. Mr. Plemel clarified that not every property would be rezoned. It would be incumbent upon the property owner to request rezoning for a development consistent with the master plan.

Chairperson Zimmerman advised of having attended a meeting with Mr. Krahn, Parks and Recreation Department Director Roger Moellendorf, Parks and Recreation Director of Operations Scott Fahrenbruch, and Vice Chairperson Pugsley wherein the land use scenarios were discussed. He advised that Mr. Moellendorf had pointed out the tax benefit to the City of industrial and commercial development, and that residential development applies a burden to City staff and services. Scenarios which emphasize increased allowances for residential development may affect the City one way in terms of costs, and scenarios which emphasize more industrial and commercial development may affect the City in another way. Mr. Plemel agreed that general commercial development adds a fiscal benefit whereas the services which accompany residential development cause it not to pay for itself. There's a break-even point for very expensive homes which pay sufficient taxes. Mr. Plemel pointed out that commercial development is dependent upon residents to buy goods and services. Part of the master plan economic analysis includes a jobs / housing comparison to review the population and regional base necessary to support commercial property in Carson City. Mr. Plemel advised this is information which is not yet available, but it will be part of the decision-making process. From a policy level, he requested the Committee members to consider affirming the goals and objectives of the Carson River Master Plan and how they interact with the aspects of the scenarios. Mr. Krahn suggested that the Committee members forward their comments to him. He will attempt to develop a policy paper, based on the comments received, to be presented to the Committee at the next meeting.

In response to a question, Mr. Plemel advised that master plans continually try to look 20 years into the future. It is a long-range plan which is usually revisited every 8-10 years. In response to a further question, Mr. Plemel advised that the Bureau of Land Management properties are within the urban interface plan. Mr. Guzman explained that the urban interface plan would be revisited "in an ideal world." BLM representatives have informed the City there is no budget to participate in the master planning process. Instead, they have offered to review and facilitate the lands bill process, whatever its outcome. The lands bill process amounts to a letter from the City to Congress, requesting "Congress to do something specific and special." Congress will take action to approve or deny the request, in whole or in part. In response to a question, Mr. Guzman advised that the BLM usually prefers to auction property in order to assure that the people of the United States will receive the most benefit. There are also laws which allow cities and the federal government to accomplish transactions one to one.

In response to a question, Mr. Guzman explained that the Open Space Advisory Committee ("OSAC") hesitates to pursue properties which the land use plan identifies as suitable for development. This is based on a process that considers environmental limitations and best land use practices. Member Pahl inquired as to properties that the OSAC is considering acquiring. Mr. Guzman explained that the OSAC has

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conducted an inventory of open space lands, which is one piece of information. The other piece of information comes from the land use plan. The OSAC considers both in making recommendations to the Board of Supervisors. In response to a further question, Mr. Guzman advised that the OSAC will be considering this same information at their meeting on Monday, May 16th. Mr. Plemel advised that the OSAC has prioritized certain areas within their master plan. He discussed implications of compact growth which creates development pressure on open space, making property more expensive within the City. Mr. Guzman advised that the land use master plan considers certain factors to give densities or classifications to the land. He provided an example and advised that, from the land use perspective, the master plan tries to provide the best potential land use for given properties. The process follows with more final analysis.

Chairperson Zimmerman advised that the Carson Water Subconservancy District (“CWSD”) and the Carson River Coalition (“CRC”) are actively engaging in flood plain management issues. He referred to the flood plain management conference scheduled last October, wherein lawsuits against city governments filed by people who have developed in flood plains were discussed. He suggested soliciting input from the CWSD and the CRC, and that it may be important in conjunction with how this Committee will provide input to the Planning Commission and the Board of Supervisors. Member Pahl advised that the CRC is strategizing as to how to engage the various counties in a discussion of how to protect the River corridor.

Member Greytak noted that the irrigated pasture portion of the Schulz Ranch will be lost to a proposed planned unit development. He suggested that if agricultural land is not identified in the master plan, the property owners can sell to developers. He recommended conserving as much of the flood way, open space, and flood plains as possible to reduce impacts to the River. Increasing or expanding density creates more runoff to the River. Chairperson Zimmerman expressed doubt that the City would approve development within the flood way or the flood plain. Mr. Guzman advised that Douglas County has been denying development within the flood plain. As a result, the County has been sued by developers and lost in at least eight cases.

Discussion took place with regard to the method by which to provide the Committee members’ input. Consensus of the Committee was that the Carson River Master Plan element should not be revised. **Member Farrer moved to continue this item to the next meeting. Member Pahl seconded the motion. Motion carried 6-0.** Mr. Plemel offered to provide presentations to any other groups with which the Committee members are affiliated.

3-B. ACTION TO SCHEDULE A JOINT MEETING OF THE CARSON RIVER ADVISORY COMMITTEE AND THE OPEN SPACE ADVISORY COMMITTEE, AS REQUIRED IN THE CARSON CITY OPEN SPACE MASTER PLAN ELEMENT (1-0820) - Mr. Krahn provided background information on this item, and suggested scheduling the meeting for Wednesday, June 1st or Monday, June 20th. The Committee members concurred.

3-C. UPDATE ONLY REGARDING THE PARKS, RECREATION, AND TRAILS MASTER PLAN (1-0890) - Mr. Krahn reviewed the agenda materials pertinent to this item, specifically the Opinion Survey. He acknowledged that the general elements of the survey are included in the three alternative land use scenarios, and provided examples of the same.

Mr. Krahn advised that the City has hired a consultant to revise the Bicycle System Plan and to develop a pedestrian plan for the community. Staff is linking that process together with the trail planning process. The idea is to place the bicycle system plan and the pedestrian plan under the umbrella of the unified trails plan being developed with Jeff Winston. As the survey information and public comments are used to blend the scenarios into a preferred alternative plan, Parks and Recreation Department staff and the consultant

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will begin considering how the Parks, Recreation and Trails element fits with the master plan. Other considerations are whether additional neighborhood parks are needed, and whether to develop park standards within the City rather than continuing to apply national park standards. Mr. Krahn reviewed changes to the national park standards over the last several decades, and the policies which may accompany City park standards. He emphasized the importance of the Committee members' input.

Mr. Guzman discussed the concept of joint use of open space and park facilities. In response to a question, he advised that the Open Space Master Plan element encourages combination of uses wherever compatible. Discussion took place with regard to the same.

4. NON-ACTION ITEMS:

STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS (1-1238) - Member Pahl described a change in monitoring practices being implemented by the Nevada Division of Environmental Protection. He provided background information on monitoring practices over the past 30 years. He advised that monitoring will be scaled back on all the river systems, and the NDEP will be rotating around the state, focusing on other areas and pursuing changes to water quality standards. The Carson River will be scaled back from 16 monitoring sites to 8 which will be monitored twice a year, once in the spring and fall in one year and once in the summer and winter of the next year. The intention is that, some years from now, the rotation will get back to the Carson River again.

STATUS REPORTS AND COMMENTS FROM STAFF (1-1292) - Mr. Guzman provided a status report on the Question #1 program. With regard to Carson River Park Phase II, Mr. Krahn advised that the agreement with the Division of State Lands has been finalized. The next step is to present the funding agreement to the Board of Supervisors. The BLM has a final draft of the Memorandum of Understanding which would provide legal access to their property for phase II expansion of Carson River Park. Once a consultant is hired to begin the planning, Mr. Krahn will begin considering other trail projects at the River.

FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS (1-1475) - Previously covered.

5. ACTION ON ADJOURNMENT (1-1497) - Member McCubbin moved to adjourn the meeting at 6:52 p.m. Member Greytak seconded the motion. Motion carried 6-0.

The Minutes of the May 10, 2005 meeting of the Carson River Advisory Committee are so approved this 1st day of June, 2005.

CHARLES ZIMMERMAN, Chair