

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the April 18, 2005 Meeting

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A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, April 18, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Dan Jacquet

Laura Bird

Michael Fischer

Wayne Perock

Howard Riedl

Bruce Scott

STAFF: Roger Moellendorf, Parks and Recreation Department Director

Juan Guzman, Open Space Manager

Vern Krahn, Park Planner

Lee Plemel, Principal Planner

Michael Suglia, Senior Deputy District Attorney

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 (1-0115) - Vice Chairperson Jacquet called the meeting to order at 6:00 p.m. A quorum was present. Chairperson Hartman was absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (1-0123) - None.

1. ACTION ON APPROVAL OF MINUTES - March 7, 2005 (1-0126) - Member Perock moved to approve the minutes. Member Fischer seconded the motion. Motion carried 6-0.

2. CHANGES TO THE AGENDA (1-0130) - None.

3. AGENDA ITEMS:

3-A. ACTION TO APPROVE AN INTERPRETIVE SIGN PROGRAM PROPOSED BY GIRL SCOUT TROOP #475 FOR THE MOFFAT PROPERTY (1-0132) - Mr. Guzman introduced Erika Knutsen and Caroline Montiel, of Girl Scout Troop #475, and reviewed the staff report. Ms. Montiel narrated a PowerPoint presentation on the proposal to place geographical interpretive signs along the Moffat Open Space Property trail, and a rock-carved relief of the City skyline at the top of the trail. In response to a question, Ms. Montiel advised that an appropriate rock would be purchased and carved by Prison Industries. She reviewed methods by which funding for the project will be raised and received through donations and grants. She advised that community volunteers and professionals will be requested to install the interpretive signage. She reviewed the project phases.

Vice Chairperson Jacquet thanked Ms. Montiel and Ms. Knutsen for their presentation, and for the initiative shown in developing a project which benefits the community. Ms. Montiel reviewed the project budget, and responded to questions regarding project research and the origins of the proposal. Member Scott commended the Girl Scouts on their presentation. He suggested providing more detail for the first and

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second phases of the project, and offered the Committee's assistance in reaching out to members of the community who may be able to help with technical details. Discussion took place with regard to the perpetual quality of the proposed project. Vice Chairperson Jacquet suggested that the Girl Scouts return with a more detailed plan, drawing, and proposed text for the interpretive signage. He explained the iterative process through which the proposal will reach final approval by this Committee and ultimately the Board of Supervisors. Member Scott encouraged the Girl Scouts to work closely with Mr. Guzman. **Member Fischer moved to approve an interpretive sign program proposed by Girl Scout Troop #475 for the Moffat property. Member Scott seconded the motion. Motion carried 6-0.**

3-B. REVIEW AND ACTION TO MAKE A RECOMMENDATION TO THE MASTER PLAN STEERING COMMITTEE REGARDING THE MASTER PLAN LAND USE SCENARIOS (1-0385) - Mr. Plemel provided an overview of the presentation made at the Committee's March 28, 2005 meeting. He provided background information on the Citywide master plan update process. He advised of a public workshop scheduled for Monday, May 9th, and reviewed the meeting purpose and format. He further advised that a joint meeting of the Planning Commission and Board of Supervisors is scheduled for Thursday, June 2nd to receive policy direction toward a preferred land use scenario. Between the May 9th workshop and the June 2nd joint meeting, staff will return to the advisory committees to receive formal recommendations on the land use scenarios.

In response to a question, Mr. Plemel reviewed the methods by which public comment had been received. He clarified that public comment has not been tracked as to whether or not it has been received from Carson City residents. He advised that the majority of workshop participants have been Carson City residents. Member Fischer expressed concern with regard to outside influences on the master planning process. Mr. Plemel advised that public outreach has included the local hospital, the Chamber of Commerce, Builders Associations, etc. Mr. Guzman expressed the opinion that the majority of the input will be received through the Citywide survey which was specifically targeted to Carson City residents. He advised that City staff has also asked for input from governmental representatives in adjacent communities.

In response to a question, Mr. Plemel advised that the May 9th workshop was scheduled for 6:30 p.m. The Planning Commission / Board of Supervisors joint meeting will most likely be scheduled during the early evening hours. In response to a question, Mr. Guzman advised that the next Committee meeting was scheduled for Monday, May 16th. In response to a question, Mr. Krahn anticipated that the survey would be mailed within the next week. He responded to additional questions, and reviewed the process and time frame for tabulating the survey responses.

Vice Chairperson Jacquet discussed the importance of reviewing adjacent counties' master plans in conjunction with the master planning process, particularly in relation to the City's gateways. Mr. Plemel acknowledged that more refined scenarios will be presented to the Committee at the May 16th meeting. Discussion took place with regard to the comments offered by this Committee during the March 28th meeting, and Mr. Plemel noted that Scenario 3 does not fit with the Open Space Program policies. He advised that the master plan steering committee is still taking comments on the three alternative scenarios. In response to a question, Mr. Krahn advised that neither the Carson River Advisory Committee ("CRAC") nor the Parks and Recreation Commission ("PRC") had offered any formal recommendation. Parks Department staff is working to fit the parks, recreation, and trails master plan into each of the three alternative scenarios. In response to a question, Mr. Krahn reviewed the Citywide survey format developed by the master plan steering committee.

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Member Perock inquired as to initial comments from the other advisory committees to which the three alternative scenarios have been presented. Mr. Plemel advised that the Planning Commission has received a monthly status report on the master planning process, but had not yet offered any informal comments. Mr. Krahn advised that the PRC had also received regular status reports on the master planning process, but had not offered any informal comments. He noted that the PRC was involved in developing the Citywide survey. An agenda item similar to the subject agenda item was scheduled for the April 19th PRC meeting. Member Perock expressed concern with regard to this Committee making any recommendation without first having input from the other advisory committees. Member Riedl suggested that the process should continue in order to obtain as much information as possible prior to making any formal recommendation. He further suggested that the Committee will be able to make more informed decisions by the time of the May 16th Committee meeting. Member Scott suggested that Mr. Plemel and Mr. Krahn have a good sense, from previous discussions, of this Committee's concerns which should be helpful as the process moves forward. Member Bird expressed an interest in reviewing more specific land use plans for the various scenarios.

In response to a question, Mr. Plemel advised that an economic analysis, including jobs / housing ratios and adjacent counties' master plans, will be part of the next phase of the master planning process. He noted that quality of life is more subjective, but that it will be analyzed through the master planning process. He advised that the value of open space and parks have been discussed and will be identified in terms of economic development. Vice Chairperson Jacquet discussed the importance of not underestimating the value aesthetics and open space bring to a community. Member Fischer commented that Scenario 3 will significantly change the community "and why people move to a town of this type." Mr. Krahn agreed that each of the three scenarios will change the community. He reviewed comments received which indicated the community wants to change for the better. He acknowledged that staff has worked with the master plan consultants to accommodate parks, recreation, and trails in each of the three scenarios. In response to a further question, he advised that the Parks and Recreation Department has not indicated a preferred scenario at this point. Member Fischer commented on the limited funds available for parks, recreation and open space. He suggested that in certain scenarios the potential outlay, without new capital from another source, would be a factor in planning for future parks and recreation. Mr. Krahn agreed, and advised that Parks staff is considering projects which the community will support over a 10-15 year period. Member Fischer discussed the importance of communicating plans to accomplish Parks Department goals with regard to funding projects. He suggested that some sense of cost should be incorporated into the scenarios.

Mr. Moellendorf agreed with Member Fischer's comments to incorporate cost strategies into the scenarios in terms of parks and recreation. He advised there will be different challenges for the Parks and Recreation Department associated with each one of the three scenarios. In response to a question, he indicated that park development has a key role in urban growth with a combination of active and passive recreation. In response to a question, Mr. Plemel advised that Parks and Recreation Department staff have done a good job in identifying the future parks, recreation, and open space needs in each of the three scenarios. He advised that facilities are being planned which can be accomplished within the scenarios as well as with available funding. In response to a comment, Mr. Krahn advised there will be a basic trails system within the community identified in all three scenarios; however, there may be a different focus in each scenario.

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In response to a comment, Member Bird expressed an interest in how each of the scenarios will affect parks, recreation, and open space. She expressed an interest in feedback from the Planning Commission with regard to the differences between Scenarios 1 and 2. In response to a question, Mr. Plemel advised that the master planning process will take certain types of commercial and industrial development into consideration. He further advised that mixed-use zoning will be commonly defined.

Vice Chairperson Jacquet thanked Mr. Plemel and Mr. Krahn for their presentation. He discussed the importance of the master planning process, and looked forward to the next level of detail. No formal action was taken.

3-C. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO ADOPT A RESOLUTION, PURSUANT TO NRS 277.050, DECLARING THE BOARD OF SUPERVISORS' INTENTION TO SELL THE FORMER BERNHARD PROPERTY TO THE BUREAU OF LAND MANAGEMENT, LOCATED AT CARSON RIVER ROAD, APN 10-072-09 AND ALL OF BOOK 10, PAGE 63, AND FIXING A TIME LINE FOR A SUBSEQUENT PUBLIC MEETING IN ORDER TO RECEIVE ANY OBJECTIONS TO THE SALE (1-1280) - Member Fischer moved to recommend to the Board of Supervisors adoption of a resolution declaring the Board of Supervisors' intention to sell the former Bernhard property to the Bureau of Land Management. Member Riedl seconded the motion. Member Scott discussed the importance of understanding this is the exception and not the rule. The reason for selling the property is because it's to a public entity and that this is, in no way, a precedent for the resale of purchases that this Committee recommends and the Board of Supervisors approves. Member Fischer noted that the land will most likely remain open. Vice Chairperson Jacquet commented that the transaction demonstrates how governmental agencies can work together to preserve open space. He commended Mr. Guzman on a job well done, and called for a vote on the pending motion. **Motion carried 6-0.**

3-D. STATUS REPORT REGARDING THE TIMBER SALVAGE OPERATIONS AT THE WATERFALL FIRE (1-1345) - Mr. Guzman advised of delays due to weather and high winds which grounded the helicopter. The U.S. Forest Service has continued to make progress toward their bid, and will be able to utilize the existing helicopter sites. Mr. Guzman advised of complaints, specifically related to access into and out of the area, which he is in the process of addressing. The hours of operation have been reduced, the access roads are being watered, and safety is being conscientiously pursued. Gates have been installed at each entrance to the canyon to prevent recreational access. Mr. Guzman reviewed the status report and the invoice included in the agenda materials. He advised that a Boy Scout troop will begin a planting project in a burned area at Lakeview next week. He responded to questions regarding the status report and the status of the USFS portion of the operation. Member Bird suggested publishing a press release to remind the public of the reasons the areas are closed and the associated hazards.

3-E. STATUS REPORT REGARDING THE HORSE CREEK RANCH ACQUISITION (1-1447) - Mr. Guzman reviewed the staff report, and anticipates escrow will close by the end of the month.

3-F. STATUS REPORT REGARDING APPLICATIONS FOR STATE BOND QUESTION 1, ROUNDS 1 AND 2 (1-1476) - Mr. Guzman advised that the Joost property, the Horse Creek Ranch property, the Masonic Lodge property, and the Desormier property were all recommended for approval. Staff will be notified of the exact funding amounts toward the end of the month. In response to a question, Mr. Guzman advised that the next step with regard to round 1 projects is for the Committee to review

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agreements. The opportunity to purchase the Bently property may be lost in which case Mr. Guzman will seek to move the funding to other projects in the same area. Vice Chairperson Jacquet thanked Mr. Guzman for his efforts.

4. NON-ACTION ITEMS:

STATUS REPORTS AND COMMENTS FROM COMMITTEE MEMBERS (1-1572) - Member Fischer advised of having been recently appointed to the Council on Legislation for the American Medical Association. He will be spending time in Washington, D.C. over the next several years, and advised he may have time to address open space business.

STATUS REPORTS AND COMMENTS FROM STAFF (1-1540) - Mr. Guzman introduced Senior Deputy District Attorney Michael Suglia.

FUTURE AGENDA ITEMS FROM COMMITTEE MEMBERS (1-1589) - Mr. Guzman reviewed the tentative agenda for the May 2005 meeting. Member Bird expressed an interest in a status report on the Eagle Creek drainage project. Member Scott requested that the master plan information be made available to the Committee members well in advance of the May 16th meeting.

5. ACTION ON ADJOURNMENT (1-1657) - Member Fischer moved to adjourn the meeting. Member Scott seconded the motion. Motion carried 6-0.

The Minutes of the April 18, 2005 meeting of the Carson City Open Space Advisory Committee are so approved this 18th day of July, 2005.

STEPHEN D. HARTMAN, Chair