

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the June 17, 2002 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, June 17, 2002 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Dan Jacquet
Laura Bird
Ron Pacheco
Margaret Robinson

STAFF: Steve Kastens, Parks and Recreation Director
Juan Guzman, Open Space Manager
Vern Krahm, Parks Planner
Jason Woodbury, Deputy District Attorney
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 and inspection during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF A QUORUM (1-0003) - Vice Chairperson Jacquet called the meeting to order at 6:00 p.m. A quorum was present. Chairperson Hartman and Members Fischer and Scott were absent.

B. APPROVAL OF MINUTES - May 20, 2002 (1-0008) - Member Bird moved to accept the minutes. Member Pacheco seconded the motion. Motion carried 4-0.

C. PUBLIC COMMENT (1-0017) - None.

D. MODIFICATION OF AGENDA (1-0021) - None.

E. DISCLOSURES (1-0028) - Member Pacheco advised he would be abstaining from discussion and action on item F-2 because of his affiliation with the Nevada Department of Transportation.

F. PUBLIC MEETING

F-1. ACTION REGARDING THE CONCEPTUAL PLAN FOR BARTON PROPERTIES, c/o MR. STEVE SELINGER, FOR THE COMBS CANYON PLANNED UNIT DEVELOPMENT, PROPOSING 91 CLUSTERED LOTS WITHIN 82 ACRES AND APPROXIMATELY 63.5 ACRES (OR 77%) AS COMMON OPEN SPACE, WITHIN APNs 7-091-91 AND 7-091-72, LOCATED NORTH OF THE INTERSECTION OF COMBS CANYON ROAD AND TIMBERLINE DRIVE (1-0033) - Mr. Guzman reviewed the staff report. Carol Dotson, of Lumos & Associates, provided background information on the subject parcels and the developer. She referred to a displayed map of the project site, advised that a conceptual plan application has been submitted to the City, and discussed the major project review process for planned unit developments. Approximately 82 acres are available in the

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project area, and Ms. Dotson pointed out the boundaries of the developable area. She explained that Lumos & Associates has conducted pre-feasibility studies to consider infrastructure, slopes, available use, access, and preservation of elements such as the stream area.

Ms. Dotson advised that the master plan designation of the site is primarily open space with a one-acre density. She explained that the project is proposed to be a gated community with a fencing treatment around the perimeter of the developable area. The proposed fencing treatment is split rail to provide for openness, and the landscaping treatment will “tie into that open, split-rail nature.” Ms. Dotson pointed out the primary and secondary accesses, the location of utilities infrastructure, and the “considerable amount of open space” available. She indicated the available open space totals over 77% (63.54 acres) for a variety of uses.

Ms. Dotson advised that the development will consist of approximately 90 units and a clubhouse which will be internal to the project orientation. She discussed the possibility of a trail system which could connect to a U.S. Forest Service trail on the western boundary. She pointed out a spring on the displayed map, and advised that internal open space has been included in the project. She referred to a large display of the subdivision and discussed the lot sizes, which will be customized due to their differences in topography. She discussed the split-level style proposed for the units, and advised that an alpine theme has been considered. A variety of elevations will be proposed and Ms. Dotson indicated that Lumos & Associates is “very sensitive” to the type of roofing materials to be used. She discussed the purpose for presenting the project to the Committee, and advised that an offer has been made to give up the open space if the City is interested. It is presently incorporated into the project and will be maintained by the homeowners association.

Mr. Guzman acknowledged that the parcels are not being offered by the owner and reviewed the qualifying criteria for the open space program. Ms. Dotson acknowledged that the parcels are considered private open space under the planned unit development ordinance. Vice Chairperson Jacquet commented that private open space can be developed “park-like.” Ms. Dotson further acknowledged that the owner is interested in restricting the type of development to be more consistent with the open space ordinance. She advised that one of the primary concerns “was not doing anything that would cause any type of scarring or ... diminish the value aesthetically of this area.” It will be maintained in a very natural vegetative state with trails if they can be located to connect to the trail system. Ms. Dotson advised of inquiries regarding fencing the open space, and indicated that this is not the desire of the applicant. Backyard fences will be installed but the trail system is meant to connect to another trail system. In response to a question, Mr. Guzman recommended that the Committee not discuss uses allowed on the open space because state law prohibits cities and counties from determining that private open space adjacent to planned unit developments be used for public purposes. He advised that staff will draft a letter of recommendation at the time this project is submitted to the Regional Planning Commission indicating the Committee’s intent. Mr. Guzman acknowledged that, if the applicant donates the land to the open space program, it would become subject to the open space ordinance and the management of the open space program. He advised that any formal offer will be agendaized for review by the Committee.

Member Robinson encouraged fire resistant construction. Mr. Guzman advised that the project is within

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the wilderness interface area and that fire regulations will be enforced. In response to a question, Ms. Dotson advised that the project will “stay out of the flood area so we would not have any disturbance to that, impede in that in any way.” Preliminary comments have been received from engineering which indicate there is no need to retain or detain on site. Lumos & Associates’ hydraulic engineer is currently studying the area and will take into consideration the project and the crossings. There is no indication that the project will be impeded “primarily because we stayed completely out of the channel.” Ms. Dotson responded to additional questions regarding developable area which will be maintained as open space.

Mr. Guzman responded to questions regarding management of the private open space and public access. Ms. Dotson confirmed that the applicant will propose to manage the property consistent with the public open space. **Member Pacheco referred to the recommendations for allowing public access and managing the property consistent with the open space ordinance and moved to recommend that the Planning Commission consider a planned unit development as a desirable manner in which to develop this land.** He acknowledged that his motion included the recommendations regarding public access and managing the land in accordance with the City’s ordinance as previously stated on the record. **Member Bird seconded the motion. Motion carried 4-0.**

F-2. UPDATE AND DISCUSSION REGARDING THE NEVADA DEPARTMENT OF TRANSPORTATION’S VISUAL MITIGATION EFFORTS ON THE NORTHERN LEG OF THE CARSON CITY FREEWAY, INCLUDING SOUND WALLS, BOULDER PLACEMENT, AESTHETIC BERMS AND THE NORTH BANK CUT SLOPE (1-0493) - Mr. Krahn introduced Jim Gallegos and Julie Maxie of the Nevada Department of Transportation, and Mary Fischer of GROW. He reviewed the staff report. Mr. Gallegos thanked Mr. Krahn and Ms. Fischer, provided background information on the project, and narrated a slide presentation. Vice Chairperson Jacquet thanked Mr. Gallegos for his presentation. He referred to comments previously provided by the Committee, and commended the efforts of NDOT and the community to mitigate the visual effect of the freeway.

In response to a question, Mr. Gallegos discussed research conducted regarding paint and stain products which will address graffiti damage. He advised that the sound walls will not receive anti-graffiti coatings, but will be painted or stained with the expectation that maintenance will be required to cover graffiti. Mr. Kastens advised that a security fence will be installed along the entire freeway corridor. Mr. Guzman commended Mr. Gallegos on the idea of contour slopes. Vice Chairperson Jacquet thanked Mr. Gallegos and recessed the meeting to allow Mr. Krahn to prepare for the next agenda item.

F-3. ACTION REGARDING THE LANDSCAPE DESIGN CONCEPTS FOR THE CARSON CITY FREEWAY’S INTERCHANGES AND NEIGHBORHOOD GATEWAYS (1-1034) - Vice Chairperson Jacquet reconvened the meeting. Mr. Krahn provided an overview of the “Vision Document,” the photo simulations displayed around the meeting room, and the staff report. Ms. Fischer expressed appreciation to City staff, NDOT staff, and all the citizens involved in this process. She referred to the photo simulation depicting mature growth and advised that it will take approximately five years to accomplish. She discussed the need to identify funding to install irrigation at the various interchanges as the freeway is completed. She requested the Committee’s support to present this project to the Board of Supervisors. Vice Chairperson Jacquet thanked Mr. Krahn and Ms. Fischer and commended them on the

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concept of landscaping the interchanges. In response to a question, Mr. Krahn explained the recommended action provided in the staff report. He acknowledged the efforts of Mr. Gallegos in accommodating the landscape design concepts.

Ms. Fischer pointed out that grant funding cannot be applied for without a plan and a cost estimate. In response to a question, Mr. Krahn advised that the interchanges and gateways will cost approximately \$1.4 million to landscape. Member Pacheco expressed support for the concept, and **moved to recommend to the Board of Supervisors adoption of the landscaping concept for the northern leg of the Carson Freeway interchanges and the neighborhood gates, as presented. Member Bird seconded the motion. Motion carried 4-0.** Ms. Fischer advised of a freeway walk scheduled for June 18th.

F-4. ACTION REGARDING THE DESIGN CONCEPT FOR STANDARDIZING IDENTIFICATION SIGNAGE THROUGHOUT THE CARSON CITY PARKS AND RECREATION SYSTEM (1-1446) - Mr. Krahn provided background information on this item, and reviewed the staff report and its attachments. He reviewed costs of the various sign sizes, and discussed the time table for installing them at park sites. Mr. Kastens clarified that the signage will be added to the Edmonds Sports Complex, the Governor's Field Complex, Carson River Park, the Mountain Street Trailhead, and the Moffat Open Space property. Over the course of future years, application will be made to the City's CIP program for funding to purchase additional signage. Mr. Kastens referred to the design included in the agenda materials and advised that it will not cost much more than what was available "off the shelf."

Vice Chairperson Jacquet expressed support for the concept, and commented that the consistency will help the public identify the City's properties. Mr. Kastens acknowledged that the Committee will be involved in deciding on signage for open space properties. Mr. Krahn and Mr. Kastens responded to questions regarding anti-graffiti treatments and the associated cost, the proposed sign colors and finishes. **Member Bird moved that the Committee approve the design concept for standardizing signage throughout the Carson City Parks and Recreation System, as presented. Member Pacheco seconded the motion. Motion carried 4-0.**

G. FUTURE AGENDA ITEMS AND COMMITTEE MEMBER STATUS REPORTS (1-1718) - Mr. Guzman anticipates the appraisals for the Gilbert and Stanton Park properties to be completed in July. An additional agenda item will be the prioritization of lands to be submitted to the Southern Nevada Public Lands Management Act process, which will include lands along the River, lands in the Virginia Range, and lands on the Sierra front.

(1-1790) Member Bird discussed the tour conducted on June 15th with Member Robinson, Mr. Guzman, Mr. Krahn, and members of the Carson River Advisory Committee. Vice Chairperson Jacquet requested a brief report on the tour, and Mr. Guzman advised that three members of the Carson River Advisory Committee and two members of the Open Space Advisory Committee visited the Bentley property, properties along River, and in Brunswick Canyon. He advised that another field trip is scheduled for June 29th and that the next regular Committee meeting is scheduled for the third Monday in July.

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Vice Chairperson Jacquet advised of a visit from a citizen at the BLM office who expressed concern regarding public access along the River, in the stretch between Lloyd's Bridge and the Ambrose Carson River Natural Area. He commented that the concerns expressed by this citizen tend to validate the open space program. He suggested the possibility of considering easements and provided photographs to Mr. Guzman which were provided by the citizen.

H. STATUS REPORTS FROM STAFF (1-1737) - Mr. Guzman referred to a June 4, 2002 letter from Mr. Woodbury to William Crowell, attorney for John Serpa and provided an overview of the same. He reviewed the June 5th letter from Jeff Winston & Associates, the June 13th letter to Lissa Davis regarding the Lakeview Trailhead, and the May 30th letter from Steven Berris of the U.S. Geological Survey.

I. ADJOURNMENT (1-1926) - Member Bird moved to adjourn the meeting at 7:51 p.m. Member Pacheco seconded the motion. Motion carried 4-0.

The Minutes of the June 17, 2002 meeting of the Carson City Open Space Advisory Committee are so approved this _____ day of July, 2002.

STEPHEN D. HARTMAN, Chair