

CARSON CITY OPEN SPACE ADVISORY COMMITTEE
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A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, January 22, 2007 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
Bruce Scott

STAFF: Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Vern Krahn, Park Planner
Ann Bollinger, Open Space Assistant
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 A QUORUM (6:00:35) - 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 (6:00:51) - None.

1. ACTION ON APPROVAL OF MINUTES - December 18, 2006 (6:00:58) - Member Riedl moved to approve the minutes. Member Scott seconded the motion. Motion carried 6-0.

2. MODIFICATIONS TO THE AGENDA (6:01:30) - None.

3. AGENDA ITEMS:

3-A. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON FOR 2007 (6:01:38) - Member Fischer moved to re-elect Steve Hartman as chairman. Member Scott seconded the motion. Motion carried 6-0. Member Fischer moved to re-elect Dan Jacquet as vice chairman. Member Scott seconded the motion. Motion carried 6-0.

3-B. ACTION TO RECOMMEND TO THE PLANNING COMMISSION AND BOARD OF SUPERVISORS THE INCORPORATION OF THE CARSON RIVER AQUATIC TRAIL MASTER PLAN INTO THE ADOPTED UNIFIED PATHWAYS MASTER PLAN (6:02:34) - Mr. Krahn reviewed the staff report, and introduced Resource Concepts, Inc. ("RCI") Hydrologist / Fluvial Geomorphologist Lynn Zonge, the author of the Carson River Aquatic Trail Master Plan. He expressed

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appreciation for Ms. Zonge's efforts and expertise. Ms. Zonge thanked City staff and everyone involved in developing the plan. She noted it had been a team effort. She narrated a SlideShow presentation of the Aquatic Trail Master Plan. Member Scott commended Ms. Zonge on her presentation, and advised he would not participate in discussion and action on this item due to his affiliation with RCI.

In response to a question, Mr. Krahn advised of the possibility that Question #1 funding may be available to clean up the area. He suggested that existing problems may also be partially addressed by construction of the V&T Railway, which will cut off 3 to 4 miles of canyon from automobile access. The V&T Railway Commission is also interested in cleaning up the area. Mr. Krahn advised that the Nevada National Guard and the Kiwanis Club have sponsored and participated in River clean up efforts. He responded to additional questions regarding necessary Fire Department training and equipment in reference to Fire Chief Stacey Giomi's January 12, 2007 memo which was included in the agenda materials. He provided an overview of the same, and of staff's recommended action. In response to a question regarding an obligation of Open Space Program funds, Mr. Krahn advised that the Aquatic Trail Master Plan serves, as a part of the Unified Pathways Master Plan element, as a vision document for the River.

Member Riedl advised of having participated in one of the recent public information meetings. He agreed that public safety is a very important element of the plan, and expressed the hope that capital costs for Fire Department training and equipment would be covered by some of the grant funding. He expressed the opinion that the plan represents "a very low cost, high value return investment" for the community. He suggested that elements of the plan would be appropriately funded through the Open Space Program. He expressed excitement over the plan, and support for implementing it.

In response to a question, Ms. Zonge advised that the Santa Maria Ranch developer had planned to deed to Lyon County the area designated as a "take out" for park development. Lyon County Parks and Recreation Department representatives have submitted grant applications for developing the River access area, to include paved parking, restrooms, and signage. She acknowledged that the Lyon County Parks and Recreation Department will be responsible for maintenance.

Vice Chairperson Jacquet reviewed the Open Space Program mission to preserve and enhance open space lands. He noted that the value of the River is "that it's natural." He inquired as to the possibility of risking overutilization of the resource by implementing the subject plan. Ms. Zonge advised that the season of use is an average of two months. Variability of the season will limit use, and the plan itself will control access to the River. In response to a question, Mr. Krahn advised that, as the plan moves forward, City staff will discuss with BLM representatives corresponding improvements at the Silver Saddle Ranch. Vice Chairperson Jacquet thanked Ms. Zonge and Mr. Krahn. In response to a question, Ms. Zonge discussed plans for installation of signage.

Vice Chairperson Jacquet called for public comment and, when none was forthcoming, entertained a motion. **Member Riedl moved to recommend to the Planning Commission and the Board of Supervisors the incorporation of the Carson River Aquatic Trail master plan into the adopted Unified Pathways Master Plan, including training and equipment capabilities as an element of the Aquatic Trail Master Plan. Member Fischer seconded the motion. Motion carried 5-0-1, Member Scott abstaining.**

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3-C. ACTION TO ADOPT AND RECOMMEND TO THE BOARD OF SUPERVISORS A WORK PROGRAM CONTAINING PROJECTS AND OPEN SPACE ACQUISITION PRIORITIES FOR CALENDAR YEAR 2007 - 2008 (6:35:12) - Vice Chairperson Jacquet introduced this item. Mr. Guzman provided an overview of the staff report. Ms. Bollinger reviewed the staff report pertinent to River opportunities in conjunction with a displayed map. In response to a question, Mr. Guzman expressed the opinion that no appraiser would designate a property as more valuable because of the Aquatic Trail. He offered to further research the question. He reviewed the staff report pertinent to the west side opportunities in conjunction with a displayed map. In response to a question, he offered to approach the Masonic Lodge property owners with an offer of conservation easement. He acknowledged the opportunistic nature of the designated properties, and discussed the time table associated with Question #1 funding. He reviewed the non-land acquisition projects, as listed in the staff report.

Member Scott cautioned staff against becoming too involved in projects with owners who are either “semi-willing or only willing on their terms.” Member Riedl congratulated staff on assisting Muscle Powered and the Carson City Chapter of the American Society of Civil Engineers on the Mexican Ditch bridge project. Member Scott commented the bridge will “open up a nice stretch.” Vice Chairperson Jacquet called for public comment; however, none was forthcoming. In response to a question, Mr. Guzman requested the committee’s approval of the work program. He clarified that the work program can be amended, as necessary, throughout the year. He advised that the work program will be presented to the Board of Supervisors, as a matter of information. Member Perock requested staff to be available to conduct tours of potential acquisitions. **Member Perock moved to recommend the priorities and strategies for completion of the listed projects. Member Fischer seconded the motion. Motion carried 6-0.**

3-D. ACTION TO CONSIDER THE ADOPTION OF BYLAWS TO PROVIDE GENERAL RULES FOR THE FUNCTIONING OF THE OPEN SPACE ADVISORY COMMITTEE (7:06:11) - Vice Chairperson Jacquet introduced this item. Mr. Guzman reviewed the staff report and advised that Chairperson Hartman is working with staff to finalize the bylaws. Mr. Guzman acknowledged this item would be reagendaized for a future meeting.

3-E. STATUS REPORT ON THE ACTION TAKEN BY THE BOARD OF SUPERVISORS REGARDING THE FEDERAL LANDS BILL MAP. THE FEDERAL LANDS BILL MAP WILL BE USED AS THE BASIS TO CREATE THE FEDERAL LANDS BILL FOR CARSON CITY, WHICH WILL CONSIST OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW THE EXCHANGE AND / OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY (7:06:52) - Mr. Guzman reviewed the staff report in conjunction with displayed maps. At Member Scott’s request, Mr. Guzman provided background information leading to the decision to split parcel #1. In response to a question, Mr. Guzman advised that the U.S. Forest Service (“USFS”) Carson Ranger District will have funding to manage the fire front in Douglas County, Washoe County, and Carson City, as a result of the approval of the White Pine County federal lands bill. Carson City can request to do work, through management agreements, and part

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of the funding will be allocated from the Southern Nevada Public Lands Management Act through the White Pine County federal lands bill. The USFS presently has funding for management agreements for recreation facilities in both Douglas and Washoe Counties. USFS District Ranger Gary Schiff has committed to present the City Manager with some of those basic documents and to begin discussions.

Mr. Guzman advised of an upcoming meeting with Mr. Schiff regarding the Board of Supervisors' action on the federal lands bill. He provided an overview of the USFS position to either be compensated for lands transferred to Carson City, to ensure no net loss to the federal estate, or to enter into management agreements as an alternative to exchanging lands. Mr. Guzman advised that the federal lands bill may be very different, "but the principles will be the same." With regard to management agreements, Member Perock expressed the hope that the boundaries will be blurred. Mr. Guzman acknowledged this as the goal and advised that Mr. Schiff has committed to assist in those endeavors. He discussed an appropriate base camp location as one of the issues associated with the sheep grazing project.

Mr. Guzman advised that the centerpiece of the lands bill will be the request for the Silver Saddle Ranch and adjacent lands, such as Prison Hill. In response to a question regarding the Washoe Tribe request, Mr. Guzman discussed the main focus of cultural activities. The Washoe Tribe would be subject to the same deed restrictions. Management practices may be different than those used by the City. Mr. Guzman discussed the importance of communication between City and Washoe Tribe representatives. He pointed out land north of the freeway on which Washoe Tribe representatives have expressed an interest in developing active recreation fields. He advised that the City is interested in the property for the same purpose. In response to a question, Mr. Guzman advised that Nevada State Parks had been planning to acquire parcel #1A for the purpose of expansion. The City offered the parcel, and Nevada State Parks representatives are considering the offer. Mr. Guzman discussed the importance of demonstrating to the congressional delegation that the lands will be properly managed. Vice Chairperson Jacquet called for public comment; however, none was provided.

3-F. STATUS REPORT AND DISCUSSION ONLY REGARDING THE HORSE CREEK RANCH CONSERVATION EASEMENT FOR PROPERTY LOCATED TWO MILES WEST OF THE PAVED TERMINUS OF KINGS CANYON ROAD, APN 007-051-78 (7:25:30) - Mr. Guzman reviewed the staff report, and advised that Mr. Fagen had submitted proposed amendments to the draft conservation easement earlier in the day. Mr. Guzman will review the proposed amendments and distribute copies to the committee members and to the Schulz family. He advised of a meeting between members of the Schulz family and Mr. Fagen to discuss issues of concern. He further advised of having responded to a letter from Susan Larkin, and of having provided copies of the same to the committee members. Vice Chairperson Jacquet called for public comment.

(7:27:40) Julie Schulz advised that the Schulz family met with Mr. Fagen on January 11th. Mr. Fagen presented his ideas for the property. Ms. Schulz further advised that, at this time, the members of the Schulz family do not oppose the concept of the 201-acre conservation easement if it will maintain the open space character of the area.

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In response to a question, Mr. Guzman advised that both Supervisors Aldean and Staub had expressed support for the 201-acre conservation easement. In response to a further question, he advised that all the land would include development of an exclusion to allow the lodge within the conservation easement. In response to a question, Ms. Schulz advised that Mr. Guzman's statement was new information and that she would have to discuss it with the Schulz family members. In response to a question, Mr. Guzman advised that the goal would be to do a conservation easement on 201 acres with consideration to construct a lodge. He clarified that consideration for constructing a lodge doesn't guarantee a lodge can be built. It would be subject to the City's review procedures.

In response to a question, Mr. Guzman advised of Mr. Fagen's desire to construct the lodge, and to reserve two lots, one for each of his children. This would mean three lots, "one for each kid plus the remainder which would be the really large lot that includes the meadow." Mr. Guzman acknowledged that each child would have the right to construct a residence on their property at some time in the future.

In response to a question, Mr. Guzman advised that the most controversial part of the funding agreement between the City and the Division of State Lands has been the deed restriction. Division of State Lands Grants and Projects Analyst Jon Paul Kiel believes he has "ironed out" the language. Another issue to be addressed is "what happens in the case of eminent domain." Mr. Guzman provided an overview of existing language, and advised that Division of State Lands staff is working on an amendment to assure the State has a reasonable amount of money returned from an eminent domain situation. He explained the importance of addressing the agreement issues because the same agreement will be used for Hutchison and other River properties to which Question #1 funding has been allocated. Vice Chairperson Jacquet suggested considering the value of the conservation easement as a percentage of the fee as a means of addressing the agreement language issues. Mr. Guzman offered to forward the suggestion.

3-G. STATUS REPORT AND DISCUSSION ONLY REGARDING THE DEMOLITION OF THE SWAFFORD CABIN LOCATED APPROXIMATELY 1-1/2 MILES EAST OF THE PAVED TERMINUS OF KINGS CANYON ROAD, APN 007-061-41 (7:34:41) - Mr. Guzman reviewed the staff report, and estimated that \$36,000 was spent accomplishing the City's responsibilities in the transaction. Member Riedl encouraged placement of boulders in the event the USFS is delayed in closing the accesses. In response to a question, Mr. Guzman provided background information on the project and reviewed the time table.

3-H. DISCUSSION REGARDING THE USE OF GOATS FOR NOXIOUS WEED CONTROL ON THE QUILL RANCH IN KINGS CANYON (7:39:30) - Ms. Bollinger reviewed the staff report. She reminded the committee that the treatment will need to be applied over a period of years. She anticipates a decline in the weeds this year. She advised of having followed the goat grazing treatment with a spray treatment. She further advised of a verbal agreement from the Public Works Department to pay for this year's weed control treatment.

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4. NON-ACTION ITEMS:

STATUS REPORTS AND ANNOUNCEMENTS FROM STAFF (7:42:32) - Mr. Guzman reviewed the "FYI" items included in the agenda materials.

MEMBERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION (7:44:39) - In response to a question, Mr. Guzman advised that the Utilities Division will add to their operations budgets their proportional share of managing open space / watershed properties.

5. FUTURE AGENDA ITEMS (7:46:14) - Member Fischer requested a presentation of Question #18.

6. ACTION ON ADJOURNMENT (7:47:44) - Member Fischer moved to adjourn the meeting at 7:47 p.m. Member Scott seconded the motion. Motion carried 6-0.

The Minutes of the January 22, 2007 Carson City Open Space Advisory Committee meeting are so approved this 26th day of February, 2007.

STEPHEN D. HARTMAN, Chair