

City of Carson City  
Agenda Report

Item # 6C

**Date Submitted:** September 12, 2006

**Agenda Date Requested:** September 21, 2006

**Time Requested:** 40 Minutes

**To:** Mayor and Supervisors

**From:** Parks and Recreation Department - Open Space

**Subject Title:** Action to approve in concept the basis for a conservation easement with Mr. Michael Fagen, owner of the Horse Creek Ranch, for the 200-acre meadow area, located two miles west of the paved terminus of Kings Canyon Road, APN 7-051-78.

**Staff Summary:** Due to the complexity involved in a conservation easement, the Open Space Advisory Committee requested that staff consult with the Board of Supervisors in order to determine whether the proposed basis for the conservation easement is in keeping with the Board of Supervisors' goals.

**Type of Action Requested:** (check one)

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Recommended Board Action:** I move to approve in concept the basis for a conservation easement with Mr. Michael Fagen, owner of the Horse Creek Ranch, for the 200-acre meadow area, located two miles west of the paved terminus of Kings Canyon Road, APN 7-051-78.

**Explanation for Recommended Board Action:** Conservation easements require multiple complexities to be solved and agreed to in a written legal document. The Open Space Advisory Committee wishes to explore the Board of Supervisors' thoughts in this respect. The attached memorandum explains the basis for the drafting of a conservation easement for the meadow area of Horse Creek Ranch. The State of Nevada Resource Protection Grant, Question 1, has awarded \$500,000 towards this project.

**Applicable Statute, Code, Policy, Rule or Regulation:** N.R.S. 111.400 - 440

**Fiscal Impact:** Question 1 Grant for \$1.5 million as follows: 1 million towards the fee title portion and \$.5 million towards the conservation easement. Open Space funding will be used to match those awards.

**Explanation of Impact:** The conservation easement will have to be appraised at the cost of the grantor. Carson City will pay for two opinions of value in accordance with C.C.M.C. Title 20.

**Funding Source:** Open Space acquisition accounts

**Alternatives:** Not to accept the basis of the easement

**Supporting Material:**

Memorandum regarding the basis for the Horse Creek Ranch conservation easement (Pages 1-3)

Nevada Revised Statutes regarding conservation easements (Pages 4-5)

Draft Baseline Analysis (Pages 6-23)

Lodge elevations (Pages 24-33)