



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** July 7, 2016

**Staff Contact:** Stephanie Hicks and Ann Bollinger

**Agenda Title:** For Possible Action: To accept the recommendation from the Parks and Recreation Commission to pursue a land exchange with Mr. Michael Fagen for 20 acres of land he owns on U.S. Highway 50 near the Clear Creek Interchange, APN 007-051-81, for 0.81 acres of vacant park property located between Karin Drive and Sunland Court, APN 002-373-07, with the condition that costs towards acquisition do not exceed 20% of the estimated value of the park property. (Stephanie Hicks; SHicks@carson.org and Ann Bollinger; ABollinger@carson.org)

**Staff Summary:** On January 15, 2015, the Board of Supervisors directed staff to compile a list of appropriate trade parcels and continue a conversation with Mr. Fagen. Since that time, several parcels have been considered and reviewed. For one reason or another, none were considered eligible for disposal/trade. Staff has identified for possible exchange APN 002-373-07, a parcel owned by the City and managed by the Parks Division located between Karin Drive and Sunland Court and across the cul-de-sac from Sunland Vista Park.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 10 minutes

---

## **Proposed Motion**

I move to accept the recommendation from the Parks and Recreation Commission to pursue a land exchange with Mr. Michael Fagen for 20 acres of land he owns on U.S. Highway 50 near the Clear Creek Interchange, APN 007-051-81, for 0.81 acres of vacant park property located between Karin Drive and Sunland Court, APN 002-373-07, with the condition that costs towards acquisition do not exceed 20% of the estimated value of the park property.

## **Board's Strategic Goal**

Quality of Life

## **Previous Action**

March 3, 2016. For Possible Action: To approve the Open Space Advisory Committee's Annual Report for 2015. Motion approved 5-0.

January 15, 2015. For Possible Action: To accept the recommendation of the Open Space Advisory Committee for the possible acquisition of 20 acres, APN 007-051-81, trade of other city-owned parcel(s), and the expenditure up to \$30,000 for appraisals from the Open Space budget. Supervisor Bonkowski moved to direct staff to compile a list of appropriate trade parcels and continue a conversation with the owner of APN 007-051-81 to see if we can come to a mutual agreement on a trade parcel. Supervisor Shirk seconded the motion. Motion approved 5-0.

## **Background/Issues & Analysis**

In September 2014, Mr. W. Michael Fagen, submitted written correspondence to staff offering the sale of 20 acres, APN 007-051-81, located on the north side of U.S. Highway 50 just east of the Clear Creek Intersection to

the Open Space Program. He received an opinion of value of \$250,000. Upon hearing the financial limitations of the Open Space Program, Mr. Fagen stated he would consider trade of another property in Carson City – if the land was available and to be determined. The Open Space Advisory Committee and the Board of Supervisors approved the concept of acquiring the 20 acres through a trade of other City-owned parcel(s). At the time, no specific parcels were identified.

The desired 20-acre parcel is in an area important for hillside protection. The property is adjacent to U.S. Highway 50 so it is highly visible from that direct viewpoint; however, it is not visible from the City. Among the most noteworthy attributes is the potential of trails and regional trail connectivity. The Unified Pathways Master Plan identifies a trail within the vicinity of this property. The conceptual trail connects Kings Canyon Road on the north to the nearly completed Clear Creek Trail on the south.

In 2015, several parcels were reviewed. For one reason or another, none were considered eligible for disposal/trade. Staff has identified another parcel owned by the City and managed by the Parks Division located between Karin Drive and Sunland Court, across the cul-de-sac from Sunland Vista Park. The vacant parcel consists of 0.81 acres. An earthquake fault may run through the property and that appears to be why it was left as a park when the subdivision was developed. Prior to the exchange, a geotechnical survey will need to be conducted to determine the feasibility of residential development.

In May 2016, the City's standard notification process was utilized to inform the neighborhood of a public hearing at the Parks and Recreation Commission on June 7, 2016. In total, 64 notices were mailed. Three comments were received to oppose the trade, especially if the park property were to be developed. One neighbor attended the Parks and Recreation Commission and spoke on-record, one notified staff by email, and the third notified staff with a phone call.

Additionally, a Major Project Review was held on June 21, 2016 to determine whether there were any City-wide needs or requirements for the parcel. It was determined there were no City-wide needs and the potential owner was informed regarding building requirements.

It's most likely that the two parcels will not be equal in value. Therefore, staff is also planning to submit a grant request to the Land and Water Conservation Fund in the Fall 2016. The grant requires a 50% match which would be provided by the Quality of Life – Open Space fund. In Fiscal Year 2016-2017, \$100, 997 was budgeted for land acquisition. From Fiscal Year 2015-2016, it is anticipated that \$538,000 will be the carryover amount from the land acquisition line item.

### **Applicable Statute, Code, Policy, Rule or Regulation**

NRS 244.275 - Purchase or lease of property for use of county: appraisal  
Carson City Municipal Code 13.06 - Open Space

### **Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number: Quality of Life - Open Space 254-5047-452-7401

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact: A motion towards acquisition would result in expenditures for a geotechnical survey, preliminary title search, and an appraisal on the park property. On the 20 acres owned by Mr. Fagen, expenditures include a preliminary title search, Phase 1 Environmental Survey, and an appraisal. Additional expenditures are anticipated to pay the cost difference between the two properties. If a grant award from the Land and Water Conservation Fund is received, a 50% match would be required. If a grant is not awarded, the difference in value between the two parcels would be completely funded by the Quality of Life - Open Space fund.

Lastly, for the acquired parcel, APN 007-051-81, the ad valorem tax will be reduced \$512.79 per year upon the property becoming public as opposed to private. However, the disposed /traded parcel will result in a property tax increase to the City.

**Alternatives**

Do not approve the disposal / trade of the 0.81 acres (35, 283 square foot) City-owned parcel, APN 002-373-07, located on Karin Drive, in exchange for one 20- acre parcel, APN 007-051-81, located on the north side of U.S. Highway 50 and just east of the Clear Creek Intersection and owned by Mr. W. Michael Fagen.

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

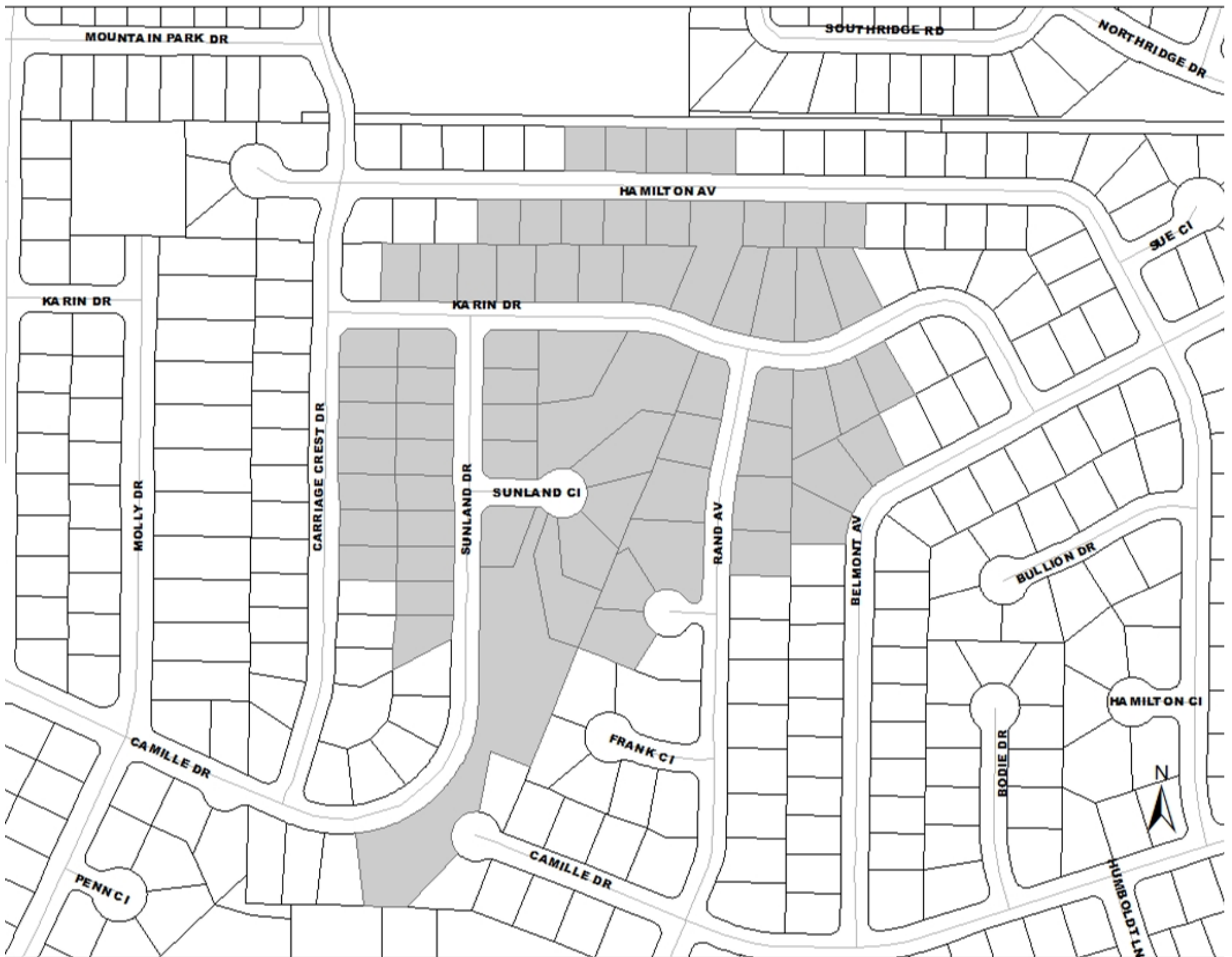
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

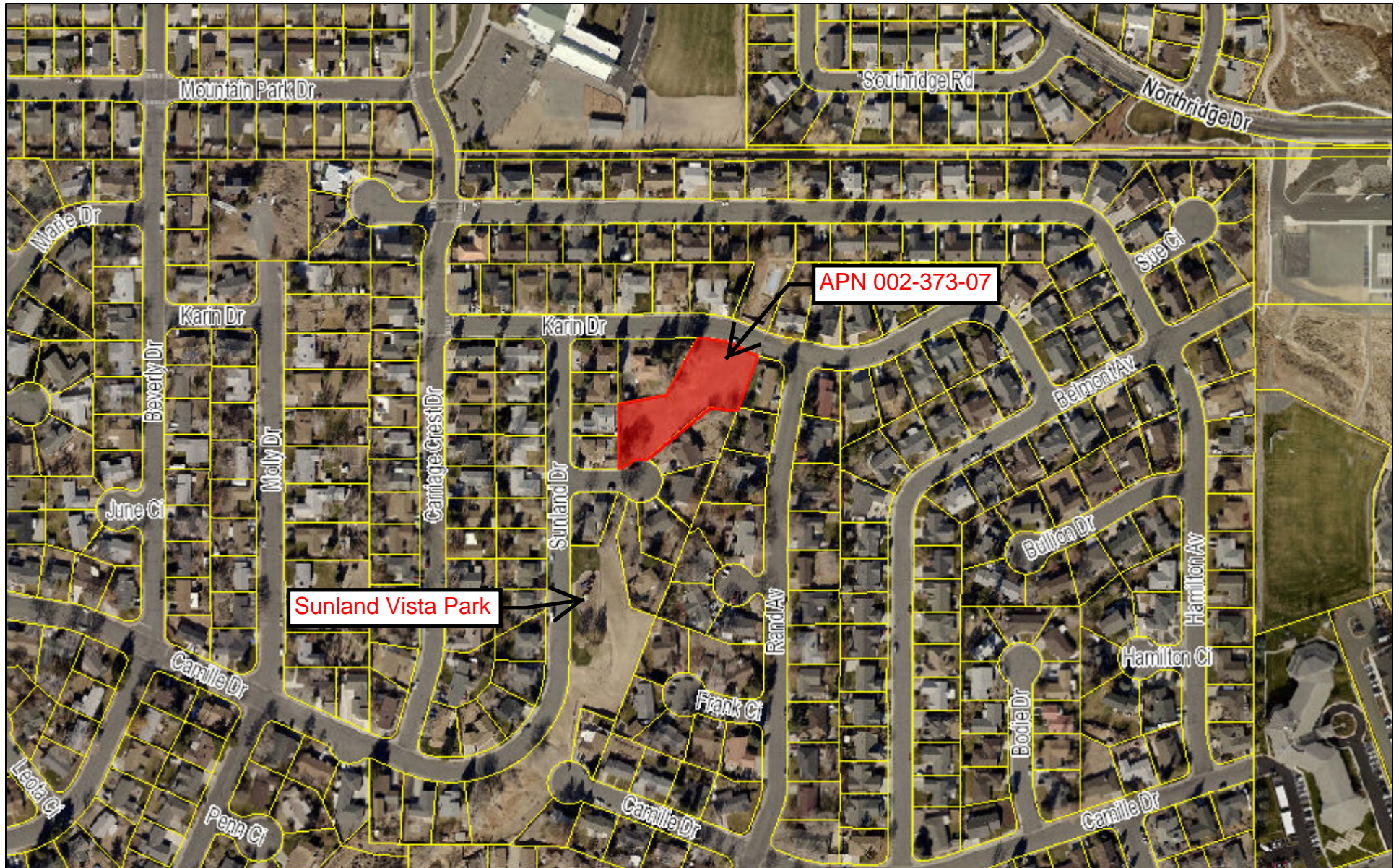
\_\_\_\_\_  
(Vote Recorded By)

Parks and Recreation Commission Noticing Map







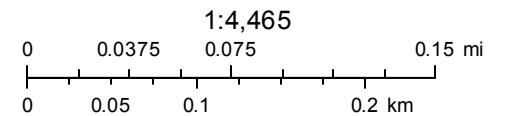


# APN 002-373-07 Site Plan



June 16, 2016

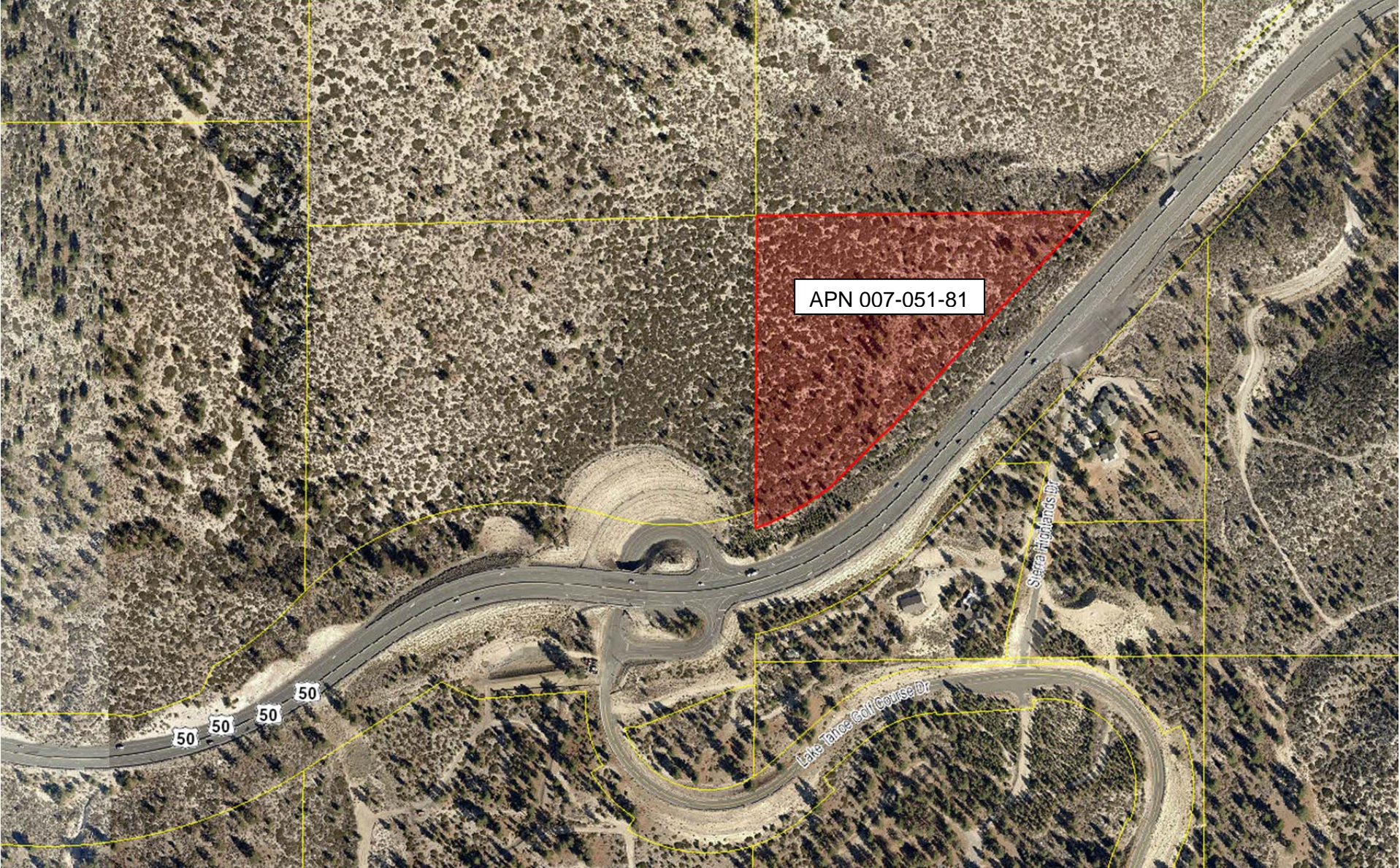
- |                   |   |                             |   |                          |
|-------------------|---|-----------------------------|---|--------------------------|
| CCLocations       |  | Carson City Boundary        |  | Carson City Fire Station |
| Street Centerline |  | Parcels (For Aerial Photos) |   |                          |
| Parcel Numbers    |  | Parcels                     |   |                          |



2013  
Carson City, Douglas County GIS



APN 007-051-81 Site Plan





APN 002-373-07 View to the north



APN 002-373-07 View to the south

