



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** July 7, 2016

**Staff Contact:** Darren Schulz, Public Works Director

**Agenda Title:** For Possible Action: To provide recommendation to the Bureau of Land Management (BLM) regarding the sale of 1251 Pinion Hills Drive, APN 010-082-04, consisting of approximately 2.27 acres, identified for disposal in the Omnibus Public Land Management Act of 2009 (OPLMA). (Stephanie Hicks; SHicks@carson.org)

**Staff Summary:** The OPLMA provides that certain BLM properties are to be offered for sale through a competitive bidding process. This parcel is zoned Single-Family-1 Acre with a Low Density Residential master plan designation and can be developed with a residence. At least one person has expressed interest in the purchase of this parcel.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 10 minutes

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## **Proposed Motion**

I move to direct staff to forward to BLM the recommendation for disposal of APN 010-082-04 in accordance with the provisions of the Omnibus Public Land Management Act of 2009 as presented by staff.

## **Board's Strategic Goal**

Quality of Life

## **Previous Action**

December 3, 2009. Approval of motion to provide recommendations to the Bureau of Land Management (BLM) regarding the sale of certain BLM properties identified for disposal in the Omnibus Public Land Management Act of 2009, APN's 9-032-03, 10-061-77, 10-062-60, 10-064-01, 10-082-04, 10-083-06, 10-084-02 and -03, 10-087-05, -06, -07 and -08, 10-093-03 and -05, 10-094-02, 10-097-02, 10-098-01 and -02, 10-192-04, and portions of APN's 8-011-19, 8-521-20, 9-301-01, and 9-273-02. Motion approved 5-0.

## **Background/Issues & Analysis**

The OPLMA was signed by the President of the United States in March 2009. The bill provides for the disposition of more than 8,000 acres of federal lands within Carson City, including the sale of approximately 150 acres of federal land by BLM. The Act required that the lands are to be sold within one year of the enactment of the Act unless Carson City postponed or excludes the property from sale. On December 3, 2009, the Carson City Board of Supervisors approved a request from the Planning Division to delay the sale of all of the Pinion Hills parcels, including APN 010-082-04, in order to explore options for the disposal of the parcels. Some of the parcels do not have access to the property frontage and have other topographic constraints.

Since this time, at least one person has expressed interest to Carson City staff regarding the purchase of the parcel. The subject parcel has access to property frontage off Pinion Hills Drive. Average slope of the site is approximately 14 percent.

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 there was discussion regarding future residential development and building requirements.

Although not required by City Municipal Code or Nevada Revised Statute, due to possible encroachment of improvements by adjacent property owners, on June 30, 2016, staff contacted the adjacent property owner to the north and sent letters to all six (6) abutting property owners to advise of the proposed disposal. Comments from two property owners were received via phone calls. The adjacent property owner to the north expressed concern to protect her driveway access which encroaches on the BLM parcel. The adjacent owner to the south stated that all improvements are located on her parcel; however, she expressed opposition to the disposal due to water resource issues in the area.

Additionally, staff contacted BLM to discuss how the encroachments can be handled during the disposal process. BLM advised that they would work with the adjacent property owners to secure right-of-way grants; however, the applications should be submitted as soon as possible.

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

Omnibus Public Land Management Act of 2009.

**Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number:

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact: The cost of the sale of the subject federal properties is the responsibility of BLM, per the Act. The sale of the properties will have a positive impact to Carson City revenue through an increase in property taxes collected on the properties when they are in private ownership.

**Alternatives**

Do not direct staff to forward to BLM the recommendation for disposal of APN 010-082-04 in accordance with the provisions of the Omnibus Public Land Management Act of 2009 as presented by staff.

**Board Action Taken:**

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

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

Aye/Nay

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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



APN 010-082-04 View to the south



APN 010-082-04 View to the southeast



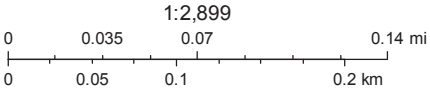


# APN 010-082-04 Site Plan



May 25, 2016

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|---|--|--|--|--|
| <ul style="list-style-type: none"> <li>CCLocations</li> <li>INDEX</li> <li>INTERMEDIATE</li> <li>Street Centerline</li> <li>Parcel Numbers</li> <li>Carson City Boundary</li> <li>Parcels (For Aerial Photos)</li> <li>Parcels</li> </ul> | <ul style="list-style-type: none"> <li> Carson City Fire Station</li> <li> Carson City Airport</li> <li> Carson City Aquatic Facility</li> <li> Carson City Business Resource Information Center</li> <li> Carson City Capital Building</li> </ul> | <ul style="list-style-type: none"> <li> Carson City Corporate Yard</li> <li> Carson City Courthouse</li> <li> Carson City Hall</li> <li> Carson City Juvenile Probation Department</li> <li> Carson City Landfill</li> </ul> | <ul style="list-style-type: none"> <li> Carson City Library</li> <li> Carson City Public Works</li> <li> Carson City Recreation Division</li> <li> Carson City Senior Citizen's Center</li> <li> Carson City Sheriff's Department</li> </ul> | <ul style="list-style-type: none"> <li> Fire Hydrant</li> <li> Fire Service</li> </ul> |
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Carson City, Douglas County GIS