

**PARKS AND RECREATION COMMISSION
STAFF REPORT**

MEETING DATE: April 7, 2015

AGENDA ITEM NUMBER: 3A

STAFF: Ann Bollinger, Open Space Administrator

REQUEST: **For Possible Action:** To consider the possibility of a property exchange with Mr. W. Michael Fagen for 20 acres of land that he owns on U.S. Highway 50 near the Clear Creek Interchange, APN 007-051-81, for vacant park property located 1020 Buzzy's Ranch Road, APN 010-611-01, and to hold a public hearing at a future meeting of the Parks and Recreation Commission.

GENERAL DISCUSSION:

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. 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.

Throughout the past few months, 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.

Since then, staff and Mr. Fagen have identified a small, one-acre parcel located at 1020 Buzzy's Ranch Road. The parcel was purchased by the Parks and Recreation Department with Residential Construction Tax in November 1997 for school access to the Eagle Valley Middle School. Around the same date, the Parks and Recreation Department also acquired several other properties per the subdivision development agreement including the Hidden Meadows Trailhead, Riverview Park wetlands, and sections of the Mexican Ditch Trail across the street as well as the Hidden Meadows Xeriscape Park on 5th Street. Additional acquisitions, namely 450+ acres of the old Buzzy's Ranch property by the Open Space Program, have provided significant parks and open space opportunities to the Hidden Meadows neighborhood. According to the Parks and Recreation Master Plan, there was only modest interest for an additional neighborhood park and there were no proposed actions.

Staff is asking the Commission to consider a property exchange for 20 acres located along U.S. Highway 50 just east of the Clear Creek Intersection. According to the Open Space Evaluation Form, the 20-acre parcel meets a few of the criteria for acquisition. This 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 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.

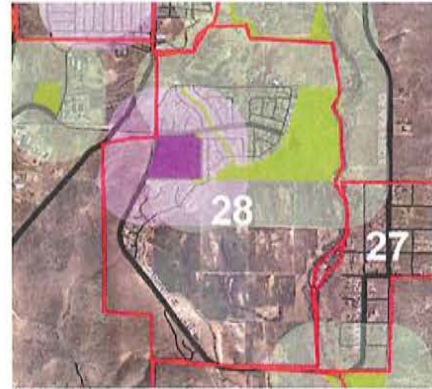
If the Commission supports the possibility of a property exchange, staff will conduct a further review of the Buzzy's Ranch Road parcel to accommodate school access. Additionally, staff recommends a public hearing at a future Parks and Recreation Commission for the nearby residents.

RECOMMENDED ACTION: I move to consider the possibility of a property exchange with Mr. W. Michael Fagen for 20 acres of land that he owns on U.S. Highway 50 near the Clear Creek Interchange, APN 007-051-81, for vacant park property located 1020 Buzzy's Ranch Road, APN 010-611-01, and to hold a public hearing at a future meeting of the Parks and Recreation Commission.



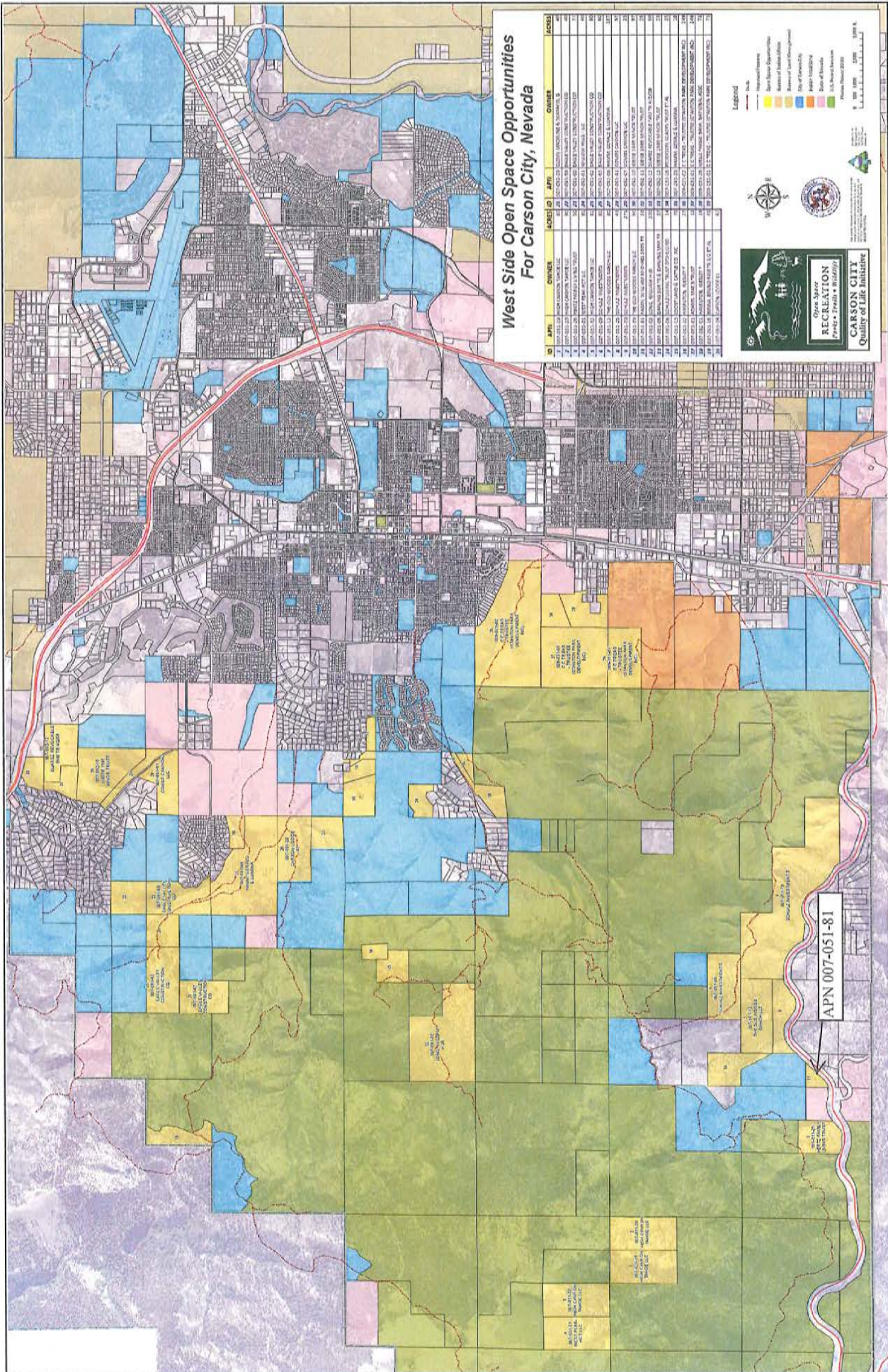
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PARK:	Riverview Park Park/Korean Veterans Memorial Park
TYPE:	Natural
SIZE:	109 acres
NOTES:	55% of population within walking distance of Park
SCHOOL:	Eagle Valley Middle School 27% of population within walking distance of School



OBSERVATIONS:	This neighborhood currently has a ¼ mile proximity to Riverview Park. The Neighborhood park facilities (play structures) are in a small portion of the park called Korean War Veterans Memorial Park. The middle school provides a number of active recreation facilities.
SURVEY:	Q19: Only modest expressed desire (35%) for an additional Neighborhood park. Q17: 67% support for general increase in Neighborhood parks in the city, and 54% support for a general increase in Natural parks.
IMPLEMENTATION STRATEGIES:	No action proposed.

West Side Open Space Opportunities For Carson City, Nevada



APN	OWNER	ACRES	APN	OWNER	ACRES
007-051-01	STATE OF NEVADA	1.00	007-051-01	STATE OF NEVADA	1.00
007-051-02	STATE OF NEVADA	1.00	007-051-02	STATE OF NEVADA	1.00
007-051-03	STATE OF NEVADA	1.00	007-051-03	STATE OF NEVADA	1.00
007-051-04	STATE OF NEVADA	1.00	007-051-04	STATE OF NEVADA	1.00
007-051-05	STATE OF NEVADA	1.00	007-051-05	STATE OF NEVADA	1.00
007-051-06	STATE OF NEVADA	1.00	007-051-06	STATE OF NEVADA	1.00
007-051-07	STATE OF NEVADA	1.00	007-051-07	STATE OF NEVADA	1.00
007-051-08	STATE OF NEVADA	1.00	007-051-08	STATE OF NEVADA	1.00
007-051-09	STATE OF NEVADA	1.00	007-051-09	STATE OF NEVADA	1.00
007-051-10	STATE OF NEVADA	1.00	007-051-10	STATE OF NEVADA	1.00
007-051-11	STATE OF NEVADA	1.00	007-051-11	STATE OF NEVADA	1.00
007-051-12	STATE OF NEVADA	1.00	007-051-12	STATE OF NEVADA	1.00
007-051-13	STATE OF NEVADA	1.00	007-051-13	STATE OF NEVADA	1.00
007-051-14	STATE OF NEVADA	1.00	007-051-14	STATE OF NEVADA	1.00
007-051-15	STATE OF NEVADA	1.00	007-051-15	STATE OF NEVADA	1.00
007-051-16	STATE OF NEVADA	1.00	007-051-16	STATE OF NEVADA	1.00
007-051-17	STATE OF NEVADA	1.00	007-051-17	STATE OF NEVADA	1.00
007-051-18	STATE OF NEVADA	1.00	007-051-18	STATE OF NEVADA	1.00
007-051-19	STATE OF NEVADA	1.00	007-051-19	STATE OF NEVADA	1.00
007-051-20	STATE OF NEVADA	1.00	007-051-20	STATE OF NEVADA	1.00
007-051-21	STATE OF NEVADA	1.00	007-051-21	STATE OF NEVADA	1.00
007-051-22	STATE OF NEVADA	1.00	007-051-22	STATE OF NEVADA	1.00
007-051-23	STATE OF NEVADA	1.00	007-051-23	STATE OF NEVADA	1.00
007-051-24	STATE OF NEVADA	1.00	007-051-24	STATE OF NEVADA	1.00
007-051-25	STATE OF NEVADA	1.00	007-051-25	STATE OF NEVADA	1.00
007-051-26	STATE OF NEVADA	1.00	007-051-26	STATE OF NEVADA	1.00
007-051-27	STATE OF NEVADA	1.00	007-051-27	STATE OF NEVADA	1.00
007-051-28	STATE OF NEVADA	1.00	007-051-28	STATE OF NEVADA	1.00
007-051-29	STATE OF NEVADA	1.00	007-051-29	STATE OF NEVADA	1.00
007-051-30	STATE OF NEVADA	1.00	007-051-30	STATE OF NEVADA	1.00
007-051-31	STATE OF NEVADA	1.00	007-051-31	STATE OF NEVADA	1.00
007-051-32	STATE OF NEVADA	1.00	007-051-32	STATE OF NEVADA	1.00
007-051-33	STATE OF NEVADA	1.00	007-051-33	STATE OF NEVADA	1.00
007-051-34	STATE OF NEVADA	1.00	007-051-34	STATE OF NEVADA	1.00
007-051-35	STATE OF NEVADA	1.00	007-051-35	STATE OF NEVADA	1.00
007-051-36	STATE OF NEVADA	1.00	007-051-36	STATE OF NEVADA	1.00
007-051-37	STATE OF NEVADA	1.00	007-051-37	STATE OF NEVADA	1.00
007-051-38	STATE OF NEVADA	1.00	007-051-38	STATE OF NEVADA	1.00
007-051-39	STATE OF NEVADA	1.00	007-051-39	STATE OF NEVADA	1.00
007-051-40	STATE OF NEVADA	1.00	007-051-40	STATE OF NEVADA	1.00

Legend

- State Open Space
- State of Nevada
- City of Carson City
- State of Nevada
- U.S. Forest Service

Scale: 1" = 100'

Carson City Recreation
Parks • Trails • & Wildlife
CARSON CITY
Quality of Life Initiative

APN 007-051-81

OPEN SPACE EVALUATION FORM

Landowner William Michael Fagen 2005 Trust
Assessor's Parcel Number 007-051-81
Location U.S. Highway 50 west; Sec 34 15/19 NW4 SW4
Access U.S. Highway 50 west
Zoning Conservation Reserve
Master Plan Single Family

Table A. Physical Characteristics

For each parcel, select the highest value for each physical feature. If none apply, leave blank.

Physical Feature	Defining Authorities	Characteristics (check if present or applicable)	Value
Wildlife Habitats / Corridors	US Fish & Wildlife Service, NV Dept of Wildlife, or documented scientific observation	<input type="checkbox"/> Contains habitat or corridor for threatened or endangered (T&E) species <input checked="" type="checkbox"/> Contains high value habitat for non-T&E species <input type="checkbox"/> Contains migration corridor <input checked="" type="checkbox"/> Observed presence of wildlife or fish	<input type="checkbox"/> Very High <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Moderate

The habitat value ranges from medium to high. With U.S. Highway 50 lying adjacent to the property, one would expect wildlife impacts due to traffic, noise, and a fragmented landscape. To the north, the adjacent parcel is owned by Carson City (Open Space) and most of the surrounding area is also Carson City (Open Space) or U.S. Forest Service. These undeveloped areas generally provide an unfragmented landscape, thereby providing better conditions for wildlife.

The property includes a diverse plant community with a mixed-age class of conifers. The bitterbrush is a preferred browse for mule deer and provides good cover for a number of mammals and birds.

Wildlife was not actually observed; however rabbit scat was plentiful.

Natural Communities	US Army Corps of Eng. or competent specialist, such as the Nevada Natural Heritage Program	<input type="checkbox"/> Has healthy, sustainable riparian area <input checked="" type="checkbox"/> Presence of mature canopy trees, shrubs <input type="checkbox"/> Majority of parcel with healthy native grasses <input type="checkbox"/> Contains jurisdictional (ACOE) wetlands	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Moderate <input type="checkbox"/> Low
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The plant community is diverse with shrubs (bitterbrush, sagebrush, and manzanita), a mixed-age class of conifers (Jeffery Pine and Ponderosa Pine) with an average of two trees per acres, and a minor component of grasses (squirreltail and bluegrass) and forbs (arrowleaf balsamroot). Cheatgrass is present but not abundant.

Landform / Scenic Quality	Committee, staff, consultants	<input type="checkbox"/> Open water (lakes, ponds, river, stream) <input checked="" type="checkbox"/> Contains ridge or promontory with long views <input type="checkbox"/> Contains a valley that provides enclosure / privacy	<input type="checkbox"/> High <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
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The property generally consists of steep topography. A lower bench provides long views to the Carson Valley.

Visibility	Committee, staff, consultants	<input checked="" type="checkbox"/> Visible from major roads <input type="checkbox"/> Visible only from local roads <input type="checkbox"/> Visible primarily from adjacent residences	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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The property is adjacent to U.S. Highway 50.

Size	Staff	<input type="checkbox"/> Large than 40 acres <input checked="" type="checkbox"/> 20 to 40 acres <input type="checkbox"/> 10 to 20 acres	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
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20 acres

Accessibility	Committee, staff, consultants	<input checked="" type="checkbox"/> Significant portions can be opened to public <input type="checkbox"/> Limited portions opened to public use	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
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While significant portions can be open to the public, access would need to be developed.

Historic / Cultural	State Historic Preservation Office	<input type="checkbox"/> Known or high potential archaeological resource <input type="checkbox"/> Historic designation (national, state, or local) <input type="checkbox"/> Significant local cultural feature (physical landmark, working farm, unique structure, etc.)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Moderate
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At this time, the historic and cultural resources are unknown but they are also unlikely.

Water Protection	CC Public Works	<input type="checkbox"/> Within 5 year well protection zone <input type="checkbox"/> Within 10 year well protection zone <input checked="" type="checkbox"/> Contains high-infiltration soils within watershed protection area	<input type="checkbox"/> High <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium
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According to the Open Space Plan, the "Health / Safety Considerations" map found in the appendix identifies the property in the watershed protection area.

Flood Hazard	Federal Emergency Management Agency	<input type="checkbox"/> Within FEMA-designated 100 year floodplain <input type="checkbox"/> Within area of known flooding	<input type="checkbox"/> Low <input type="checkbox"/> Medium
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None

Prime Farmland	US Dept of Agriculture	<input type="checkbox"/> Land has statewide agricultural importance (irrigated farmland)	<input type="checkbox"/> High
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None

Submitted by: _____

Date: _____

Table B. Prioritizing Factors

This part of the evaluation assumes that some form of acquisition is necessary to protect the parcel(s) not otherwise protected by existing City, State or Federal regulation (wetlands, floodplain, easements, etc.)

For each parcel check the most appropriate priority factor for each category below.

Category	Definition (check if present)	Priority
Uniqueness of Habitat Type	<input type="checkbox"/> One of few remaining examples of at least one characteristic in Table A	<input type="checkbox"/> High
	<input type="checkbox"/> Habitat or physical setting is relatively rare in Carson City	<input type="checkbox"/> Low

No

Ease of Acquisition	<input type="checkbox"/> Landowner motivated to sell at less cost than market value	<input type="checkbox"/> High
	<input checked="" type="checkbox"/> Can be acquired with terms (options, payment structure, trade, etc.) favorable to the city	<input checked="" type="checkbox"/> Medium
	<input type="checkbox"/> Cost is not greater than appraised value, terms are not unfavorable	<input type="checkbox"/> Low

The land owner is interested in a sale to the Open Space Program and willing to consider a trade.

Potential To Share Cost	<input type="checkbox"/> Likely significant participation of non-city funding partners	<input type="checkbox"/> High
	<input type="checkbox"/> Likely participation from other funding sources	<input type="checkbox"/> Medium
	<input checked="" type="checkbox"/> Likely significant participation from other city departments	<input checked="" type="checkbox"/> Low

If a trade is available, it's likely that participation from another city department will be required. A trade could provide a cost savings in the actual purchase price.

Urgency	<input type="checkbox"/> Development is imminent	<input type="checkbox"/> High
	<input type="checkbox"/> For sale (acquisition / development likely)	<input type="checkbox"/> Medium
	<input checked="" type="checkbox"/> Private negotiation, not on open market	<input checked="" type="checkbox"/> Low

At the present time, the transaction is a private negotiation. However, if the OSAC does not wish to pursue acquisition, it is anticipated the property will be placed for sale.

Is a Significant Part of Open Space Plan	<input checked="" type="checkbox"/> Located within an Open Space priority area	<input checked="" type="checkbox"/> High
	<input checked="" type="checkbox"/> Parcel is designated on current Open Space master plan	<input checked="" type="checkbox"/> Medium
	<input checked="" type="checkbox"/> Adjacent to or can be linked to other Open Space parcel(s), trail(s), or park(s)	<input checked="" type="checkbox"/> Medium

Hillside Priority Area

Citizen Support	<input type="checkbox"/> Has city-wide citizen support / advocacy	<input type="checkbox"/> High
	<input type="checkbox"/> Has local citizen support	<input type="checkbox"/> Medium
	<input checked="" type="checkbox"/> No significant opposition	<input checked="" type="checkbox"/> Low

Submitted by: _____

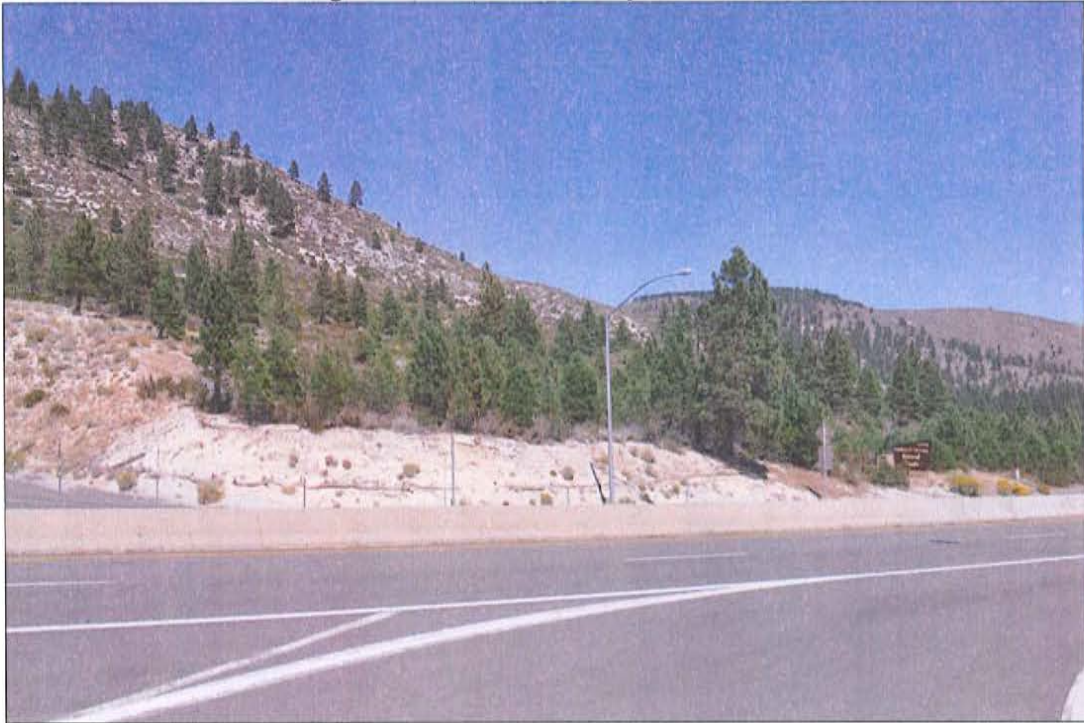
Date: _____

Photos taken September 12, 2014

Photo Point 1: View to the west.



Photo Point 2: View to the northeast, taken from across U.S. Highway 50. For reference, note the U.S. Forest Service entrance sign for the Humboldt-Toiyabe National Forest.



Photos taken September 12, 2014

Photo Point 3: View to the northwest, taken from across U.S. Highway 50.

