

## OPEN SPACE ADVISORY COMMITTEE STAFF REPORT

**MEETING DATE:** April 18, 2016

**AGENDA ITEM NUMBER:** 3D

**STAFF:** Ann Bollinger, Open Space Administrator

**REQUEST:** **For Possible Action:** To recommend to the Board of Supervisors submittal of a grant application to the Land and Water Conservation Fund for fee-title acquisition of 20 acres, APN 007-051-81 located along Highway 50 and owned by W. Michael Fagen.

### **GENERAL DISCUSSION:**

In September 2014, the Committee approved a motion for staff to pursue the possible purchase of the subject property owned by Mr. W. Michael Fagen. The parcel is triangular in shape with Highway 50 along the southeast, Carson City ownership to the north (purchased by the Open Space Program in 2005), and State of Nevada ownership to the west. The area is identified in the Open Space Plan as a watershed protection area and the property has been identified on the Open Space Opportunities Map for several years. The zoning for the parcel is Conservation Reserve and the land use is single family.

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 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.

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.

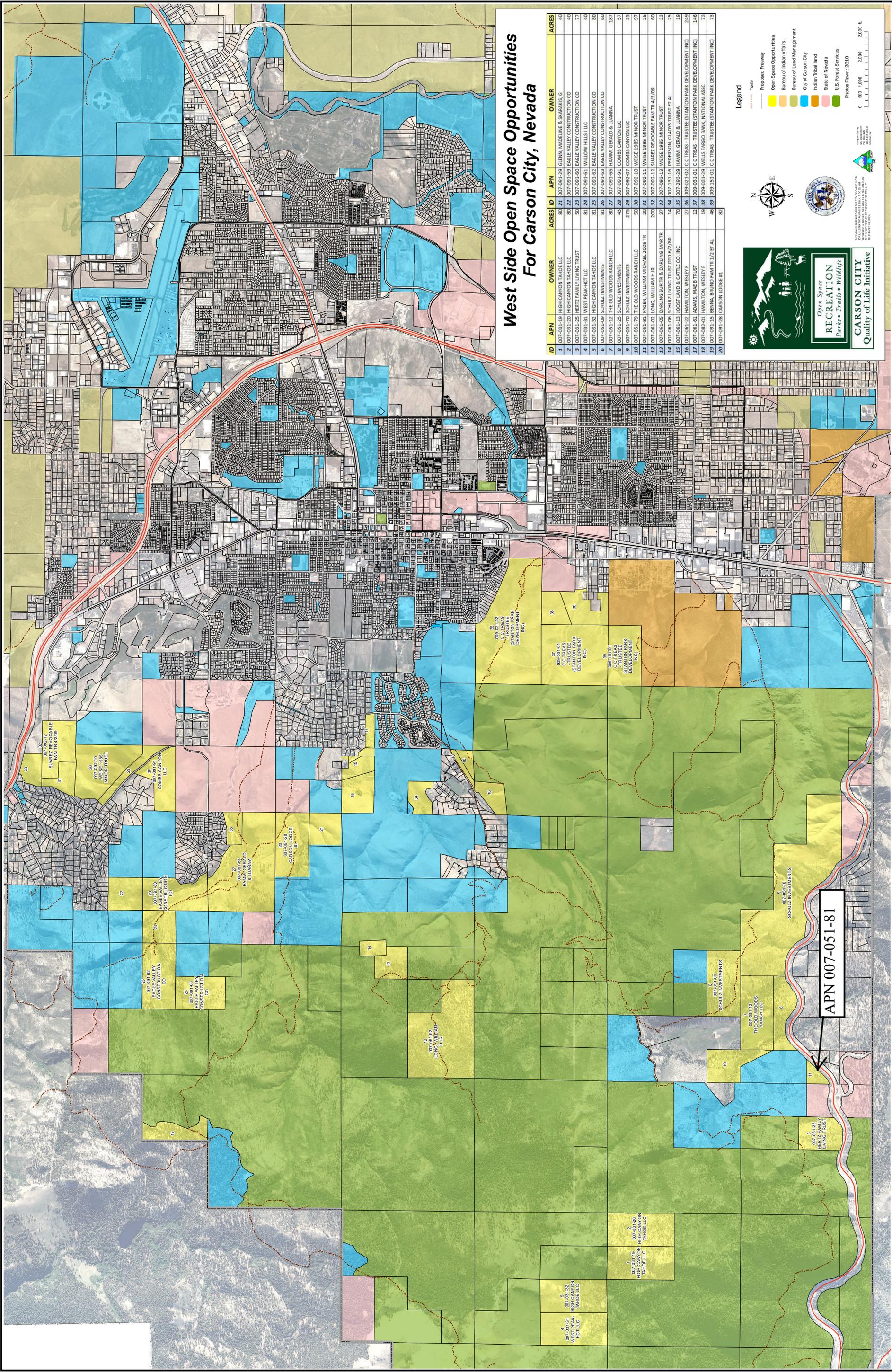
In 2015, several parcels were reviewed. For one reason or another, none were considered eligible for disposal/trade. Staff has identified another parcel owned/managed by the Parks Division located between Karin Drive and Sunland Court, APN 002-373-07, across the cul-de-sac from Sunland Vista Park. The vacant parcel consists of 0.81 acres. A fault runs through the property and that appears to be why it was left as a park when the subdivision was developed. Mr. Fagen is aware of the fault scarp and is willing to conduct geotechnical surveys to determine the feasibility of residential development. On April 5, 2015, the Parks and Recreation Commission

approved the consideration of a property exchange and will hold a public hearing at a regularly scheduled meeting on June 7<sup>th</sup>.

Additionally, staff will submit an application for a Major Project Review by all departments, to insure that the City has no other needs or uses for the property. The Board of Supervisors would also review the request, and then Mr. Fagen would proceed with the geotechnical surveys.

It's most likely that the two parcels will not be equal in value, therefore staff would like to submit a grant request to the Land and Water Conservation Fund in Summer 2016. The grant requires a 50% match which would be provided by the Quality of Life – Open Space fund.

**RECOMMENDED ACTION:** I move to recommend to the Board of Supervisors submittal of a grant application to the Land and Water Conservation Fund for fee-title acquisition of 20 acres, APN 007-051-81 located along Highway 50 and owned by W. Michael Fagen.



## West Side Open Space Opportunities For Carson City, Nevada

ID	APN	OWNER	ACRES	ID	APN	OWNER	ACRES
1	007-091-19	HIGH CANYON TRACT LLC	80.21	21	007-091-28	GLENN, MADELINE & SARAKIS, G	40
2	007-091-20	HIGH CANYON TRACT LLC	80.22	22	007-091-59	EAGLE VALLEY CONSTRUCTION CO	40
3	007-091-23	HERTZ FAMILY LIVING TRUST	50.23	23	007-091-60	EAGLE VALLEY CONSTRUCTION CO	77
4	007-091-31	WEST PEAK-HCT LLC	81.24	24	007-091-61	WILLOW HILLS LLC	40
5	007-091-32	HIGH CANYON TRACT LLC	81.25	25	007-091-62	EAGLE VALLEY CONSTRUCTION CO	80
6	007-091-09	SCHULZ INVESTMENTS	81.26	26	007-091-63	EAGLE VALLEY CONSTRUCTION CO	60
7	007-091-12	THE OLD WOODS RANCH LLC	80.27	27	007-091-66	HAMM, GERALD & LUANNA	187
8	007-091-25	SCHULZ INVESTMENTS	45.28	28	007-091-91	COMBS CANYON LLC	57
9	007-091-70	THE OLD WOODS RANCH LLC	215.29	29	007-091-07	COMBS CANYON LLC	25
10	007-091-79	THE OLD WOODS RANCH LLC	50.30	30	007-091-10	WEISE 1985 MINOR TRUST	97
11	007-091-91	FAGEN, WILLIAM MICHAEL 2005 TR	20.31	31	007-091-11	WEISE 1985 MINOR TRUST	25
12	007-091-02	LONG, WILLIAM H JR	200.32	32	007-091-12	SUAREZ REVOCABLE FAM TR 4/2/09	60
13	007-091-06	SCHULZ LIVING TRUST DTD 6/2/80	14.34	33	007-091-13	WEISE 1985 MINOR TRUST	23
14	007-091-05	DARLING SUR TR & DARLING MAR TR	37.35	34	007-091-16	PEDERSON, GLADYS TRUST ET AL	25
15	007-091-13	JOOST LAND & CATTLE CO, INC	70.36	35	007-293-29	HAMM, GERALD & LUANNA	19
16	007-061-22	HAMILTON, WESLEY F	27.36	36	009-021-02	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	249
17	007-061-61	ADAMS, MAE B TRUST	12.37	37	009-031-01	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	146
18	007-091-01	HAMILTON, WESLEY F	19.38	38	009-031-29	WELLS FARGO BANK, NATIONAL ASSC	73
19	007-091-15	BERRA, BRUNO FAM TR 1/2 ET AL	165.39	39	009-151-01	C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC)	73
20	007-091-28	CARSON LODGE #1	32				

**Open Space**  
**RECREATION**  
*Parks • Trails • Wildlife*

**CARSON CITY**  
 Quality of Life Initiative



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**Legend**

- Trails
- Proposed Freeway
- Open Space Opportunities
- Bureau of Indian Affairs
- Bureau of Land Management
- City of Carson City
- Indian Tribal Land
- State of Nevada
- U.S. Forest Services

Photos From: 2010  
 0 500 1,000 2,000 3,000 ft

**APN 007-051-81**



Photo Point 1: View to the west.

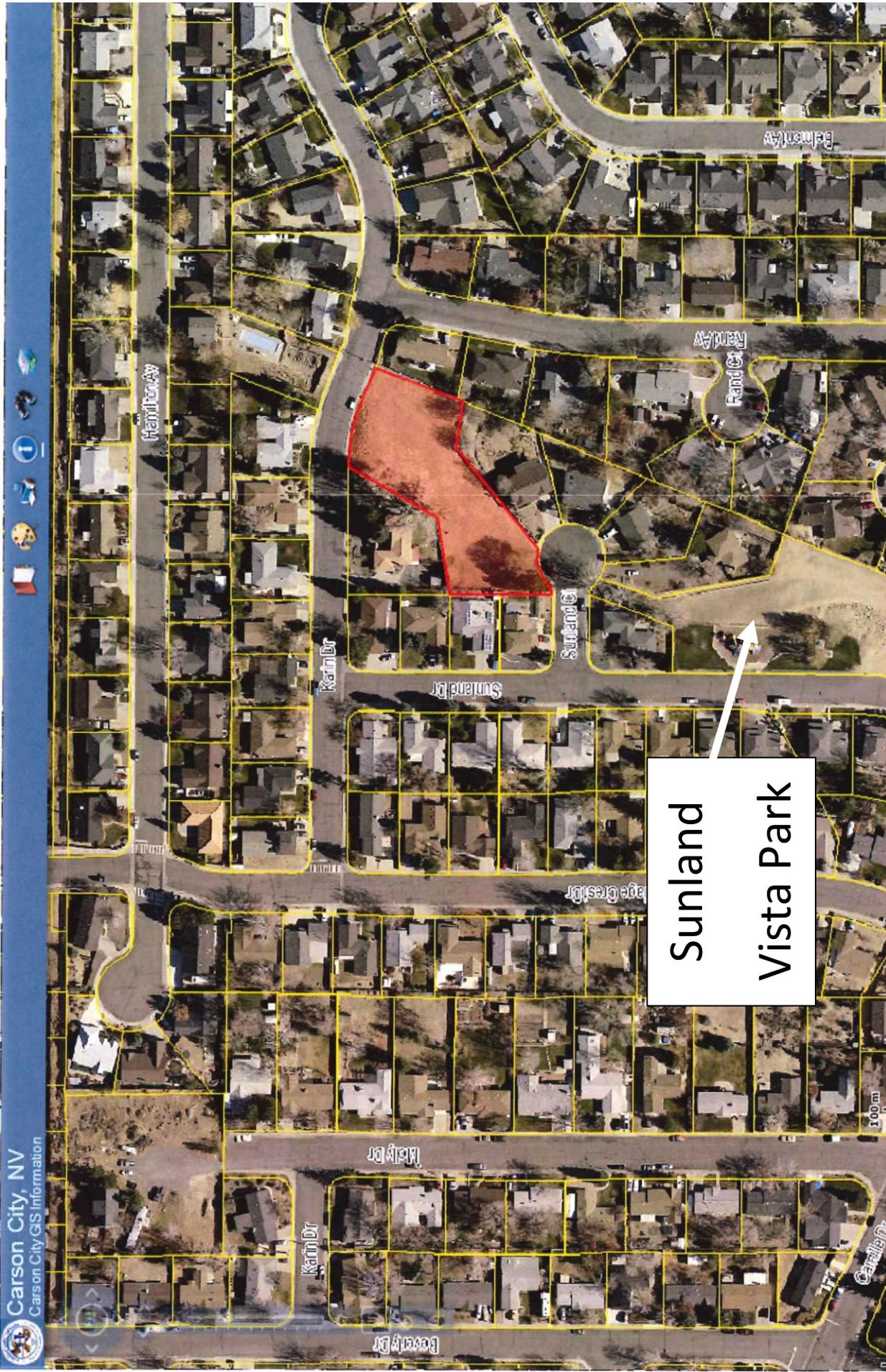


Photo Point 2: View to the northeast, taken from across U.S. Highway 50. For reference, note the U.S. Forest Service entrance sign for the Humboldt-Toiyabe National Forest.



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





Sunland  
Vista Park

**Photos taken April 5, 2016 - Parks Division property, Karin Drive and Sunland Court,  
APN 002-373-07**

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Photo Point 1: View from Karin Drive looking to the south.



Photo Point 2: View from Sunland Court looking to the north.

