

**OPEN SPACE ADVISORY COMMITTEE
STAFF REPORT**

MEETING DATE: February 26, 2018

AGENDA ITEM NUMBER: 3D

STAFF: Ann Bollinger, Open Space Administrator

REQUEST: **For Discussion and Possible Action:** To recommend to the Board of Supervisors regarding approval of a grant application to the Land and Water Conservation Fund for fee-title acquisition of approximately 206 acres located in the Timberline and Vicee Canyon area and owned by Gerald and Luann Hamm

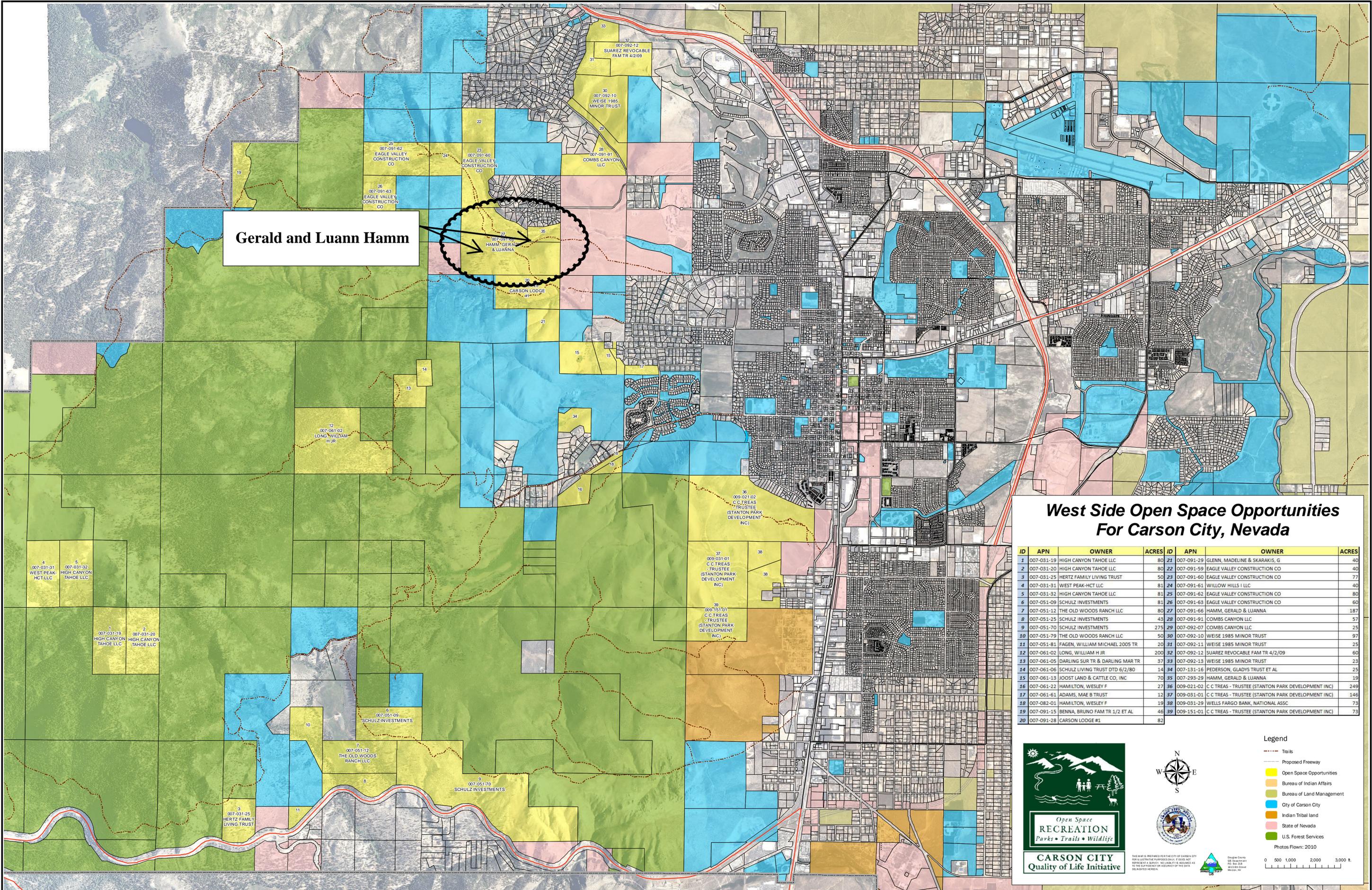
GENERAL DISCUSSION: Per the request of Member Hall, this item has been placed on the agenda for discussion and possible action.

At the December 19, 2016 meeting of the Open Space Advisory Committee, there was general discussion regarding the property. The direction to staff was to not actively pursue land acquisition but rather stay informed regarding development plans and ensure recreational trails are accommodated according to the desires identified in the Unified Pathways Master Plan.

Currently, there is an offer to sell to Carson City and offer to purchase by another party. In a recent email exchange, the realtor suggested the seller may entertain an offer of \$450,000. The Land and Water Conservation Fund grant requires a 50% match, and the deadline for submittal is March 23, 2018. The Board of Supervisors will also need to approve possible acquisition and the grant submittal.

The Parks, Recreation and Open Space Department will be submitting another grant for trail repair and improvements in the Long Ranch Subdivision.

RECOMMENDED ACTION: Looking for direction from the Open Space Advisory Committee.



Gerald and Luann Hamm

West Side Open Space Opportunities For Carson City, Nevada

| ID | APN | OWNER | ACRES | ID | APN | OWNER | ACRES |
|----|------------|---------------------------------|-------|----|------------|--|-------|
| 1 | 007-031-19 | HIGH CANYON TAHOE LLC | 80 | 21 | 007-091-29 | GLENN, MADELINE & SKARAKIS, G | 40 |
| 2 | 007-031-20 | HIGH CANYON TAHOE LLC | 80 | 22 | 007-091-59 | EAGLE VALLEY CONSTRUCTION CO | 40 |
| 3 | 007-031-25 | HERTZ FAMILY LIVING TRUST | 50 | 23 | 007-091-60 | EAGLE VALLEY CONSTRUCTION CO | 77 |
| 4 | 007-031-31 | WEST PEAK-HCT LLC | 81 | 24 | 007-091-61 | WILLOW HILLS I LLC | 40 |
| 5 | 007-031-32 | HIGH CANYON TAHOE LLC | 81 | 25 | 007-091-62 | EAGLE VALLEY CONSTRUCTION CO | 80 |
| 6 | 007-051-09 | SCHULZ INVESTMENTS | 81 | 26 | 007-091-63 | EAGLE VALLEY CONSTRUCTION CO | 60 |
| 7 | 007-051-12 | THE OLD WOODS RANCH LLC | 80 | 27 | 007-091-66 | HAMM, GERALD & LUANNA | 187 |
| 8 | 007-051-25 | SCHULZ INVESTMENTS | 48 | 28 | 007-091-91 | COMBS CANYON LLC | 57 |
| 9 | 007-051-70 | SCHULZ INVESTMENTS | 275 | 29 | 007-092-07 | COMBS CANYON LLC | 25 |
| 10 | 007-051-79 | THE OLD WOODS RANCH LLC | 50 | 30 | 007-092-10 | WEISE 1985 MINOR TRUST | 97 |
| 11 | 007-051-81 | FAGEN, WILLIAM MICHAEL 2005 TR | 20 | 31 | 007-092-11 | WEISE 1985 MINOR TRUST | 25 |
| 12 | 007-061-02 | LONG, WILLIAM H JR | 200 | 32 | 007-092-12 | SUAREZ REVOCABLE FAM TR 4/2/09 | 60 |
| 13 | 007-061-05 | DARLING SUR TR & DARLING MAR TR | 37 | 33 | 007-092-13 | WEISE 1985 MINOR TRUST | 23 |
| 14 | 007-061-06 | SCHULZ LIVING TRUST DTD 6/2/80 | 14 | 34 | 007-131-16 | PEDERSON, GLADYS TRUST ET AL | 25 |
| 15 | 007-061-13 | JOOST LAND & CATTLE CO, INC | 70 | 35 | 007-293-29 | HAMM, GERALD & LUANNA | 19 |
| 16 | 007-061-22 | HAMILTON, WESLEY F | 27 | 36 | 009-021-02 | C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC) | 249 |
| 17 | 007-061-61 | ADAMS, MAE B TRUST | 12 | 37 | 009-031-01 | C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC) | 146 |
| 18 | 007-082-01 | HAMILTON, WESLEY F | 19 | 38 | 009-031-29 | WELLS FARGO BANK, NATIONAL ASSC | 73 |
| 19 | 007-091-15 | BENNA, BRUNO FAM TR 1/2 ET AL | 46 | 39 | 009-151-01 | C C TREAS - TRUSTEE (STANTON PARK DEVELOPMENT INC) | 73 |
| 20 | 007-091-28 | CARSON LODGE #1 | 82 | | | | |

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 Flown: 2010

0 500 1000 2000 3000 ft.

Gerald and Luann Hamm

| Property Owner | Assessor Parcel Number | Acres | Location | Zoning | Current Status |
|-----------------------|------------------------|-------|----------------------------|---|--|
| Gerald and Luann Hamm | 007-091-66 | 187.2 | Timberline/ Vice Canyon | Conservation Reserve (one residential dwelling per 20 acres) | On the open market (price is unknown); no previous discussions |
| | 007-293-29 | 19 | | Single Family, one-acre Planned Unit Development | |

Background: These properties have been on the Open Space Opportunities map since initiation of the Quality of Life - Open Space Program. They are located on the west side of Carson City near the Timberline Subdivision and Vice Canyon. There are several dirt roads and trails which criss-cross properties and connect with adjacent public lands. The properties are listed for



sale and they are on the open market. There has not been any discussion between the owners/sellers and staff. In the Carson City Open Space Plan, these properties would be considered high priority for protection due to the hillside protection and viewshed (see attached). If public acquisition was desirable and recommended by the Committee, the most relevant agency/jurisdiction would be the Open Space Program due to adjacent ownership.