

City of Carson City  
Agenda Report

Item # 6B

**Date Submitted:** October 23, 2006

**Agenda Date Requested:** November 2, 2006  
**Time Requested:** 15 Minutes

**To:** Mayor and Supervisors

**From:** Parks and Recreation Department

**Subject Title:** Action to accept the recommendation of the Open Space Advisory Committee to make an offer to Hall and Deborah Hutchison for the purchase of approximately 40 acres in fee title on property located at Kings Canyon Road two miles west of the paved terminus of Kings Canyon Road and east of Horse Creek Ranch, APN 7-051-07.

**Staff Summary:** This action will result in the fee title acquisition of approximately 40 acres for a cash sum of \$400,000. The owners of the land have verbally accepted the offer to sell the land to Carson City pending approval by the Board of Supervisors. Mr. Hutchison's main concern is that the transaction close prior to the end of December 2006 in order to meet their tax needs. This parcel is located within a priority area for land conservation as designated by the Open Space Master Plan.

**Type of Action Requested:** (check one)

- Resolution  Ordinance  
 Formal Action/Motion  Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Recommended Board Action:** I move to accept the recommendation of the Open Space Advisory Committee to make an offer to Hall and Deborah Hutchison for the purchase of approximately 40 acres in fee title on property located at Kings Canyon Road two miles west of the paved terminus of Kings Canyon Road and east of Horse Creek Ranch, APN 7-051-07.

**Explanation for Recommended Board Action:** Besides the parcel location in a priority area for the protection of the scenic resources, the property was identified in the U.S. Forest Service Landscape Analysis to be the subject of a pedestrian trail accessing a vista point commanding scenic views of Washoe, Eagle, and Carson Valleys. The City Charter and state law empowers the Board of Supervisors to purchase land.

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

Open Space Master Plan / C.C.M.C. Chapter 13.06 / City Charter / N.R.S. Section 244.275

**Fiscal Impact:** \$400,000 plus one-half of escrow related fees and costs (approximately \$1,000). The State of Nevada Question 1 conservation grants has awarded 75% of the estimated cost for this transaction.

**Explanation of Impact:** The cost of the land was established by a self-contained appraisal conducted by Dan Leck, MIA. Upon the Board of Supervisors' acceptance of a reimbursement agreement with the State of Nevada, 75% of the project costs are to be refunded to Carson City.

**Funding Source:** Open Space fund

**Alternatives:** Not to make an offer to purchase.