

PARKS AND RECREATION COMMISSION STAFF REPORT

MEETING DATE: April 5, 2016

AGENDA ITEM NUMBER: 3D

STAFF: Ann Bollinger, Open Space Administrator

REQUEST: **For Possible Action:** To consider 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 between Karin Drive and Sunland Court, APN 002-373-07, 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. 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.

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.

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, 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.

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

If the Commission supports the possibility of a property exchange, staff recommends a public hearing at a future Parks and Recreation Commission for the nearby residents. The Board of Supervisors would also review the request, and then Mr. Fagen would proceed with the geotechnical surveys.

RECOMMENDED ACTION: I move to consider 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 between Karin Drive and Sunland Court, APN 002-373-07, and to hold a public hearing at a future meeting of the Parks and Recreation Commission.

