



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: February 27, 2024

DATE: February 7, 2024

TO: Board of County Commissioners

FROM: Faye-Marie Pekar, Park Planner
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THROUGH: Eric Crump, Operations Division Director,
Community Services Dept., 775-328-2182, ecrump@washoecounty.gov

SUBJECT: Recommendation to: (1) approve the purchase of real property through a Deed of Dedication (Silver Arrow Range Road), a portion of APN 079-540-18, totaling ±277,155 square feet [at the appraised value of \$30,500.00] for use as a public access to Washoe County Regional Archery Facility, in support of the 2021 adopted Regional Archery Facility Master Plan; and (2) authorize Assistant County Manager, Dave Solaro, to execute any and all required documents necessary for the property purchase. (Commission District 5.)

SUMMARY

If approved, the property in the Deed of Dedication (a portion of APN 079-540-18, totaling ± 277,155 square feet) will be used for public access to the Washoe County Regional Archery Facility. This section of private property is currently an underdeveloped dirt road that provides access to the Regional Archery Facility. The 2021 adopted Regional Archery Facility Master Plan identified improving access to its facility as a critical need for its overall success and long-term goals, most significantly, the reconstruction of the road to permit year around accessibility. During the design for road improvements, it was determined that the existing dirt access road goes through private property. The private property owner, International Community of Christ, has agreed to the sale of the property through a Deed of Dedication at the appraised valuation in the amount of \$30,500.00. The property is necessary for the long-term operation of the Regional Archery Facility.

Washoe County Strategic Objective supported by this item: Economic Impacts: Support a thriving community.

PREVIOUS ACTION

August 24, 2022 – the Board of County Commissioners (Board) accepted a Nevada Department of Wildlife Shooting Range Grant [in the amount of \$407,169.00 with Washoe County as subgrantee with a cash/in-kind match in the amount of \$45,241.00] and approved the Notice of Subgrant Award #SG23-06 with a grant period from final

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execution through June 30, 2023; and authorized Assistant County Manager Dave Solaro to sign the Notice of Subgrant Award #SG23-06 and any subsequent documents related to the grant on behalf of the County; and directed the Comptroller's Office to make the necessary budget amendments.

June 21, 2022 – the Board approved a sub-lease agreement with Silver Arrow Bowmen Archery Club, a local non-profit 501-c3 organization, for continued operation of the Regional Archery Facility in Lemmon Valley, retroactive to June 4, 2022 for a term of five years, with an additional five year renewal option.

July 20, 2021 – the Board adopted the Regional Archery Facility Master Plan.

June 1, 2021 – the Washoe County Regional Parks and Open Space Commission recommended that the Board of County Commissioners adopt the Regional Archery Facility Master Plan.

April 14, 2020 – the Board accepted \$255,537.50 (\$85,180 match) in Nevada Department of Wildlife Shooting Range Grant funds from March 31, 2020 through June 30, 2020. Funds were used for Regional Shooting Facility improvements and to develop a Master Plan for the Regional Archery Facility.

May 12, 2020 – the Board approved Amendment #1 to the Lease Agreement between Washoe County and the Silver Arrow Bowmen, a Nevada non-profit organization, effective June 15, 2020, to allow the Silver Arrow Bowmen Archery Club to directly allocate user fees toward improvements and repairs at the Regional Archery Facility in Lemmon Valley.

April 24, 2012 – the Board executed a 20-year Recreation and Public Purposes Act lease with the U.S. Department of Interior, Bureau of Land Management (BLM), for 110-acres in Lemmon Valley for continued use as a Regional Archery Facility; and executed a Lease Agreement (5-year sub-lease) with the Silver Arrow Bowmen Archery Club to operate the facility.

BACKGROUND

Washoe County, through its Community Services Department, has held a Recreation and Public Purposes (R&PP) Act lease for the Regional Archery Facility since 2007. The facility is operated and managed by the Silver Arrow Bowmen Archery Club, a local non-profit organization, under a sub-lease. In 2020, Washoe County staff applied for a grant through the Nevada Department of Wildlife (NDOW) for the purposes of developing a Master Plan for the Regional Archery Facility and improving access and safety at the Regional Shooting Facility. The grant was awarded by NDOW and accepted by the Board on April 14, 2020.

In October of 2020, Washoe County hired TSK Architects Team to develop the Master Plan. The plan development process included extensive stakeholder and community outreach. Key partners included the Silver Arrow Bowmen, the Nevada Department of Wildlife, Wasting Arrows and the broader archery community. In addition to numerous stakeholder meetings, two public meetings were held, an online public survey was conducted, and the plan process was featured on local news stations.

Through this process, several site challenges were identified, including difficulty accessing the facility at various times of the year due to the conditions of Silver Arrow Range Road, challenges related to finding the facility and navigating through the neighborhood, and limited amenities, such as water, power and permanent restrooms. Use of the facility over the years has also resulted in natural resource impacts and wayfinding can be difficult for those who are less familiar with the facility. A variety of opportunities were also identified, including improving the range trail area, developing a delineated service road, building hunter and archery education facilities, constructing an Olympic-style archery range, and installing additional support facilities.

The July 2021 adopted Regional Archery Facility Master Plan identified improving access as a critical need for the long-term goals and success of the facility, most significantly, the reconstruction of the access road to permit year around access. Later design identified that the current dirt access road is on private property (APN 079-540-18) owned by International Community of Christ. Staff reviewed options for legal access to the public facility and determined that purchasing the land to legitimize the access road and make the necessary improvements for public access is most cost-effective. International Community of Christ has agreed to the proposed Deed of Dedication and its appraised valuation of \$30,500.00. Title Report with title assurance is included as an attachment to this staff report. The roadway deed is necessary for the long-term operation of the Regional Archery Facility.

FISCAL IMPACT

Should the Board approve payment of the Deed of Dedication, there are sufficient funds and budget authority in FY24 in the Regional Parks & Open Space Fund (140), Parks Administration (C140100).

RECOMMENDATION

It is recommended that the Board of County Commissioners: (1) approve the purchase of real property through a Deed of Dedication (Silver Arrow Range Road), a portion of APN 079-540-18, totaling ±277,155 square feet [at the appraised value of \$30,500.00] for use as a public access to Washoe County Regional Archery Facility, in support of the 2021 adopted Regional Archery Facility Master Plan; and (2) authorize Assistant County Manager, Dave Solaro, to execute any and all required documents necessary for the property purchase.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to: (1) approve the purchase of real property through a Deed of Dedication (Silver Arrow Range Road), a portion of APN 079-540-18, totaling ±277,155 square feet [at the appraised value of \$30,500.00] for use as a public access to Washoe County Regional Archery Facility, in support of the 2021 adopted Regional Archery Facility Master Plan; and (2) authorize Assistant County Manager, Dave Solaro, to execute any and all required documents necessary for the property purchase."