



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: April 12, 2022

DATE: March 14, 2022

TO: Board of County Commissioners

FROM: Timber Weiss, Licensed Engineer, Engineering and Capital Projects, Community Service Dept., 775-328-4626; tweiss@washoecounty.gov

THROUGH: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects, Community Services Dept., 775-328-2043, desmith@washoecounty.gov

SUBJECT: Recommendation to approve a Gift Deed to accept a land donation of 22.59 acres of undeveloped land identified as Assessor's Parcel Number (APN) 164-022-01, located on Alexander Lake Road and adjacent to the Huffaker Effluent Storage Reservoir in the South Truckee Meadows [at the appraised value of \$35,000.00], from Don Roger Norman, Trustee for the Don Roger Norman Trust, dated August 8, 1975, and authorize the Chair to execute all documents necessary to accomplish the acceptance of this land donation. (Commission District 2.)

SUMMARY

Don Roger Norman, Trustee for the Don Roger Norman Trust, dated August 8, 1975, is donating, by way of Gift Deed (Attachment 1), 22.59 acres of land, APN 164-022-01, located on Alexander Lake Road, adjacent and to the east of Huffaker Reservoir. The donation of this undeveloped property will provide the County ownership of undeveloped and unimproved land surrounding Huffaker Reservoir.

An appraisal of the 22.59 acres was completed on June 10, 2021 by Scott Q. Griffin, MAI of Johnson, Perkins and Griffin Real Estate Appraisers and Consultants with an effective date of June 7, 2021. The appraisal valued the unimproved property at \$35,000.

Numerous discussions between the property owner and Washoe County regarding the development of this property have occurred in the past. This property is undeveloped due to access issues and unfavorable topography. The property is accessed by Alexander Lake Road, which is only constructed to haul road standards, inadequate for residential or commercial traffic. Most of the length of Alexander Lake Road would need to be redesigned and reconstructed to meet County standards if developed for other purposes. The topography of this property varies from steep hilltops to craggy cliff faces, with roughly 5% of the land on this property consisting of less than 15% slopes, providing difficult building and development locations.

Washoe County will benefit from the acceptance of the property by owning those undeveloped and unimproved properties that surround the Huffaker Reservoir. Currently all maintenance of the Alexander Lake roadway is performed by Washoe County and there will be no additional roadway maintenance requirements by accepting this donation. Washoe County will perform any anticipated and limited maintenance and management

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requirements such as trash and debris removal for unimproved land. There are no plans to make any improvements to this property and it will likely remain open rangeland due to the physical constraints of the property.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability: Long-term sustainability.

PREVIOUS ACTION

There is no previous action.

BACKGROUND

Don Roger Norman, Trustee for the Don Roger Norman Trust, dated August 8, 1975 acquired this undeveloped property from South Meadows Properties Limited Partnership on February 1, 2022, via Document #5273425.

South Meadows Properties Limited Partnership acquired the undeveloped property from Double Diamond Ranch Limited Partnership on September 24, 1994 via Document #1837111. The prior parcel number, APN 022-220-17, was updated to the current APN in 2017. Development has not occurred due to access issues and topography.

FISCAL IMPACT

There is no additional anticipated fiscal impact to Washoe County in the acceptance of this parcel dedication. Washoe County will continue to clean and maintain Alexander Lake Road and preserve the open rangeland characteristic of the property.

The property donation from the Don Roger Norman Trust, dated August 8, 1975, at appraised value of \$35,000 for parcel 164-022-01, located on Alexander Lake Road, adjacent and to the east of Huffaker Reservoir, will be added to Washoe County's capital assets.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a Gift Deed to accept a land donation of 22.59 acres of undeveloped land identified as APN 164-022-01, located on Alexander Lake Road and adjacent to the Huffaker Effluent Storage Reservoir in the South Truckee Meadows [at the appraised value of \$35,000.00], from Don Roger Norman, Trustee for the Don Roger Norman Trust, dated August 8, 1975, and authorize the Chair to execute all documents necessary to accomplish the acceptance of this land donation.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Gift Deed to accept a land donation of 22.59 acres of undeveloped land identified as APN 164-022-01, located on Alexander Lake Road and adjacent to the Huffaker Effluent Storage Reservoir in the South Truckee Meadows [at the appraised value of \$35,000.00], from Don Roger Norman, Trustee for the Don Roger Norman Trust, dated August 8, 1975, and authorize the Chair to execute all documents necessary to accomplish the acceptance of this land donation."