



WASHOE COUNTY

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STAFF REPORT BOARD MEETING DATE: July 12, 2016

CM/ACM LS
Finance DN
DA ML
Risk Mgmt DT
Comptroller CH
Clerk N/A

DATE: June 17, 2016
TO: Board of County Commissioners
FROM: Dennis Troy, Park Planner, Planning and Development,
Community Services Department, 328-2059, dtroy@washoecounty.us
THROUGH: William H. Whitney, Division Director, Planning and Development
Community Services Department, 328-3617, bwhitney@washoecounty.us
SUBJECT: Approve a donation of five acres of real property from Spanish Springs Associates (HAWCO Development Company) to Washoe County, including a portion of APN 532-091-09 for use as a public park; and if approved, authorize the Director of Community Services to execute all associated documents upon completion by Spanish Springs Associates. (Commission District 4.)

SUMMARY

The subject parcel is currently an undeveloped portion of land within the Spanish Springs Master Plan that is held in ownership by Spanish Springs Associates, hereinafter referred to as "HAWCO." If approved, a total of five acres of proposed parklands (a portion of APN 532-091-09) will be donated from HAWCO to Washoe County.

Upon approval by the Board of County Commissioners, HAWCO will pursue a zoning amendment of the remaining land and the resulting parcel map and deed of dedication will effectuate the donation of the five acres of parklands from HAWCO to Washoe County.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

None.

BACKGROUND

Gator Swamp Park is located in an urban portion of the Spanish Springs community, just west of the Pyramid Highway and adjacent to Alyce Taylor Elementary School. Park amenities include: multi-purpose soccer/little league field, volleyball court, horseshoe pits, walking path, picnic areas, children's play area, and open space. (See vicinity map)

HAWCO is the original developer of the Spanish Springs Master Plan. HAWCO has been a driving force behind development in the Spanish Spring Community, while donating lands for parks, schools and open space (see attached Spanish Springs Master Plan Map). HAWCO

AGENDA ITEM # 5.D.5.

donated the 4.35 acre Gator Swamp site which was developed as a neighborhood park by Washoe County.

The current Spanish Springs Regulatory Zone Map identifies the 21 acre parcel directly west of Gator Swamp Park as "Parks". This parcel has remained un-improved for the past 15+ years after being identified as parklands within the Spanish Springs Master Plan. Funding and staffing levels have limited the opportunities for development of this site. The property is currently held in ownership by Spanish Springs Associates/HAWCO.

In July of 2015 Washoe County Regional Parks and Open Space staff met with HAWCO regarding converting a portion of this site from a regulatory zone designation of "Parks" to "medium density suburban" residential zoning. Staff and Division Directors thoroughly reviewed the future needs for this area and identified the maximum buildout size for this park. Through this exhaustive review an additional five acres of parklands were identified for future improvements (parking, flat fields etc.). The donation of the additional 5 acres would bring the Gator Swamp Park to a total of approximately 10 acres which is comparable in size to existing neighborhood parks throughout the County. Eagle Canyon Park at 20 acres, is located approximately ¾ of a mile away from this facility and provides services of a regional capacity. Future trail connections between these two facilities have been identified. The remaining 16 acres of the 21 acre parcel would be rezoned to residential zoning.

If approved, HAWCO will prepare a deed of dedication to formalize the donation of land. The property would allow for an expansion of the existing Gator Swamp Park at an appropriate size such that County Operations Staff could still provide a high level of service to the facility. Future development proposals for the site would come before the Open Space and Regional Parks Commission and the ultimately the Board of County Commissioners

FISCAL IMPACT

There is no immediate fiscal impact to accepting this land donation. The parcel will remain undeveloped and in its natural state. Residential Park Tax funds may be allocated for future development of passive amenities.

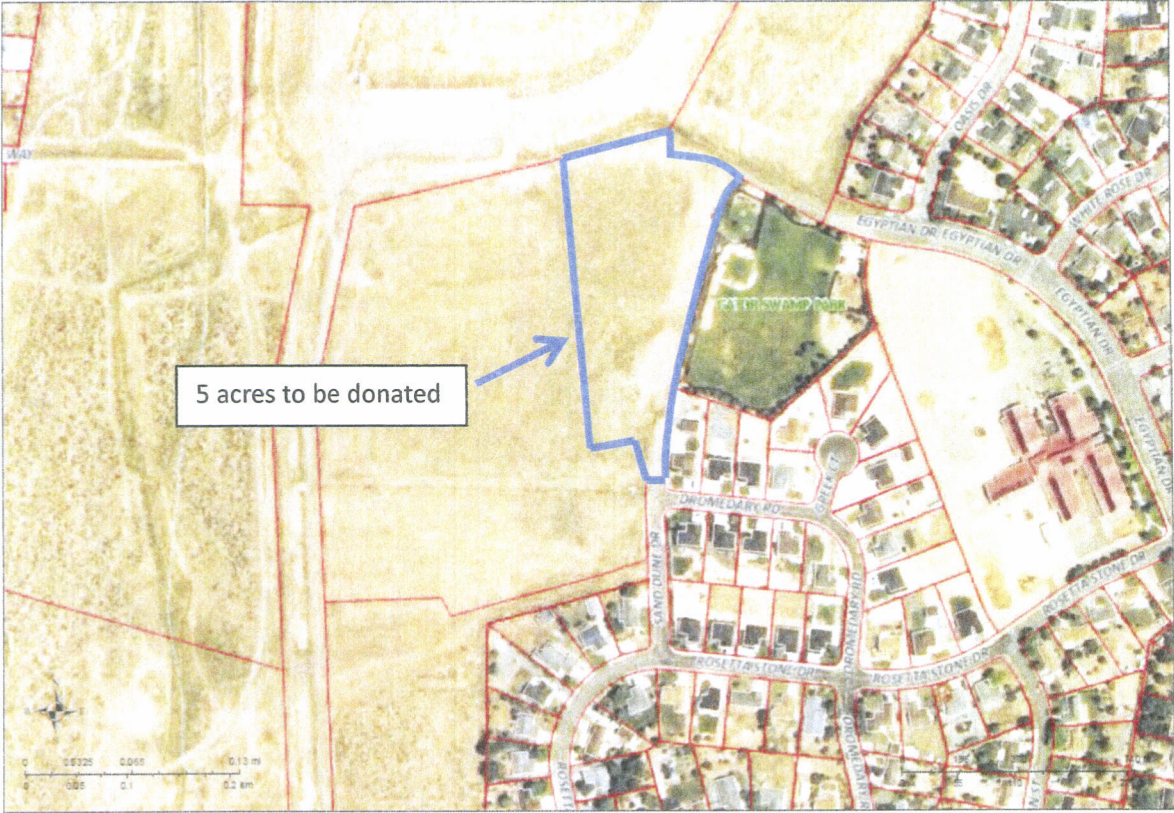
RECOMMENDATION

It is recommended that the Board of County Commissioners approve a donation of five acres of real property from Spanish Springs Associates (HAWCO Development Company) to Washoe County, including a portion of APN 532-091-09 for use as a public park; and if approved, authorize the Director of Community Services to execute all associated documents upon completion by Spanish Springs Associates.

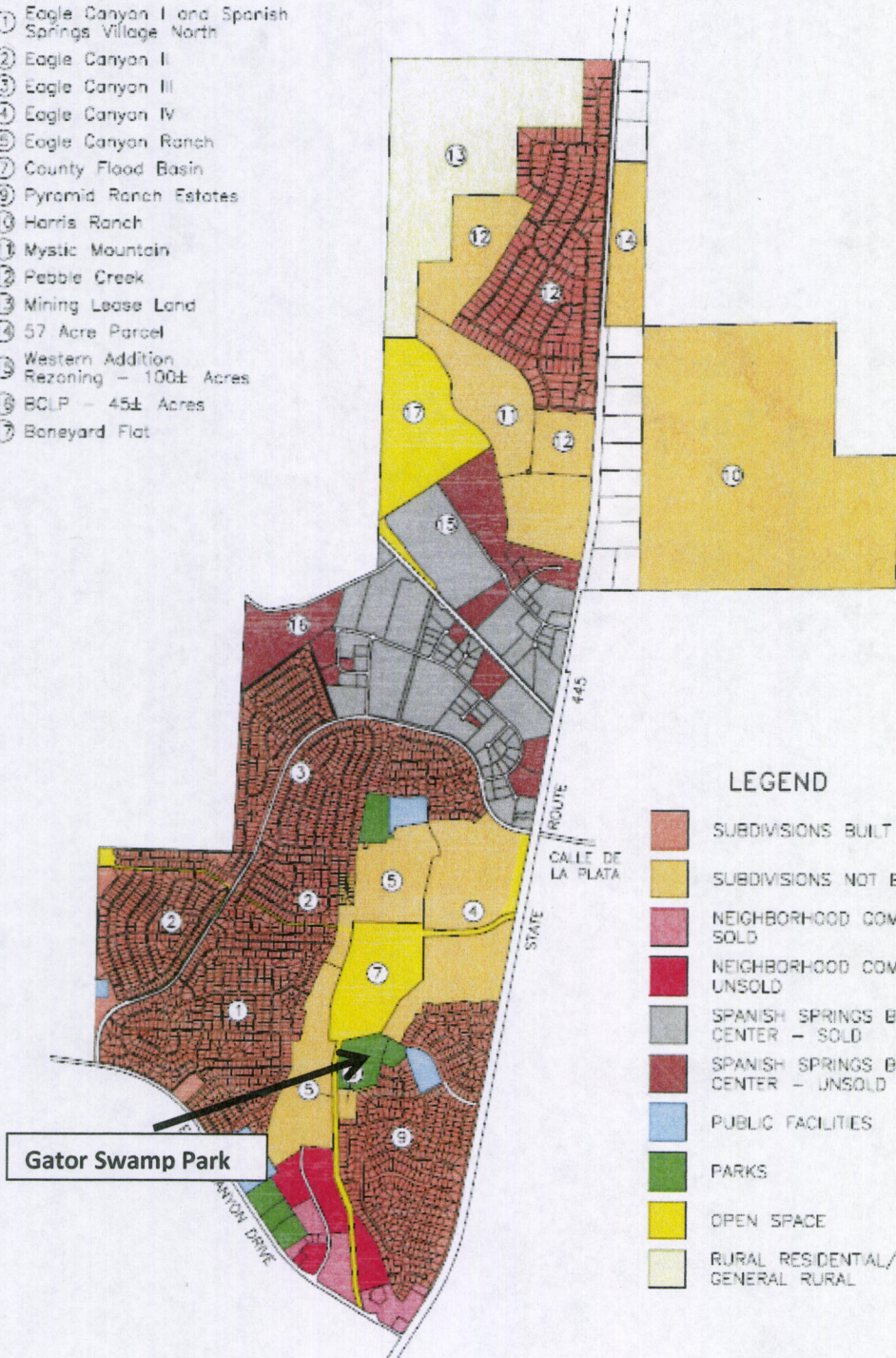
POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a donation of five acres of real property from Spanish Springs Associates (HAWCO Development Company) to Washoe County, including a portion of APN 532-091-09 for use as a public park; and if approved, authorize the Director of Community Services to execute all associated documents upon completion by Spanish Springs Associates."

Vicinity Map



- ① Eagle Canyon I and Spanish Springs Village North
- ② Eagle Canyon I
- ③ Eagle Canyon II
- ④ Eagle Canyon IV
- ⑤ Eagle Canyon Ranch
- ⑦ County Flood Basin
- ⑨ Pyramid Ranch Estates
- ⑩ Harris Ranch
- ⑪ Mystic Mountain
- ⑫ Pebble Creek
- ⑬ Mining Lease Land
- ⑭ 57 Acre Parcel
- ⑮ Western Addition Rezoning - 100± Acres
- ⑯ BCLP - 45± Acres
- ⑰ Boneyard Flat



LEGEND

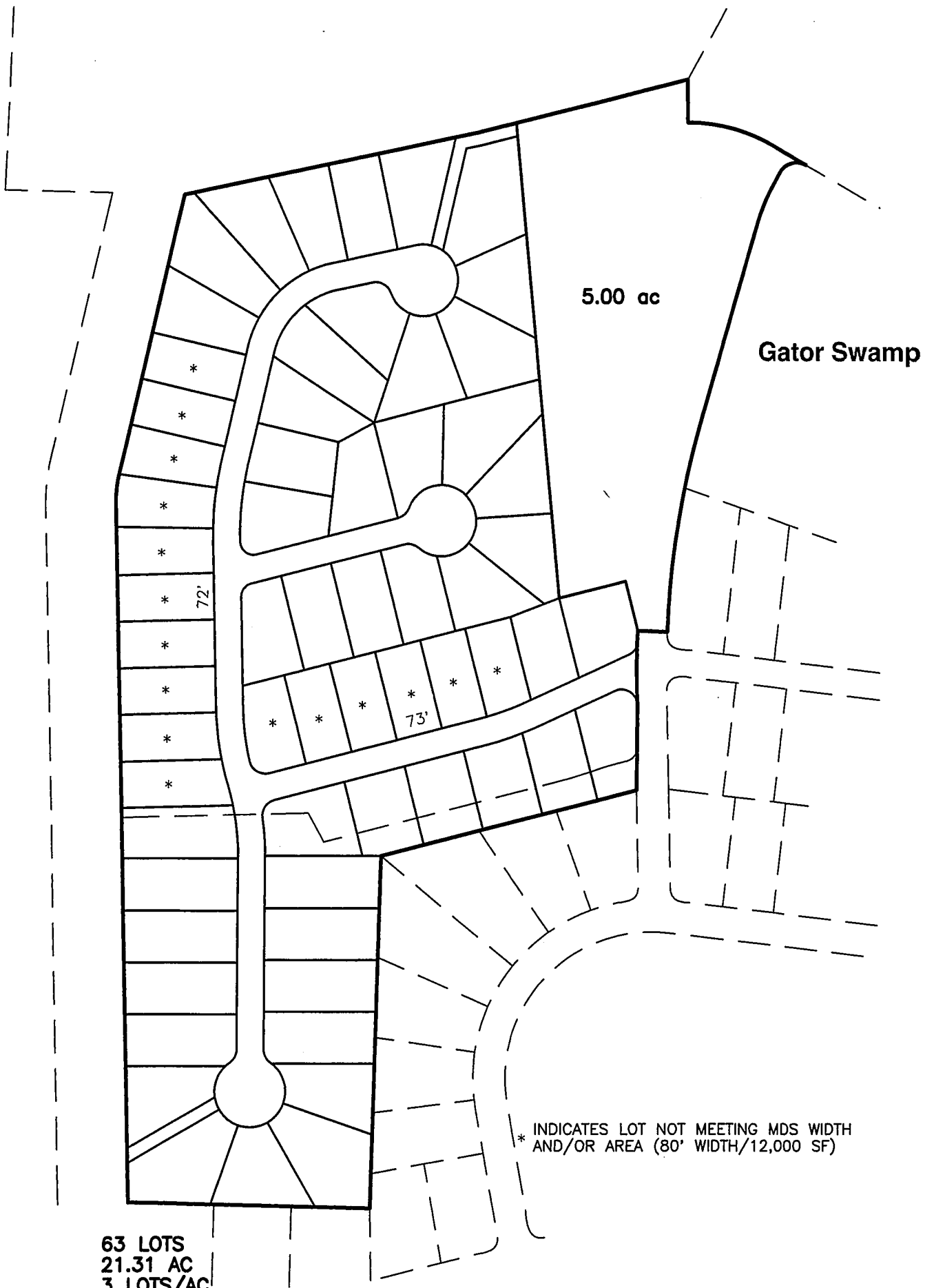
- SUBDIVISIONS BUILT
- SUBDIVISIONS NOT BUILT
- NEIGHBORHOOD COMMERCIAL SOLD
- NEIGHBORHOOD COMMERCIAL UNSOLD
- SPANISH SPRINGS BUSINESS CENTER - SOLD
- SPANISH SPRINGS BUSINESS CENTER - UNSOLD
- PUBLIC FACILITIES
- PARKS
- OPEN SPACE
- RURAL RESIDENTIAL/ GENERAL RURAL

Gator Swamp Park

SCALE: 1" = 3000'

1/22/18

**EXHIBIT "A"
SPANISH SPRINGS**



5.00 ac

Gator Swamp

72'

73'

* INDICATES LOT NOT MEETING MDS WIDTH AND/OR AREA (80' WIDTH/12,000 SF)

63 LOTS
21.31 AC
3 LOTS/AC

SCALE: 1" = 200'