



Date: December 9, 2025

Honorable Mayor and Council Members:

Author and title: Dan Wilkins, Director of Public Works

Title: **Stratton Land Exchange Agreement**

Jen Callaway, Town Manager

Recommended Action: Authorize the Town Manager to execute the attached Land Exchange Agreement with Edgar J. Stratton and Galeen R. Stratton for purposes of exchanging Town right of way for private property along West River Street, and authorize the Town manager to approve minor modifications to the agreement and exhibits should they be necessary prior to agreement execution.

Discussion:

Edgar and Galeen Stratton are the current owners of the real property located at 10262 West River Street (APN 019-120-011-000), shown in Attachment 1. The Strattons also own an 814 square foot piece of real property on the south side of the West River Street right of way (ROW). The Town desires to acquire the property located on the south side of the West River Street Right of Way in order to accommodate improvements along the DEWBHEYUMUWE? PARK frontage. In addition, the Town also desires to construct a driveway access to the west side of a future parking lot that would be located to the north of the Stratton Property on land that the Town holds a parking lot easement from Union Pacific Railroad on. Construction of the driveway requires acquisition of an approximate 630 square foot portion of the Strattons property, also shown in Attachment 1.

Town staff and the Strattons have been discussing options that would exchange Town-owned ROW adjacent to the Strattons 10262 West River Street Property for the portions of the Stratton property referenced above, and have negotiated the terms of that exchange as presented in the attached Land Exchange Agreement (Attachment 2).

Key deal points of the land exchange are as follows:

- The Town would be responsible for realigning West River Street further to the south, thereby increasing the distance between the Stratton's existing building and the West River Street travel lanes and bike lanes.
- The Town would abandon 1,591 square feet of right-of-way that is adjacent to the Stratton's 10262 West River Street Property and transfer it to the Stratton's.
- The Stratton's would transfer 630 square feet of land on the West End of their property to the Town.
- The Stratton's would transfer 814 square feet of land on the South Side of the West River Street right-of-way to the Town.

- The Stratton's would execute a quitclaim deed to the existing West River Street right-of-way to the South of their 10262 West River Street Property.
- The Town would acknowledge that the business known as Truckee Tire which is operating on the Stratton Property is a legal nonconforming land use for purposes of the Town's Development Code.

Timing of the land exchange would be as follows:

- Within 6 months of agreement execution, Town Council will approve ROW abandonment, contingent on acceptance of Stratton's offers of dedication.
- Within 30 days of the Town Council's approval of the ROW abandonment Stratton will: a) execute offer of dedication to the Town; b) Quitclaim ROW; and c) Grant Right of Entry for Construction of future roadway improvements called for in the agreement.
- Town shall process lot line adjustment (LLA) within 9 months of receiving offers of dedication from Stratton. Recordation of LLA will occur concurrent with recording of offers of dedication and right-of-way abandonments.
- Town shall realign West River Street within 3 years of LLA recordation and file a record of survey after construction.

Staff is recommending the Town Council authorize the Town Manager to sign the attached agreement. Staff also recommends that the Council authorize the Town Manager to approve minor non-substantive changes to the agreement or its exhibits should they be identified as necessary prior to execution of the final agreement.

Staff would also note that this agreement and related actions are consistent with the adopted R2Playbook and recommendations of the River Revitalization Steering Committee.

Priority:

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| <input type="checkbox"/> Enhanced Communication | <input type="checkbox"/> Climate and Greenhouse Gas Reduction | <input type="checkbox"/> Housing |
| <input checked="" type="checkbox"/> Infrastructure Investment | <input type="checkbox"/> Emergency and Wildfire Preparedness | <input type="checkbox"/> Core Service |

Fiscal Impact: Implementation of this agreement will commit the Town to future street improvements on West River Street of an estimated cost of \$250,000. It is likely those improvements will be incorporated into a larger project on West River Street that will also include construction of a public parking lot and sidewalk improvements in front of DEWBELYUMUWE? PARK

Public Communication: None beyond ongoing communication with the Strattons

Attachments:

Attachment 1: Stratton Town Land Exchange Areas and West River Street Alignment

Attachment 2: Stratton Town Land Exchange Agreement with Draft Exhibits