To: Hope Sullivan, Planning Manager

From: Jennifer Budge, CPRP, Parks and Recreation Director

Subject: SUB-2019-0022 Anderson Ranch

Date: December 30, 2019

Thank you for the opportunity to provide a response and clarification regarding the Planning Commission’s action regarding SUB-2019-0022 [Anderson Ranch] at their December 17, 2019 meeting, as it relates to parks and recreation improvements. I certainly appreciate the Planning Commission’s due diligence in an effort to be considerate and responsive to Carson City residents. In the interest of full transparency, I would like to clarify a couple items to ensure citizens get the best project possible for the benefit of the community.

**Neighborhood Park Improvements**

The Mountain Street Trailhead, adjacent to the subject project, is owned by Carson City and was acquired partially with federal dollars from the Land and Water Conservation Fund. The focus of this fund is to provide public outdoor recreation opportunities. It is envisioned that this property will serve as a regional trailhead, consistent with Carson City’s Unified Pathways Master Plan, with future trail connectivity that will lead all the way through the west side of Carson City, through Long Ranch, Kings Canyon, US Forest Service Lands, and ultimately to Lake Tahoe. The trail connectivity through the subject project is critical to our mission, and condition #39 contemplates dual use of the property for public neighborhood park improvements and amenities to support trail users. A Residential Construction Tax credit should only be considered if sufficient neighborhood park amenities and a sustainable funding source for maintenance be considered as part of this project.

While restrooms are not typical in the City’s neighborhood parks, they are at regional trailheads. There are no public park restrooms at all on the west side, with the closest proposed restroom being at Kings Canyon Trailhead, located 3.5 miles away, which is why the restroom was originally proposed. *I appreciate the citizen and Commissioner comments regarding concerns related to a restroom and do not oppose the removal of that amenity from condition #39.*
Parking Lot Infrastructure Preservation/Maintenance

Considering the limited staff and financial resources in the Parks, Recreation and Open Space Department, especially since the recession, it has been our policy to not add any new park facilities to the City’s inventory without a sustainable funding source for long term maintenance. With recent developments approved in Schulz Ranch and Lompa Ranch as examples, park construction is accommodated by a Residential Construction Tax credit, compliant with NRS, and maintenance is either funded through a Homeowner’s Association or a Landscape Maintenance District in perpetuity. Improvements and sustained maintenance to the Mountain Street Trailhead along with its neighborhood park amenities would be a benefit not only for Anderson Ranch residents, but for the community as a whole. Without the proposed improvements accompanied with a sustainable source of funding for maintenance, the Residential Construction Tax credit should not be considered as part of the project. It is recommended to keep the trailhead infrastructure and maintenance as part of the project as proposed, with only the exception of the restroom as previously noted.

Thank you again for the opportunity to provide comment. Please let me know if you require additional information or have any questions.