

Item # 8C

**City of Carson City
Agenda Report**

Date Submitted: July 10, 2007

Agenda Date Requested: July 19, 2007
Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to adopt Resolution No. _____, a resolution amending the number of residential building permit allocations under the Carson City Growth Management Ordinance for the years 2008 and 2009 and estimating the number of residential building permits for the years 2010 and 2011; establishing the number of residential building permit allocations available within the development and general property owner categories; and establishing a maximum average daily water usage for commercial and industrial building permits as a threshold for growth management commission review. (File GM-07-056)

Staff Summary: The Carson City Growth Management ordinance requires the Board of Supervisors to establish the number of residential building permits that will be made available to developers and general property owners on a yearly basis. Historically, the number of permits has been based on a maximum city growth rate of 3%. The Board also establishes the daily water usage threshold for review of commercial and industrial projects.

Type of Action Requested:

- Resolution
- Ordinance
- Formal Action/Motion
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval May 30, 2007 by a vote of 5 Ayes, and 2 Nays.

Recommended Board Action: I move to adopt Resolution No. _____, Option 1, a resolution establishing 718 residential building permit allocations under the Carson City Growth Management Ordinance for the year 2008; establishing 57 percent or 409 of the residential building permit allocations for the development category and 43 percent or 309 allocations for the general property owner category; and establishing a maximum average daily water usage of 7,500 gallons per day for commercial and industrial building permits as a threshold for growth management commission review.

Explanation for Recommended Board Action: The Board has historically established the number of residential permits based on a maximum 3% city growth rate. See the attached materials for further information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.15 (Growth Management)

Fiscal Impact: N/A