A meeting of the Carson City Growth Management Commission was held during the regularly scheduled meeting of the Carson City Planning Commission which began at 5:30 p.m. on Thursday, January 22, 2004, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: PRESENT: Chairperson Richard Wipfli, Vice Chairperson John Peery, and Commissioners Allan Christianson, Mark Kimbrough, Craig Mullet, Roger Sedway, and Roy Semmens

STAFF PRESENT: Community Development Director Walter Sullivan, Deputy District Attorney Mary Margaret Madden, Senior Engineer Rob Fellows, Recording Secretary Katherine McLaughlin, and Associate Planner Jennifer Pruitt (P. C. 1/22/04 Tape 2-0390)

NOTE: Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented or clarified the staff report/supporting documentation as well as any computerized slides that may have been shown. Any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

DETERMINATION OF A QUORUM - Chairperson Wipfli convened the Growth Management Commission at 9:04 p.m. by declaring that a quorum was present. (For Minutes on the Items covered by the Planning Commission, please see its folder for this date.)

RECESS: A recess was declared at 9:05 p.m. The entire Commission was present when Chairperson Wipfli reconvened the meeting at 9:11 p.m., constituting a quorum.

G-3C GM-04-002 ACTION ON APPROVAL OF WATER USAGE REQUEST FROM EN ENGINEERING (2-0398) - Community Development Director Walter Sullivan, Senior Engineer Rob Fellows, EN Engineering Representative Kris Munn - Discussion between Mr. Sullivan and Commissioner Peery indicated that Public Works Operations Manager Tom Hoffert is very familiar with the City's water system. He will note any potential deficiencies to it to the Commission at its May 2004 and 2005 Growth Management Committee meetings. Reclaimed water may be used for landscape irrigation. Mr. Fellows indicated that there is a 12 inch reclaimed waterline located in both College Parkway and Roop Street. Staff encourages large projects to utilize reclaimed water for landscaping. Commissioner Kimbrough urged staff to be cognizant of the tree species due to concerns about the pine trees at the golf course and its use of reclaimed water for irrigation. Mr. Fellows agreed and pointed out that the trees at the treatment plant are doing better than the ones at the golf course. This could be the result of different watering practices. Staff is currently studying this issue. He also indicated that the City has a management plan for the use of reclaimed water. He then explained that Walmart had estimated it will use 6800 gallons of water per day for domestic purposes and 7400 gallons of water per day for irrigation purposes. It is estimated that the entire builtout area will use over 27,000 gallons per day for domestic purposes and over 30,000 gallons per day for irrigation purposes. Mr. Fellows indicated that these estimates may be high, however, it was the best guesstimate possible at this time. Clarification by Mr. Munn indicated that the property to the east of Walmart's proposed site had been included in this estimate. Mr. Fellows indicated that staff will encourage the developer of this property to include the reclaimed water line as an option. Benefits of using reclaimed

water were noted. Discussion also indicated that water and sewer bonds will be used for upgrades to the plants and that the electorate does not vote on these bond issues. Public comments were solicited but none were given. Commissioner Semmens moved to approve GM-04-002 for Walmart, property owner Bernhard Family Trust, for water usage to exceed 7,500 gallons per day pursuant to CCMC Section 18.12.070 of the City's Growth Management Ordinance for the construction of a 203,000 square foot commercial building and associated parking lot and landscaping areas on property zoned Retail Commercial and Limited Industrial located at 740 Hot Springs Road, APN 008-125-51, subject to Utilities Division's conditions of approval. Commissioner Christianson seconded the motion. Motion carried 7-0.

Chairperson Wipfli recessed the Growth Management Commission and reconvened the Planning Commission.

The Minutes of the January 22, 2004, Carson City Growth Management Commission meeting

ARE SO APPROVED ON ___April 28_____, 2004.

_/s/_____
Richard Wipfli, Chairperson