## CARSON CITY GROWTH MANAGEMENT COMMISSION

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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 3:30 p.m. on Wednesday, May 28, 2003, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: PRESENT: Chairperson Richard Wipfli, Vice Chairperson John Peery, and

Commissioners Ron Allen, Allan Christianson, Mark Kimbrough,

Roger Sedway, and Roy Semmens

STAFF PRESENT: Community Development Director Walter Sullivan, Deputy District Attorneys

Melanie Bruketta and Mary Margaret Madden, Senior Engineer Rob Fellows, Recording Secretary Katherine McLaughlin, and Associate Planner Jennifer Pruitt

(P. C. 5/28/03 Tape 1-0015)

**DETERMINATION OF A QUORUM (2-0001) -** Chairperson Wipfli convened the Growth Management Commission at 6:40 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.)

GM-02/03-3 - ANNUAL STATUS REPORT ON CARSON CITY'S GROWTH MANAGEMENT PROGRAM, DISCUSSION AND ACTION ADOPTING A RESOLUTION ESTABLISHING THE RESIDENTIAL BUILDING PERMIT NUMBERS FOR 2004 AND 2005 AND ESTABLISHING THE ENTITLEMENT NUMBERS WITH CATEGORIES AND OTHER MATTERS PROPERLY RELATED **THERETO** (2-0009) - Associate Planner Jennifer Pruitt described the process used to establish the permit numbers. Community Development Director Walter Sullivan commended Ms. Pruitt and the office staff on the report. The entities contacted and their responses were limned. Builders Association of Western Nevada Executive Director Rick DeMars' letter of support for the program and staff's recommendations was read into the record. Health Director Daren Winkelman's concern about the Animal Services Department's ability to continue to meet service demands was noted. This concern should be discussed with the Board of Supervisors who control the budget and funding allocations. The number of permits by category taken last year and the percentage of permits taken since 1991 were limned. Staff recommended adhering to the policy of establishing a three percent growth in building permits. Discussion stressed that controlling the number of permits issued does not control the population growth in the City. Commercial and industrial permits are also controlled. If they use more than 7,500 gallons of water daily, the use must be approved by the Commission. Commissioner Peery pointed out that the permit usage fluctuates in cycles. It did not appear necessary at this time to revise the number of permits allocated. The process allows the City to prepare for periods when faster growth occurs. Commissioner Christianson pointed out changes which had been made in the program since its inception, e.g., elimination of the carryover policy and the two apartments or mobile homes equals one single family residence policy. The building community has repeatedly asked that the program remain at three percent due to the financial impacts created when the program fluctuates. Comments stressed that the three percent had been working and should continue to work in the future. It was felt that the residents do not understand the program and when housing "booms" in their area, they become concerned that there will be a huge growth in population. Mr. Sullivan also explained the City's lack of control over the number of residents residing in one single family unit. The program restricts the number of housing units which helps the community develop and provide the services to maintain the quality of life found here. Comments emphasized that

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the program's ability to meet the service level includes the School District. It also pointed out that the City will be facing a shortage of land for development which will force the development style to change to projects which use less land surface. Eventually, the more difficult areas will begin to be built on and redevelopment of older sections will occur. Comments also noted that the program had been very contentious several years ago with many people attending the meetings when the allocations were made. It was felt that people are beginning to understand the program. It was also noted that not all of the permits are being used. Mr. Sullivan thanked the respondents for participating in the process. Comments complimented Mr. Hoffert on the thoroughness of his response. Public comments were not requested as only the staff and Commission were present. Commissioner Semmens moved that the Growth Management Commission recommend approval of the three percent maximum growth rate for 2004 based on Option 1, setting the Year 2004 building permit number at 731 residential building permits and the 2005 maximum building permit number at 753 residential permits and the Commercial/Industrial threshold limit shall be 7,500 gallons per day of water usage. Commissioner Christianson seconded the motion. Motion carried 7-0.

There being no other matters for consideration by the Growth Management Commission, Chairperson Wipfli recessed it.

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.

The Minutes of the May 28, 2003, Carson City Growth Management Commission meeting

ARE SO APPROVED ON_	June 25	, 2003.
<u>/s/</u>		
John Peery, Vice Chairperson	l	