

A special workshop meeting of the Carson City Growth Management Commission was held during the special Carson City Regional Planning Commission meeting of Wednesday, May 14, 1997, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 6 p.m.

PRESENT: Chairperson Verne Horton, Vice Chairperson Alan Rogers, and
Commissioners Allan Christianson, William Mally, Archie Pozzi,
and Richard Wipfli

STAFF PRESENT: Community Development Director Walter Sullivan, Deputy
District Attorney Mark Forsberg, Senior Planner Sandra
Danforth, and Recording Secretary Katherine McLaughlin (P.C.
5/14/97 Tape 1-0892.5)

NOTE: This meeting had been originally convened as the Regional Planning Commission. Roll call was not taken of the Growth Management Commission. A quorum was present although Commissioner Uhart was absent. For discussion/action on the other portion of the agenda please see the Regional Planning Commission file for this date. 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.

D. PUBLIC HEARINGS - CONTINUED

D-4. DISCUSSION AND RECOMMENDATIONS TO THE GROWTH MANAGEMENT COMMISSION ON POSSIBLE REVISIONS TO TITLE 18 - Mr. Sullivan distributed to the Commission and Clerk copies of the Code and articles on growth controls in Portland and on transportation and growth. Senior Planner Sandra Danforth explained the revisions recommended by the Subcommittee to Sections 18.82.040(10), 18.82.120(3)(b), and 18.82.150. Commissioner Rogers explained the Subcommittee's review of the recommendations and urged the Commission to support them. Discussion indicated that formal action would be taken at the next meeting. The Commission supported the revisions and recommended the Planning Commission adopt same. Mr. Sullivan indicated developments which exceed the water allotment restrictions occur on an average of once a year. The Utility Department does a lot of work in this area to avoid such occurrences. If the Board adopts the revisions, the Department will make recommendations to the Commission on water saving procedures which can be used by the firms. Commissioner Rogers explained the Department's request that the Commission review such requests rather than have staff do so. No formal action was taken on this item.

(1-1295.5) Mrs. Danforth discussed with Maxine Nietz the proposed revision on Page 7 of the Code which allow a development project to sell lots to a general property owner and have the permit entitlements deducted against that general property owner rather than the development. Reasons for the revision and the procedure were described.

D-5. DISCUSSION AND RECOMMENDATIONS TO THE GROWTH MANAGEMENT COMMISSION ON CARSON CITY SUSTAINABLE COMMUNITY PROJECT LIST (1-1015.5) - Mr. Sullivan explained the request to review the list of projects for comments. Additional projects were solicited. The Board of Supervisors had requested that the Commission develop a policy position for acceptance by the Planning Commission and Board of Supervisors on sustainable development. The listed areas will be included in it. Commissioner Rogers explained how the list had been developed and reasons for requesting comments from the Commission and Board. He commended the community on its foresight in developing some of these programs before the program was introduced. No formal action was taken or required.

(1-1125.5) Bruce Scott listed goals and projects which he felt should be included in the listing. They included conjunctive water source usage; water recharge and water banking programs; water recycling programs; water resources and planning conservation programs including low float; the glass, aluminum, Christmas trees, and paper recycling programs; multi-purpose activities at the College, Brewery Arts Center; the Senior Center; active service clubs; Tourism programs; being close to three State Parks; Nevada State Museum; golf courses and their

tournaments; the Historic District and Downtown Redevelopment; Citizens for Affordable Housing; RSVP; OARC, etc. Carson City has a lot of things which are going well. Sustainable community programs provide recognition for these programs and fine tuning. The Open Space Program will include another element to the Master Plan. He commended the Commission on its efforts to keep it together and make it better.

Commissioner Christianson explained a news article concerning the funds which would be saved by placing dams in Vicee and surrounding canyons. This proposal and the multi-use detention pond known as "Mayor's Park" should also be added to the listing. The same program should be used for the canyon facilities. Mr. Scott felt that it had been included in the plans. It includes bicycle paths, open space, water shed, Community College plans, etc. He suggested consideration be given to having part of the area as a parking lot for the College. Such programs reduce the size and demand for piping and an "engineering" solution while providing recharge potential.

Commissioner Rogers expressed his feeling that the sustainable program creates new initiative programs rather than providing conflict points. All ideas are welcomed and supported. This allows the program to be unlimited. Mr. Scott felt that it allowed the City to be more inclusive. He agreed that police and fire limitations will be included but the ranking could be handled under a public safety element of the Master Plan.

(1-1338.5) Ms. Nietz expressed her support for the program. She suggested adding under the heading "Special Community Events" the Silver Dollar Car Classic.

D-6. DISCUSSION AND DIRECTION SETTING FUTURE GROWTH MANAGEMENT COMMITTEE AND SUBCOMMITTEE MEETING SCHEDULE (1-1080.5) - Mr. Sullivan reviewed the tentative schedule for June 10 and 24 in the Bonanza Room and July 9, 23 and 29 in the Sierra Room. The July 9th meeting was for the Subcommittee.

Additional comments were solicited but none given. Chairperson Horton then recessed the Growth Management workshop and reconvened the session as the Regional Planning Commission.

The meeting was adjourned at 7:30 p.m. by action of the Regional Planning Commission.

The Minutes of the Special May 14, 1997, Carson City Growth Management workshop

1997. ARE SO APPROVED ON _____,

Verne Horton, Chairperson