

CARSON CITY PLANNING COMMISSION

Minutes of the April 28, 2010 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, April 28, 2010 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Mark Kimbrough
Vice Chairperson Craig Mullet
Commissioner Malkiat Dhami
Commissioner Steve Reynolds
Commissioner William Vance
Commissioner George Wendell

STAFF: Lee Plemel, Planning Division Director
Jeff Sharp, City Engineer
Joel Benton, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (5:00:00) - Chairperson Kimbrough called the meeting to order at 5:00 p.m. Roll was called; a quorum was present. Commissioner Stockton was absent. Commissioner Vance led the pledge of allegiance. Commissioner Reynolds arrived at 5:01 p.m.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - March 31, 2010 (5:01:14) - Commissioner Vance moved to approve the minutes. Commissioner Wendell seconded the motion. Motion carried 5-0.

C. MODIFICATION OF AGENDA (5:01:05) - None.

D. PUBLIC COMMENTS (5:01:40) - None.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (5:02:21) - None.

F. DISCLOSURES (5:02:26) -

G. CONSENT AGENDA (5:02:35) - None.

H. PUBLIC HEARING MATTERS

RECESS PLANNING COMMISSION AND CONVENE GROWTH MANAGEMENT COMMISSION; DETERMINATION OF QUORUM (5:02:52) - Chairperson Kimbrough recessed the Planning Commission at 5:02 p.m. and convened the Growth Management Commission. Roll was called; a quorum was present. Commissioner Stockton was absent. Vice Chairperson Mullet arrived at 5:05 p.m.

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H-1. DISCUSSION ONLY REGARDING THE GROWTH MANAGEMENT PROGRAM, INCLUDING ALLOCATION OF RESIDENTIAL BUILDING PERMITS, CITY SERVICES AFFECTED BY GROWTH AND THE GROWTH MANAGEMENT COMMISSION'S ROLE IN THE PROGRAM, AS ESTABLISHED IN THE CARSON CITY MUNICIPAL CODE CHAPTER 18.12 (GROWTH MANAGEMENT), AND OTHER MATTERS PROPERLY RELATED THERETO (5:03:16) - Chairperson Kimbrough introduced this item. Mr. Plemel reviewed the staff report and the agenda materials. [Vice Chairperson Mullet arrived at 5:05 p.m.] In response to a question, Mr. Plemel advised of approximately 2,000 approved lots that have not yet been mapped. He clarified no anticipation that 2,000 building permits would be requested in a 12-month period. Mr. Sharp advised that most of the tentative maps require significant infrastructure improvements prior to ever being approved to construct on any single lot. He discussed associated construction time tables, and advised of no anticipation of significant construction this year. Mr. Plemel acknowledged there should be sufficient time to increase staffing levels to accommodate any significant growth. In consideration of American Planning Association forecasts, he advised that "we're not ... going to have the boom of growth that we saw in the recent past for at least a number of years for various reasons." With regard to staffing levels, he explained that the City's Building Division is an enterprise fund, which pays for associated Planning Division, Health and Human Services Department, and other City services. He and Mr. Sharp responded to corresponding questions of clarification.

In response to a question, Mr. Plemel advised of a "time early in the process when the unused allocations carried over to the next year." He responded to additional questions of clarification relative to the Growth Management Residential Allocation History included in the staff report. Commissioner Vance expressed an interest in reviewing additional history, such as "how they justified ... setting a new starting benchmark ..." He noted the difference between the issued and available allocations, as indicated in the Allocation History. He suggested the possibility of considering "a way to re-set it, maybe down a little bit ..." Mr. Plemel advised that a three percent growth rate has been used for "a long time, but there's different ways of calculating ... that." He explained that the three percent is relative to population. Discussion followed, and Commissioner Reynolds provided historic information on the current ordinance. Vice Chairperson Mullet provided additional historic information, and expressed an interest in reviewing this year's numbers and the trend in vacancies over the past several years.

Mr. Plemel responded to additional questions relative to the Growth Management Residential Allocation History. In response to a further question, he advised that four single family residential and 16 multi-family residential building permits have been issued this year. Commissioner Vance requested Mr. Plemel to provide the history of "some of those spikes and valleys," as indicated in the Residential Allocation History. Commissioner Reynolds expressed an interest in the point at which construction actually took place rather than when the permits were issued.

Chairperson Kimbrough discussed past issues with regard to the Growth Management Commission's role, and expressed an interest in "revisit[ing] this with the Board of Supervisors, in some way, about what they really want from this." In response to a comment, Mr. Plemel advised that the commission's role for the May meeting is to forward a recommendation to the Board of Supervisors. In reference to the April 6, 2010 letter, included in the agenda materials, Mr. Plemel discussed the intention to "help get better comments for you in deciding the number of residential allocations ..." Discussion followed, and Commissioner Wendell suggested that, in consideration of the current economy, build out has been "pushed out there quite a bit." He expressed an interest in reviewing current water and sewer capacities in consideration of growth

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potential. Mr. Sharp advised that forecasting public works needs “has nothing to do with this growth management allocation.” He explained that Public Works Department staff considers water and sewer capacity availability and needs “for the next five years, ten years, twenty years, thirty years.” He further explained that the City purchased sufficient water rights, many years ago, to accommodate build out. He clarified the City does not have the ability or the need to develop those water rights at the present time. He advised of approximately \$30 million in water improvements programmed for the next couple years. By way of example, he advised that the Public Works Department has not been expanding the treatment plant capacity by three percent every year. In response to a comment, Mr. Sharp referred to issues over meeting peak water demands last summer due to unexpected well malfunctions and issues associated with the Marlette Water system. Commissioner Wendell expressed an interest in Public Works Department staff’s input with regard to realistic growth management allocations. In response to a question, Mr. Plemel explained the provisions of CCMC Section 18.12.035.

Chairperson Kimbrough opened this item to public comment. (6:01:50) Builders Association of Western Nevada Governmental Affairs Director Sheena Beaver expressed agreement with earlier comments that encouraging growth “is a better solution than restricting growth.” In response to previous comments regarding utility connection fees, she advised that “the connection fees didn’t need to be as high as they were any longer because of the infill that is occurring.” She expressed support for correlating the growth management allocation to population “because as the population decreases, vacancies are available and so tying the number of permits into the population then accesses that number of vacancies also. So it helps us to maintain a healthy level of vacancies versus new permits if somebody wants a new home.” Ms. Beaver suggested there is no legal justification to decrease the number of permits “just to make those lines match up.” She advised that lenders consider the growth management percentage, and a decrease corresponds to “less likeli[hood] in making the investment in that builder.” She expressed concern over a stigma associated with any proposed decrease in the growth management allocation when the Board of Supervisors has taken steps to stimulate the economy by decreasing utility connection fees. She expressed support for possibly amending the ordinance, and agreement that the commission “is stuck in a catch-22 situation ...” She advised that BAWN was a catalyst, in the 1970s, for the growth management ordinance, and offered to provide an executive summary. Chairperson Kimbrough commended Ms. Beaver’s comments, and called for additional comments or questions. None were forthcoming.

RECESS THE GROWTH MANAGEMENT COMMISSION AND RECONVENE THE PLANNING COMMISSION (6:06:24) - Chairperson Kimbrough recessed the Growth Management Commission at 6:06 p.m., and reconvened the Planning Commission.

I. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

I-1. COMMISSIONER REPORTS / COMMENTS (6:06:40) - None.

I-2. DIRECTOR’S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (6:06:48) - Mr. Plemel advised that the mobile home ordinance was passed, on second reading, by the Board of Supervisors at their April 15, 2010 meeting. He advised that May is Archaeology Awareness and Historic Preservation Month, and that Historic Resources Commission Chair Mike Drews will present Historic Preservation Awards at the May 6, 2010 Board of Supervisors meeting. Mr. Plemel announced an Historic Preservation Month scavenger hunt, sponsored by the Historic Resources Commission, and referred interested persons to the City’s website. Mr. Plemel advised that the Board of

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Supervisors also adopted the Community Development Block Grant program annual action plan at the April 15, 2010 meeting. He reported on the presentation, by Mayor Robert Crowell, to the Carson Nugget Development Advisory Committee at their April 26th meeting. He further reported that a master developer, P3 Development, Inc., has been selected for the project. He reviewed the tentative agenda for the May commission meeting.

J. ACTION ON ADJOURNMENT (6:12:16) - Commissioner Reynolds moved to adjourn the meeting at 6:12 p.m. Commissioner Wendell seconded the motion. Motion carried 6-0.

The Minutes of the April 28, 2010 Carson City Planning Commission meeting are so approved this 26th day of May, 2010.

MARK KIMBROUGH, Chair