

CARSON CITY REGIONAL PLANNING COMMISSION AND GROWTH MANAGEMENT COMMISSION

Minutes of the December 11, 1996 Meeting

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A workshop meeting of the Carson City Regional Planning Commission and Growth Management Commission was held on Wednesday, December 11, 1996 in the Community Center Sierra Room, 851 East William Street, Carson City, NV at 5:30 p.m.

PLANNING COMMISSION: Chairperson Verne Horton
Vice Chairperson Alan Rogers

William Mally
Deborah Uhart
Richard Wipfli

STAFF: Walter Sullivan, Community Development Director

Katherine McLaughlin, Recording Secretary
(PC/GM 12/11/96 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Horton. Individuals speaking are identified following the heading of each item. 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.

A. ROLL CALL - Chairperson Horton called the meeting to order at 5:30 p.m. A roll call was taken and a quorum was present although Commissioners Christianson and Pozzi were absent.

B. PLEDGE OF ALLEGIANCE - Chairperson Horton led the pledge of allegiance.

AGENDA ITEM

(1-0017.5) Mr. Sullivan introduced Dr. Dean Judson, State Demographer for Population Projections. Dr. Judson began his presentation by providing details of what the State Demographer's office does. Included was information on the money allocated to the City by the State's General Fund and that assessed value is provided by the Assessor's of each county. He provided figures on preliminary estimates he had previously supplied to the Department of Taxation in November. He also explained the appeal process.

(1-0071.5) Dr. Judson then provided information on the 6.7 percent growth rate in the state from July 1, 1995 to July 1, 1996. He reviewed the growth rates in the northern counties of the state noting there were only two who had declined - Esmeralda and Lincoln Counties. He also had figures on the growth rate of cities. He next explained the methodology that had been used for producing county estimates. This included a housing unit based method, including occupancy figures, and the other was an employment based method in which numbers of jobs in the counties were used.

(1-0175.5) The next subject referred to estimating the 1996 population of Carson City. Assessor Kit Weaver had provided figures on single family units. Postal carriers had also given input on occupancy on their routes. However, the figures for 1996 were not available and Dr. Judson said they had used 1995. He also reviewed the number of persons per household. This covered the period from 1980 to 1990 which indicated there was a downward trend. They had come up with a population of 44,767 in housing units in Carson City.

(1-0279.5) Employment figures had also been calculated at the State Employment Security Department and were based on place of work. He said school enrollment was another factor that was considered but the figure would not necessarily show up in the employment figure. Dr. Judson said there were some Washoe and Douglas County figures and explained that people move to adjacent counties and contribute economic activity to Carson City which has an effect on jobs and the number of people in Carson City.

Dr. Judson had also provided a graph and visually pointed out how the population figures had been developed.

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(1-0415.5) Commissioner Uhart cited as an example the closing and re-opening of the Ormsby House and asked how it had affected employment figures. Dr. Judson said the number of jobs have a seasonal component. He noted that to correct for the seasonality they work with the annual average employment in each sector. An extensive discussion on this ensued which also included daytime vs. nighttime populations, seasonal populations, census