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A special workshop was held by the Carson City Regional Planning Commission and Growth Management Commission on Wednesday, July 10, 1996, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 6 p.m.

PRESENT: Chairperson Alan Rogers and Commissioners Allan Christianson,

William Mally, Maxine Nietz and Archie Pozzi

STAFF PRESENT: City Manager John Berkich, Community Development

Director Walter Sullivan, Finance Director Mary Walker,

Library Director Sally Edwards, Parks and Recreation Director Steve

Kastens, Public Works Director Jay Aldean, Utilities Director Dorothy Timian-Palmer, Undersheriff Barney Diehl, Deputy Utilities Director Jay Ahrens, Health Officer Daren Winkelman, Deputy District Attorney Mark Forsberg, Fire Division Chief Steve Mihelic, and Recording Secretary Katherine McLaughlin (S.P.C. 7/10/96 Tape 1-0001.5)

OTHERS PRESENT: Commissioner-Elect Richard Wipfli; BLM Land Use Planner

Dave Loomis; Carson City School District Operations

Director Mike Mitchell; Builders Association and Landmark Homes

Representative James Bawden; NDOT Archeologist, HARC and CRAC Member Mike Drews; Jim Lawrence; Builders Association and Stanton Park Representative Dwight Millard; Resource Concepts Representative Bruce Scott; and Parks and Recreation Commission Chairperson Jay Meierdierck

- A. ROLL CALL, DETERMINATION OF A QUORUM AND PLEDGE OF ALLEGIANCE Chairperson Rogers convened the meeting at 6 p.m. Roll call was taken. A quorum was present although Commissioner Nietz had not yet arrived and Commissioners Horton and Uhart were absent. Chairperson Rogers lead the Pledge of Allegiance.
- **B. PUBLIC COMMENT -** None.
- C. WORKSHOP
- C-1. INTRODUCTION OF PARTICIPANTS (1-0009.5) Each of the participants introduced himself/herself.
- C-2. CHAIRPERSON ROGERS' COMMENTS AND DISTRIBUTION OF MATERIAL (1-0038.5)- A packet was distributed to each of the participants, Commissioners, and staff. Chairperson Rogers began by reading a definition of Growth Management. This definition indicated that growth management is a part of the Planning Commission's land use plan. Growth management is becoming more of a need to provide sustainable growth than a restriction through numbers. Sustainable growth recognizes the limited resources and responsibilities to future generations. Economic disadvantaged individuals should not be forced to carry the heaviest burden of growth management policies. This will require the community to clearly define the resources and both positive and negative impacts created by growth. Fair and equitable methods of measuring these impacts must be developed. Management procedures can then be established which will control the growth and guarantee resources for future generations. Water and wastewater have been the limiting factors of the past. Other issues/resources should be considered including special protections for areas with scenic views, river corridors, etc. Building permits should not be the only measurement utilized. Total quality issues should be considered throughout the community including the concerns related to each of the specific service levels. Among the urban issues are: 1. Growth of the population; 2. Housing and employment; 3. Public facilities; 4. Sufficient land use on the fringes; 5. Environmental, energy, economic, and social consequences; 6. Retention of fauna, forest, and other resources and lands; and 7. The compatibility of the proposed urban uses with the nearby resource lands. He urged the group to keep a broad spectrum in mind during the discussion so that a better job could be done in determining what will be measured, how it will be measured, and how it will impact the future of the City. He then briefly outlined the reasons for having the workshop.

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C-3. DISCUSSION REGARDING SCOPE OF WORK AND PROCESS; AND C-4. OPEN DISCUSSION (1-0120.5) - During Mr. Sullivan's explanation of the packet of information distributed to those in attendance, Commissioner Nietz arrived--6:18 p.m. (A quorum was present as previously indicated although Commissioners Horton and Uhart were absent.) His comments illustrated reasons for needing better population and impact figures. He questioned whether the allocation for apartment buildings and mobile homes should be modified or if a different formula should be established due to their impacts on schools, police, and fire services.

In response to Mr. Meierdierck's question, Chairperson Rogers indicated that the Commission and the participants should analyze the examples provided by staff and determine whether the ordinance should be modified. The methods and measurements used to determine the number of permits to be allocated were being questioned. For two years the Commission has recommended the scope of resources be broadened. For this reason he felt that the question is sustainable growth rather than purely growth management as there are more related factors than purely water and sewer impacting growth.

Mr. Sullivan indicated that it should not require a lengthy review by the committee, however, this is up to the participants. Chairperson Rogers felt that the scope of items could be determined this evening and a time line established. Mr. Forsberg indicated that no formal action would be taken this evening. There should be an exchange of ideas. Chairperson Rogers elaborated on the request for ideas/opinions from the participants.

Mr. Aldean explained his need for a clear and standardized method to determine the growth ratio. Chairperson Rogers indicated that building permits had been used, however, it has become evident that building permits alone are not broad enough to provide an accurate census. Comments repeatedly illustrated the reasons for feeling that the present ratio was not working specifically for the schools, Fire and Sheriff although not all of the building permits create the erroneous population figures. This may require utilizing different formulas for different services. The impact of commercial permits on the residential permits was questioned. Mr. Aldean suggested the quality of life issues be restricted to a three percent growth ratio or the same ratio as the population. Ms. Timian-Palmer felt that the current growth ratio for commercial and residential users was 25/75. Part of this is created by the low flow infrastructure requirements and the active solicitation of low commercial water users. Discussion questioned the criteria used by NNDA when soliciting commercial investors. Ms. Timian-Palmer felt that the connection rate calculations discourages some of these investors. Commissioner Christianson indicated that his firm had almost rejected the area due to the moratorium in effect in 1979-80. Ms. Timian-Palmer indicated that the moratorium was only on residential construction and not commercial development.

Clarification indicated that when the Growth Management Resolution on permit allocations is presented to the Board, staff will explain the Commission's workshop and solicit Board comments/ideas for consideration. Mr. Scott requested a summary be provided advising the participants of the issues which will be analyzed at each meeting. Chairperson Rogers indicated that the first focus would deal with the issues presented by the Community Development staff. Another issue will analyze from the Builders' Association viewpoint how any modifications to the current process would impact building permits, infills/outfills, loans/development funding within the community, the investment potential(s), etc. Ms. Timian-Palmer also explained the need for a stabilized number of connection fees due to the bond requirements. Chairperson Rogers felt that there had not been any indication that a radical change is required at this time. This is the reason for feeling the time is right to consider whether there should be any changes to the program. The problems which are arising at this time deal with service levels provided by the schools, Sheriff, and Fire; the demand for additional apartments and parks; and the traffic congestion. He questioned how these areas could be measured to provide accurate projection of the needs and provide a sound growth potential. This is the reason he felt that economic growth and stability are part of the formula. Mr. Bawden also indicated that the builders are not constructing anything which has not been pre-sold. For this reason he felt that commercial growth should be included in the formula and how it impacts the residential growth and service demands. Mr. Forsberg indicated that this is the reason for having participants who represent different fields/areas of the community involved in the analysis. He indicated that the participants should each provide his/her view of how the current system works and how he/she feels it should work as well as any perceived problems or amendments.

Undersheriff Dehl pointed out that growth had been less than three percent annually for years; however, schools

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have experienced a six percent growth, crime has increased nine percent a year for ten years, and the jail population has increased ten percent a year. He felt that it may be difficult to establish a method to control these differences. Mr. Sullivan pointed out that a majority of the traffic problems experienced in Carson City are not created by local growth but with the total growth found in the surrounding counties and the tourist activities. This influx causes the City's population to swell to 75,000 during the daytime. These nonresidents also use City facilities and services including streets, library, water, sewer, ambulance, police, etc. Ms. Walker explained that UNR has compiled studies on this impact and suggested having someone make a presentation. An example of the services required by senior citizens was provide to explain the different aspects of the studies. She felt that to complete a similar study may take as much as a year or more. Discussion indicated that the material Mr. Sullivan had distributed included information on these studies. Mr. Aldean then explained that the users pay for the roads through the gas taxes. The gas tax revenue increases as more gas is purchased. For this reason his Department had always maintained this is not an issue for limiting growth. He requested the record reflect this statement. Commissioner Nietz noted that the public had repeatedly indicated that there is more to growth than just the number of residential building permits issued. Her comments supported this contention as well as noted the impact on the budget. She felt that the committee should analyze what is growth, how it is measured, how growth is defined, and the different components related thereto. From this data thresholds could be established. Chairperson Rogers pointed out that this may require a three percent growth rate and a different formula for the schoolsperhaps five percent--and an even different rate for the Sheriff, Fire Department, etc. This could establish the budget needs, however, the Board of Supervisors could accept or reject this recommendation. Ms. Walker outlined the present General Fund tax base. A fiscal impact study would explain what projects are paying for themselves and the ones which aren't. She felt that commercial and utility development always subsidize the residential projects. Carson City's sound fiscal position has been created by the restriction on residential growth. Chairperson Rogers then pointed out that the incremental costs created by developing in rural areas are different from those for suburban and urban areas. A majority of communities base their connection fees on average costs and not incremental costs. Ms. Walker indicated Carson City use an average cost.

Mr. Ahrens indicated the need to analyze the increased demand for Sheriff's services and the percentage which could be assigned to growth and that created by the Legislature as the result of new laws. He suggested that the Fire Department as well as his Department have been impacted tremendously by changes in the law. The growth demands for water is less than required ten years ago due to conservation measures. Mr. Bawden supported his comments by sighting the changes mandated in the landscaping requirements. He supported Ms. Walker recommendation that a comprehensive study be undertaken. Ms. Walker supported Chairperson Rogers' recommendation that a study be undertaken before a problem arises. Commissioner Nietz explained that when requested to justify the fiscal impacts created by growth, Department Heads have been unable to respond due to the inability to determine the actual funding source and levels. Ms. Walker agreed that this detail is not provided to the Departments. Chairperson Rogers questioned whether the study could be conducted before the next meeting. Mr. Scott indicated his support for the study due to its impact on the quality of life. He felt that residential growth is regulated appropriately at this time, however, there is a need to establish impacts created by commercial growth. This may indicate the need to establish residential equivalences for other items similar to that currently used for water and sewer services.

Chairperson Rogers listed the items which the Planning Commission felt measurable thresholds needed to have established: school population; police protection; fire and ambulance protection; water and sewer; parks and recreation. Mr. Kastens then explained that the statutes do not mandate parks and recreational services. Therefore, he recommended against using parks and recreation as a restricting factor. Community Development, fire, police, and schools are all mandated by laws or are health, safety, and welfare related issues. He could control his activities by limiting the number of participants. Parks and recreational activities are a quality of life issue. Chairperson Rogers responded by explaining that the amount of land available for development, including parks, is limited. If there is no more land for parks, the quality of life would be impacted. He did not feel that the resources should be restricted based upon mandated services. Mr. Forsberg pointed out that the growth management ordinance contains a listing of items which should be considered as management issues. He agreed with Mr. Kastens that park facilities are not mandated. He did feel that this issue should be considered in some fashion during the review as it is a quality of life issue. Ms. Edwards explained that the library faces the same problem. Until it is changed, there is a law mandating that the library services will be free and accessible to all users. Her growth level for youth services increased 7.5 percent last year. She could not restrict access but she could limit the

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services. She also explained that the seniors impact her services tremendously. She felt that the library is included in the list of quality of life items considered when relocating. Chairperson Rogers pointed out that the public feels the Planning Commission is part of the controlling factors when quality of life issues are considered. Mr. Meierdierck agreed that the Statutes do not mandate a park, however, the Master Plan includes an element with established park and recreation service levels. The City is presently below these mandated levels. This is the reason for the quality of life initiative.

Mr. Berkich explained the budget requirements for bench marks. He recommended involving UNR's research facility in the process and suggested that Dr. Tom Harrison make a presentation on the studies which have been conducted around the State. This may help establish the scope of work. The purpose of Dr. Harrison's UNR Department was felt to be as a resource for local government. There are funds available for this service if the Committee wished to have a presentation. Chairperson Rogers requested he have a presentation scheduled. He also expressed the hope that the growth management issues are not preceived as being put together "to pick on" the Builders' Association. There are a lot of broader issues which should be discussed. Mr. Bawden indicated that the Association had felt comfortable with the Planning Commission. This is the reason they had never fought the limits. He did feel that there is a need for public education to address the public perception. He expressed concerns about the political factors. Undersheriff Dehl echoed his concerns regarding the political factors due to the lack of control over the budget. Mr. Bawden urged consideration of the budget factors in the analysis.

Mr. Meierdierck suggested that the list of seven factors to be studied include environmental and quality of life impacts. Chairperson Rogers agreed and asked Mr. Berkich to ascertain whether Dr. Harrison could attend the next meeting. He planned to meet with Mr. Sullivan in the next two weeks and establish a chart on the issues and a schedule.

Mr. Meierdierck suggested that NNDA, the employment, and commercial aspects of the community be represented and encouraged staff to attempt to find a representative from these fields.

Chairperson Rogers requested anyone having any other comments/ideas/suggestions contact staff. These issues/items will be included in the list. He thanked all for attending.

No formal action was taken nor required on any of the foregoing items.

There being no other matters for discussion, Commissioner Christianson moved to adjourn. Commissioner Nietz seconded the motion. Motion carried unanimously and Chairperson Rogers adjourned the meeting at 7:25 p.m.

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 Special Carson City Regional Planning Commission and Growth Management Commission July 10, 1996, Workshop

ARE SO APPROVED ON_September_25_,

/s/_____
Alan Rogers, Chairperson