

Item # 7B

**City of Carson City
Agenda Report**

Date Submitted: December 12, 2006

Agenda Date Requested: December 21, 2006

Time Requested: 10 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to introduce, on first reading, Bill No. _____, an ordinance amending the Carson City Municipal Code Title 18, Zoning, Chapter 18.12.055, Obtaining a Building Permit, requiring the payment of utility connection fees at either submittal of building plans or at the issuance of building permit, and other matters properly related (File ZCA-06-207.)

Staff Summary: This revision to the Growth Management section of Title 18 would allow payment of utility hookup fees and the growth management fee at either submittal of building plans or issuance of building permit.

Type of Action Requested:

- Resolution
- Ordinance - First Reading
- Formal Action/Motion
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval November 29, 2006 by a vote of 6 ayes and 0 nays.

Recommended Board Action: I move introduce, on first reading, Bill No. _____, an ordinance amending the Carson City Municipal Code Title 18, Zoning, Chapter 18.12.055, Obtaining a Building Permit, requiring the payment of utility connection fees at either submittal of building plans or at the issuance of building permit, and other matters properly related (File ZCA-06-207.)

Explanation for Recommended Board Action: The Board of Supervisors, pursuant to Carson City Municipal Code, is required to take final action on all code amendments.

Applicable Statute, Code, Policy, Rule or Regulation: Title 18, Section 18.16

Fiscal Impact: N/A

Explanation of Impact: N/A

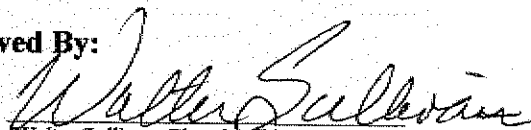
Funding Source: N/A

Alternatives: 1) Deny the ordinance, 2) Refer the matter back to Planning Commission for further review.

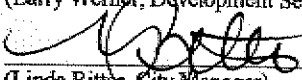
Supporting Material: Ordinance
Case Record
Staff Report
Memo to Planning Commission


Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:

 Date: 12-12-06
(Walter Sullivan, Planning Director)

(Larry Werner, Development Services Director/City Engineer) Date: _____

 Date: 12-12-06
(Linda Ritter, City Manager)

 Date: 12-12-06
(Melanie Bruketta, Chief Deputy District Attorney)

Board Action Taken:

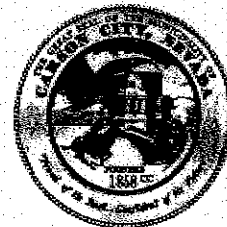
Motion: _____ 1) _____ Aye/Nay
2) _____

(Vote Recorded By)

G-1

DEVELOPMENT SERVICES DEPARTMENT

CARSON CITY NEVADA
Consolidated Municipality and State Capital



ADMINISTRATION

3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

BUILDING and SAFETY DIVISION

PERMIT CENTER
2621 Northgate Lane, Suite 6
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CAPITAL PROJECTS

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CONTRACTS

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ENGINEERING DIVISION

2621 Northgate Lane, Suite 54
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FLEET SERVICES

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PLANNING DIVISION

2621 Northgate Lane, Suite 62
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PUBLIC WORKS OPERATION

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Streets, Landfill, Environmental)
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TRANSPORTATION

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TO: Planning Commission
FROM: Planning Department *WS*
DATE: November 29, 2006
SUBJECT: Revision to Growth Management Ordinance 18.12.055-2(b)

The revision to the growth management ordinance being requested by staff is to bring the current ordinance requirements in concert with the daily practice of issuing growth management entitlements.

Previous to approximately 1994, builders would pay their utility connection fees and growth management entitlement fee at the time of submitting their building plans to the Building Department. In 1994, the standard plan check review process was established and the payment of utility and growth management entitlement fees were allowed to be paid when a building permit was secured by the builder. This practice was expanded to also include large developments.

In reviewing the practice versus the ordinance requirements a discrepancy was found which results in this ordinance amendment.

The primary purpose for the entitlement/utility payment requirement was to stop any hoarding of growth management entitlements. The revision to the code will still not allow the hoarding of entitlements and will bring the everyday practice in line with ordinance requirements. Should you have any questions regarding this ordinance amendment, please call Walter Sullivan at 887-2180.

RECOMMENDED MOTION:

"I move to recommend to the Board of Supervisors approval of ZCA-06-207, an amendment to CCMC 18.12.055, subsection 2(b); specifically revising the process for timing to pay a growth management fee and utility connection fees for residential building plans, and other matters related thereto."

Attachment

Proposed Growth Management Ordinance Revision

CCMC

18.12.055

Section 2 (b)

At the time that an application for a building permit is submitted, the applicant shall pay the following fee:

- [(1) A growth management fee; and
- (2)] (1) The applicable plan review fee(s) as adopted by the Building Code currently adopted by Carson City; and
- (2) A growth management entitlement fee and the utility connection fee(s) may be paid at the building plan submittal date which will reserve a growth management entitlement for the parcel of land for which the building permit is being secured.
- (C) When the building plans have been approved, the applicant must pay the building permit fee(s), a growth management entitlement fee and the utility connection fee(s) if not paid at time of submittal of building plans, and any additional applicable development fee(s), including the tap and meter fees.
- (D) The payment of the growth management entitlement fee and utility connection fee(s) when the building plans are approved will secure a growth management entitlement on the date the above fees are paid to Carson City; should any entitlements remain for that calendar year.