

CARSON CITY GROWTH MANAGEMENT COMMISSION

Minutes of the January 29, 2003, Meeting

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A meeting of the Carson City Growth Management Commission was held during the regularly scheduled Carson City Planning Commission meeting on Wednesday, January 29, 2003, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, that began at 3:30 p.m.

**PRESENT:** Chairperson Richard Wipfli, Vice Chairperson John Peery, and Commissioners Ron Allen, Allan Christianson, and Mark Kimbrough

**STAFF PRESENT:** Community Development Director Walter Sullivan, Utilities Operations Manager Tom Hoffert, Principal Planner Lee Plemel, Senior Planner Rob Fellows, Deputy District Attorney Jason Woodbury, and Recording Secretary Katherine McLaughlin (P.C. 1/29/03 Tape 2-0679)

**NOTE:** Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented or clarified the staff report/supporting documentation. Any other individuals who spoke are listed immediately following the item heading. 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.

**CONVENE THE GROWTH MANAGEMENT COMMISSION (2-0679)** - Chairperson Wipfli convened the Growth Management Commission. Roll call was taken. A quorum of the Commission was present although Commissioners Sedway and Pedlar were absent.

**GM-02/03-1 - ACTION ON APPROVAL OF WATER USAGE REQUEST FROM PALMER AND LAUDER ENGINEERING (PROPERTY OWNER: CARSON-TAHOE HOSPITAL) (2-0700)** - Community Development Director Walter Sullivan, Utilities Operations Manager Tom Hoffert - Mr. Sullivan explained that it may not be possible to use reclaimed water for irrigation due to State regulations for a hospital. Discussion explored the amount of acre feet that would be required for the Hospital on a daily basis. Mr. Hoffert indicated that 141 acre feet would be required annually when the facility is totally built out. The Hospital will have discharge limits on the effluent that it sends to the City plant. Sampling will be required to maintain those parameters. Mr. Hoffert was unsure whether the Hospital had considered having its own packaged onsite plant. He agreed that the Hospital will require a lot of water and pointed out the conservation measures which are part of the conditions of approval. These conservation measures should minimize the water demand as much as possible. The five-year utility plan included adequate growth to meet the demands of the Hospital and growth in the community. It was felt that the new facility should use less water than the present one, however, the logistics are different with a different impact. Discussion noted the reasons the City had not provided water to a 77-unit subdivision. The City's current system has tanks, pipelines, and wells that allow the system to be extended to serve the new Hospital location. Mr. Hoffert described the different pressure zones, elevations, and needs for groundwater management which determines the City's service areas. The City currently holds title to enough water rights to meet the growth needs of the future. Wells are developed as required to meet growth demands. This reduces the capital needs and helps maintain low water rates. The new Hospital will create a tremendous impact on the water system. He agreed that the area will need additional pressure stations as indicated in the hydraulic models established by Palmer and Lauder. Comments also indicated that the Marlette system is included in the City's five, ten and 20 year plans. The plan is to increase the amount of water brought from Marlette to Carson City. Public comments were solicited but none were given. Commissioner

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Kimbrough moved that the Growth Management Commission approve the water usage rate for the new Carson-Tahoe Hospital subject to the six conditions of approval as stated in Tom Hoffert, Utilities Operations Manager's January 14, 2003, report. Commissioner Allen seconded the motion. Motion carried 5-0.

Mr. Sullivan noted the size of the project and the need for ongoing communications throughout the design process. He felt that there had been excellent communications between the Hospital and City staffs. It is a quality design which has raised the City's vision while meeting environmental constraints. It is a diamond for economic development. The application is an excellent example of the work performed by Palmer and Lauder. He commended City staff on its ability to process the application within the established timeframes. Chairperson Wipfli also complimented all of the individuals who had worked on the project. It is a wonderful project.

There being no other matters for consideration as the Growth Management Commission, Chairperson Wipfli recessed the Growth Management Commission and immediately reconvened the session as the Planning Commission. (See its file for minutes of its meeting.)

The Minutes of the January 29, 2003, Carson City Growth Management Commission meeting

ARE SO APPROVED ON April 30, 2003.

/s/

Richard Wipfli, Chairperson