

CARSON CITY GROWTH MANAGEMENT COMMISSION

Minutes of the May 29, 2002, 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 held on Wednesday, May 29, 2002, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 3:30 p.m.

PRESENT: Chairperson Allan Christianson, Vice Chairperson Richard Wipfli, and Commissioners Gayle Farley, William Mally, Wayne Pedlar, John Peery and Roger Sedway

STAFF PRESENT: Community Development Director Walter Sullivan, Deputy District Attorney Jason Woodbury, Senior Planners Skip Canfield and Lee Plemel, Senior Engineer Rob Fellows, Parks Planner Verne Krahn, Recording Secretary Katherine McLaughlin, Associate Planner Jennifer Pruitt, and Planning Tech Kevin Veere (PC 5/29/02 Tape 1-0505)

Chairperson Christianson recessed the Planning Commission session and immediately convened the Growth Management Commission. The entire Commission was present, constituting a quorum.

G-1. GM-01/02-3 - ANNUAL STATUS REPORT ON CARSON CITY'S 2002 GROWTH MANAGEMENT PROGRAM, DISCUSSION AND ACTION APPROVING A RESOLUTION ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMITS FOR 2003 AND 2004 AND ESTABLISHING ENTITLEMENT NUMBERS WITHIN CATEGORIES AND OTHER MATTERS RELATED THERETO (1-0524) - Associate Planner Jennifer Pruitt reviewed her status report. Discussion with the Commission noted the difference between the census report and staff's population projections, the staffing concerns expressed by the Sheriff's Department, the Board of Supervisors role in this issue, and corrected the numbers in her report and the resolution. The policies to carry permits over and to allow apartments at a two for one ratio had been eliminated. Public comments were solicited but none were given.

Utilities Manager Tom Hoffert reviewed his report on the use of the Growth Management three percent figures in his planning, the proposal to develop two wells during this year and next, advanced planning for water and sewer usage, and projected peak usage for water and sewer this year and next. At this time 100 percent of the recycled water is used within Carson City. The current product is better than that originally available. People are still not supposed to be in direct contact with this fluid. A permit must be obtained in order to use the recycled water. He also explained that the restriction on outside irrigation to every other day is based on the system's capacity. This keeps the capital costs down. The drop in the ground water table was also explained. The City's recharge program helps mitigate this draw down. He is working with the State to make improvements to the Marlette-Hobart system in an attempt to use more of the surface water rights and ensure the reliability of the ground water. He agreed to make a presentation to the Commission on the water and treatment plant master plans when they are completed. A similar report for all of the utilities will be made to the Board of Supervisors. Discussion explained the extensive testing which is conducted on the Brunswick Canyon Reservoir including those mandated by the EPA. No contamination has been found to date. He agreed to provide a report on the two sites which the Nevada Department of Environmental Protection is assisting in the testing/monitoring. A description of the soil's ability to cleanse the water was also provided. The City spends more than \$100,000 for testing to ensure the safety of the City's aquifers. Reclaimed water is also tested repeatedly to ensure its quality and safety.

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Community Development Director Walter Sullivan reiterated the staff's recommendation that a three percent growth rate be continued even though the number of permits issued last year were not completely taken. He then explained the difference between staff's population projections and the census figures which included an explanation of the census consideration of urban areas. The census had included portions of Moundhouse, Indian Hills, and Stephanie and Johnson Lanes in the City's count. This had increased the City's population to 58,000. When these areas are removed, the census count for Carson City is 52,480. A copy of the map used for the census was given to the Commission. Chairperson Christianson suggested that the report include a disclaimer. As an MPO, the City must include the adjacent areas in its transportation master plan. Mr. Sullivan assured the Commission that corrections would be made to the figures in the resolution/report before it is sent to the Board and described how the error had occurred. Any other comments should be submitted to staff before July 2. The item will be going to the Board of Supervisors on July 16. Commissioner Mally moved that the Planning Commission (Growth Management) recommend approval of the three percent maximum growth rate for 2003 based on Option 1, setting the Year 2003 building permit number at 642 resident building permits and the 2004 maximum building permit number at 662 residential permits and the commercial/industrial threshold limit shall be 7,500 gallons per day of water usage. Commissioner Peery seconded the motion. Motion carried 7-0.

Chairperson Christianson recessed the Growth Management Commission and immediately reconvened the Planning Commission. (For Minutes of its actions, please see its folder.)

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 May 29, 2002, Carson City Growth Management Commission meeting

ARE SO APPROVED ON July 31, 2002.

/S/
Allan Christianson, Chairperson