



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: January 19, 2017

Staff Contact: Lee Plemel, Community Development Director

Agenda Title: For Discussion Only: To present information to the Board of Supervisors and Carson City School Board regarding development and growth projections for Carson City. (Lee Plemel, lplemel@carson.org)

Staff Summary: City and School District staff will present information regarding City growth projections and Carson City School District capital improvement plans.

Agenda Action: Other/Presentation

Time Requested: 20 minutes

Proposed Motion

No action.

Board's Strategic Goal

Quality of Life

Previous Action

N/A

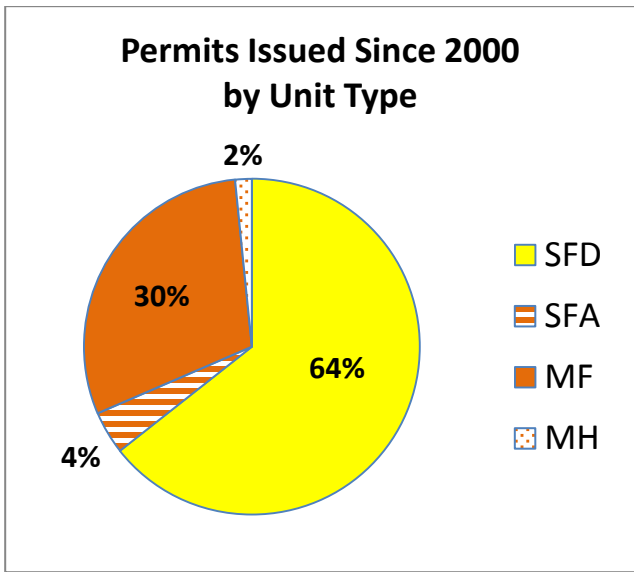
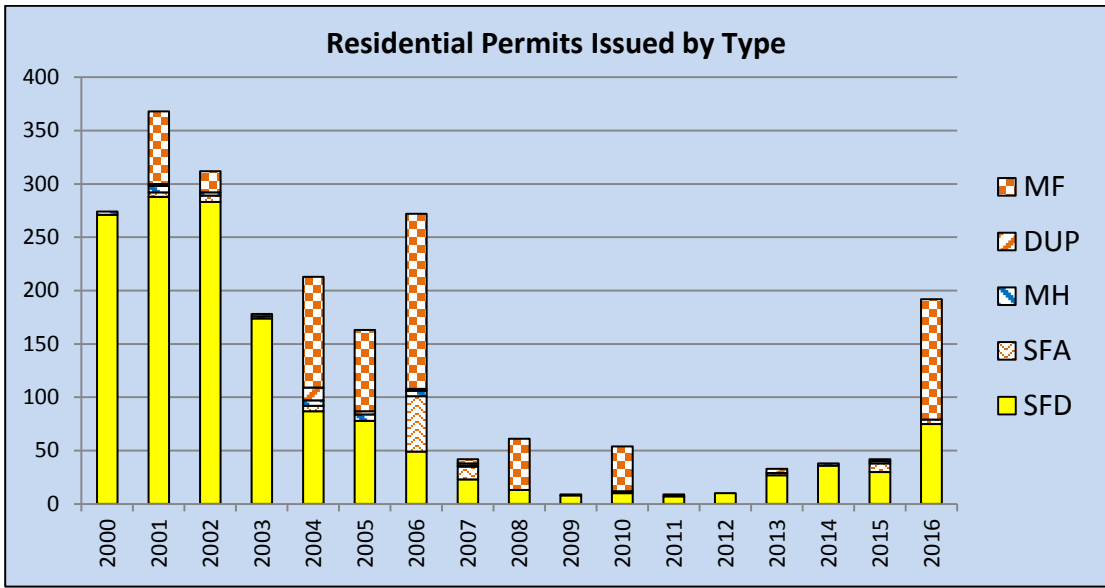
Background/Issues & Analysis

City and School District staff will present information regarding City growth projections and Carson City School District capital improvement plans.

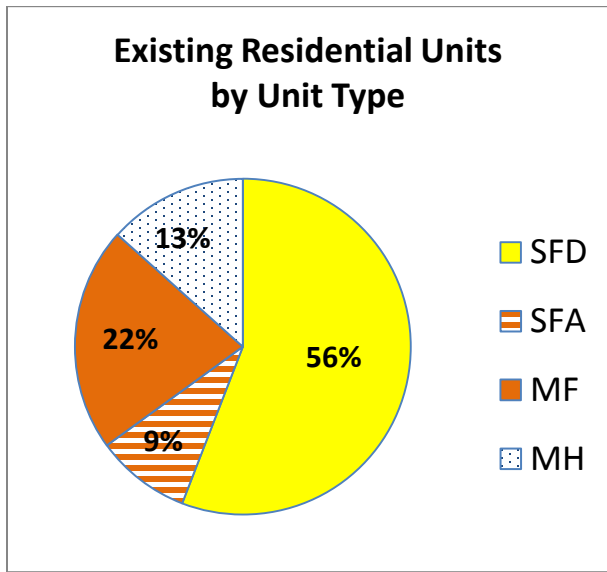
Carson City manages the pace of residential development by allocating residential building permits in accordance with the City's Growth Management Ordinance. The Growth Management Ordinance was originally implemented in the late-1970's to address the City's ability to provide the necessary water and sanitary sewer infrastructure to keep pace with growth at that time. For most of the Growth Management program's more recent history, the total number of building permit entitlements in a given year has been roughly based upon a maximum growth rate of 3%.

Following is data regarding historic averages and maximums for residential permits over the course of the Growth Management program history:

	Avg. Issued/yr.	Max. Issued/yr.
1987-2016 (30 years)	240	553 (1996)
1997-2016 (20 years)	173	449 (1997)
2007-2016 (10 years)	53	194 (2016)
2012-2016 (5 years)	61	194 (2016)



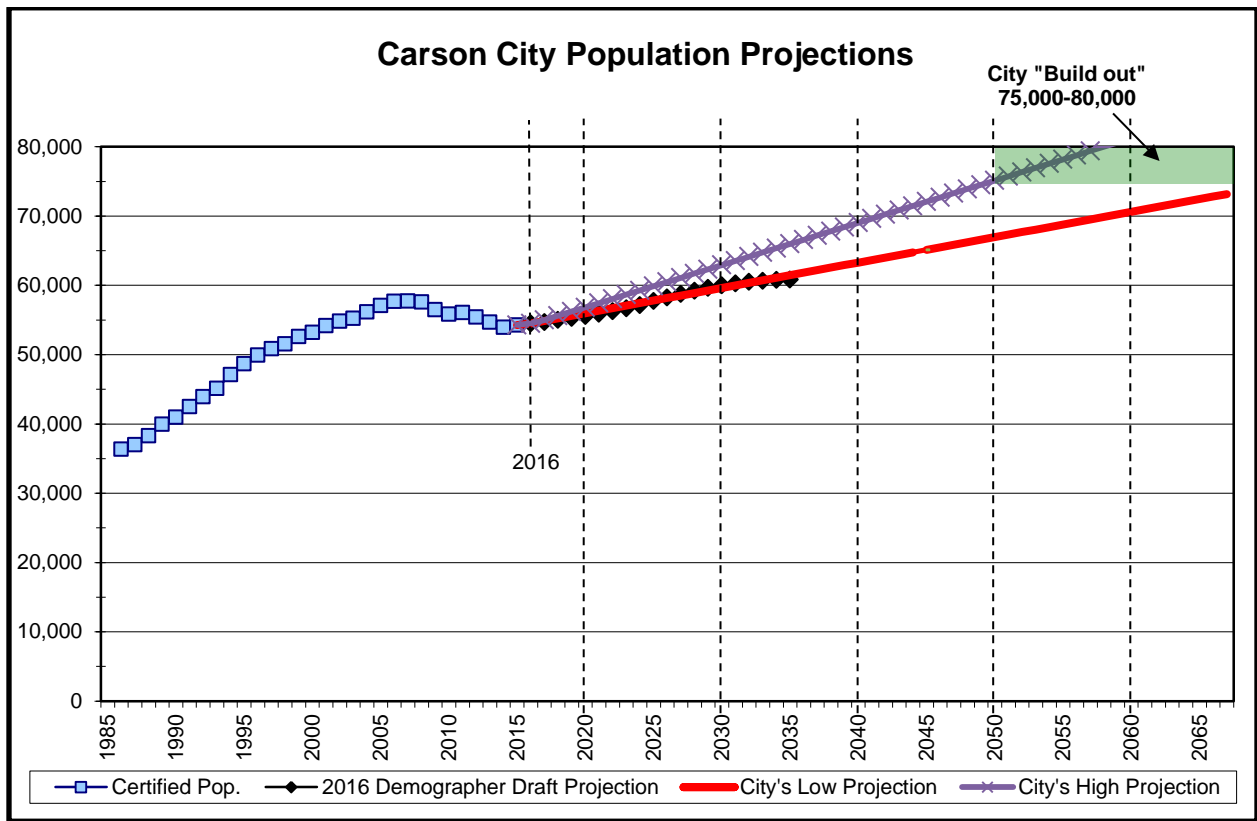
Source: Carson City Building Division



Source: Carson City Assessor

- Where does the City currently stand in relation to residential “build out” capacity?

Carson City land use, water, sewer, and transportation long-range planning has been based on an estimated “build out” population of 75,000 to 80,000. Carson City currently has approximately 23,500 residential units (per 2010 US Census and Assessor’s data), with a population of approximately 55,182 (2016 State Demographer’s estimate). Approximately 29,500-31,500 residential units would be required to accommodate a population of 75-80,000 (assuming approximately 2.54 persons per unit per 2010 US Census data). This leaves approximately 6,000 to 8,000 residential units—about one-quarter to one-third of our current residential unit count—remaining to be constructed before the City’s planned build out population is reached.



Source: Nevada State Demographer; Carson City Planning Division (City projection)

Staff will be available for questions at the meeting. Please contact Lee Plemel at 283-7075 or lplemel@carson.org if you have questions regarding this item.

Attachments:

- Community Development Monthly Report

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: N/A

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

N/A

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)