

GROWTH MANAGEMENT COMMITTEE AND CARSON CITY REGIONAL PLANNING COMMISSION

Minutes of the June 10, 1997 Workshop Meeting

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A workshop meeting of the Growth Management Committee and the Carson City Regional Planning Commission was held on Tuesday, June 10, 1997 in the Community Center Bonanza Room, 851 East William St., Carson City, NV at 6:00 p.m.

PRESENT: Vice Chairperson Alan Rogers
Allan Christianson
William Mally
Archie Pozzi, Jr.
Deborah Uhart
Richard Wipfli

STAFF: Sandra Danforth, Senior Planner
Jay Ahrens, Deputy Dir. - Utilities
Fran Smith, Recording Secretary
(PC/GM 6-10-97 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Vice Chairperson Rogers. Individuals speaking are identified following the heading of each item. 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.

A. CALL TO ORDER - Chairperson Horton was absent and Vice Chairperson Rogers had not yet arrived. Therefore, Commissioner Pozzi called the meeting to order at 6:11 p.m. A roll call was taken and a quorum was present although Chairperson Horton was absent and Commissioner Uhart did not arrive until 6:12 p.m. and Vice Chairperson Rogers arrived at 6:14 p.m.

B. PUBLIC COMMENT - None.

C. WORKSHOP

1. DISCUSSION AND POSSIBLE ACTION REGARDING DEVELOPMENT OF A PUBLIC POLICY STATEMENT ON SUSTAINABLE DEVELOPMENT AND GROWTH MANAGEMENT AND OTHER MATTERS RELATED THERETO - (1-0029.5) Bruce Scott - Ron Kipp - Mark Rotter - Jim Kiernan - Mrs. Danforth stated the Board of Supervisors had indicated they would like a written document with decisions laid out on the various issues the Commission and Committee had been reviewing. She noted an item that had been discussed was amending the Growth Management ordinance to some type of a sustainable document. Commissioner Christianson said the ordinance has had the same name for a length of time and expressed his feeling it has worked. He added his belief that changing the name was not something that needed to be done. Mrs. Danforth reported what the Commission and the Sub-Committee had been studying for the past few months has been along the line of doing a sustainable document as opposed to just looking at growth management and incorporating some of the sustainable doctrine into that.

Commissioner Uhart arrived at this point.

(1-0103.5) Commissioner Mally asked what advantage a sustainable document had over growth management. Mrs. Danforth said another idea the sub-committee had considered was the two for one process, possibly rather than just using water as a limiting factor when offering the two for one for apartments and mobile home parks as examples. Commissioner Christianson asked what the two for one does to the water.

Vice Chairperson Rogers arrived at 6:14 p.m.

(1-0151.5) At this point Mrs. Danforth deferred to Vice Chairperson Rogers and asked that he discuss the

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sustainable concept as opposed to the growth management. Vice Chairperson Rogers explained there has been discussion on changing growth management to building permit allocations. He then said sustainable development is a more broad ordinance that would encompass the growth management or the building permit allocation ordinance. He noted they might add other ordinances that reflect Master Plans. He felt that as a group that is really what they need to organize. He said the work the committee had started to do was an attempt to see how the ordinances would fit together in an umbrella ordinance of sustainable development. He noted that most of what he had read indicated the more formal something is the more successful it is. He commented that other communities who have been successful have had specific goals and objectives to strive for. He said the types of projects being done now support the concept of sustainable development. He then expressed his belief that having development standards is a good way to promote the idea.

(1-0467.5) Bruce Scott said with respect to changing the name he was not sure this is what the agenda item was intended to focus on. Commissioner Christianson said the growth management ordinance in place has worked and over the years has had a good success ratio. He noted when it had been put in place there were a couple of things that were determining factors, water and sewer, and the other things were budgetary items such as police and fire protection. He said he had not seen any costs on the two for one concept vs. one for one building permits on residential vs. multi. Mr. Kipp asked if these ordinances will supersede or eliminate existing ordinances. Vice Chairperson Rogers said more laws were not being added and cautioned against drawing a conclusion that a new ordinance would be added because a decision had not yet been made. He also commented there is a misunderstanding that the Commission was changing the name but rather it is managing building permit allocations. Mr. Kiernan expressed his feeling that in reality what is being done is managing development within the community.

(1-0735.5) Commissioner Pozzi said there was a bill in the Legislature relating to unmanageable growth in Clark County in particular and that they are looking to the state to pick up some of the expenses. He was hesitant about moving too fast in Carson City so as to avoid getting into the same problem. Vice Chairperson Rogers felt that now is a good time to consider this because the City seems to be managing well without critical problems not being dealt with. Commissioner Uhart said she was not willing to support the change unless it is more than just a change in the name. She added if there was going to be a change she wanted to see a complete process where they would review the ordinances currently governing the design standards and how things are built. She said in the visioning statement the Commissioners have expressed some dissatisfaction with some of the types of things that have been built, not just in multi family development but in commercial as well. Mr. Kiernan referred to Douglas and Lyon Counties and said there needs to be a sphere of influence where adjoining counties are involved in the process. Commissioner Wipfli asked if the other counties should be brought in for the process. He cited examples of the activities in those counties that could impact Carson City. Vice Chairperson Rogers said the first step is sharing information, the second is going into a planning process, and a third would be to initiate ordinances that would do the actual intertwining of plans to make sure each meets the others. Commissioner Wipfli said he sometimes gets the feeling there is competition among the counties that can either be healthy or not. Vice Chairperson Rogers said Carson City had spearheaded the idea and that the Commission needs to start making contacts. He added that is one of the goals in that they want to develop some type of a forum. Commissioner Mally felt that the Commission should not concentrate too much on the other counties who are having problems and are looking to Carson City for answers. He said Carson City should not do anything until they get their own problems resolved. Vice Chairperson Rogers said Carson City needs to know what the other counties are doing and where they are going in order for Carson City to complete what they want to do. Commissioner Christianson commented on the growth in Lyon County that will affect sustainability in Carson City. He also expressed his feeling that the Planning and Growth Management group needs input from other groups in the community in order to proceed with their plans. At this point Vice Chairperson noted this was the first year the Commission had received good support from the City with numbers to help with their process. Mr. Rotter then commented on the problems police, fire, and schools have that still need to be resolved. Commissioner Uhart noted the Commission cannot dictate what the School Board should or should not do. Discussion ensued on possible solutions.

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Commissioner Mally left at 7:00 p.m. during this discussion and returned at 7:05 p.m. as did Commissioner Pozzi who left at 7:06 p.m. and returned at 7:10 p.m. during which time a quorum was present.

2. DISCUSSION AND POSSIBLE ACTION REGARDING THE APARTMENT AND MOBILEHOME 2 ALLOTMENTS FOR 1 BUILDING PERMIT PROVISION OF THE GROWTH MANAGEMENT PROGRAM AND OTHER MATTERS RELATED THERETO - (1-3227.5)

Vice Chairperson Rogers said he did not expect a decision at this meeting but said he wanted to give the Commission, staff, and audience the opportunity to provide input. Commissioner Uhart said she was considering reversing her previous position. She added she would now like to see the two for one stay because she disagrees with some of the public comment in terms of whether or not it will or won't affect the population. She then expressed her concern with the issue of affordability in all price ranges. She said currently there is not a lot of multi family and apartment housing in the upper end just as there are shortages in the other price range. She wanted to tie the two for one to design standards incentives because she did not like the ugly structures she had been seeing. She expressed her desire to re-do ordinances that would consider design standards. It was noted that differences in the water usage between housing and mobilehome or apartments. Mr. Ahrens explained that on the average apartments use one half of what a single family house does and provided details. Discussion ensued on a possible ordinance limiting the number of people who can reside in a unit. An extensive discussion ensued on the issue and how the two for one could be implemented. This included how building permits and affordable housing are involved. At this point Vice Chairperson Rogers said he was ready to summarize the discussion. He said the recommendations to the work group were to work toward an ordinance that will have a control on population per dwelling, either by square foot or number of rooms. He said the Commission could make a decision at the work group based on the ordinances they look at. He noted they would bring back a recommendation to the rest of the Commission based on what they feel is the best formula to use. He added that the two for one would stay based on the fact that there aren't any conclusive evidences that limiting factors are influenced by the two for one and, in fact, most of the information they have supports that the two for one has not impacted limiting factors. He felt that the Commission's job was to manage development and that getting quality is important.

During this discussion Commissioner Pozzi left at 8:25 and Commissioner Mally left at 8:50 p.m. During both of these a quorum was present.

D. ADJOURNMENT - There being no further business Vice Chairperson Rogers entertained a motion to adjourn. Commissioner Wipfli moved to adjourn. Commissioner Christianson seconded the motion. Motion carried 4-0. Vice Chairperson Rogers adjourned the meeting at 8:51 p.m.

The Minutes of the June 10, 1997 workshop meeting of the Carson City Regional Planning Commission and Growth Management Committee

ARE SO APPROVED _____, 1997

Verne Horton, Chairperson