

CARSON CITY GROWTH MANAGEMENT COMMISSION
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A meeting of the Carson City Growth Management Commission was held during the regularly scheduled Carson City Planning Commission meeting of Wednesday, October 27, 2004, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, that began at 3:30 p.m.

PRESENT: Chairperson John Peery, Vice Chairperson Mark Kimbrough, and Commissioners Craig Mullet, Steve Reynolds, Roger Sedway, Roy Semmens, and William Vance

STAFF PRESENT: Public Works Operations Manager Tom Hoffert, Principal Planner Lee Plemel, Senior Engineer Rob Fellows, Senior Planner Jennifer Pruitt, Deputy District Attorney Mary Margaret Madden, Recording Secretary Katherine McLaughlin, and Associate Planner Sean Foley (P.C. 10/27/04 Tape 1-1500)

NOTE: Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented or clarified the staff report/supporting documentation as well as any computerized slides that may have been shown. 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.

After recessing the Planning Commission, Chairperson Peery immediately convened the Growth Management Commission. Roll call was taken. The entire Commission was present, constituting a quorum.

G-3. GM-04-184 - ACTION ON GROWTH MANAGEMENT APPROVAL OF WATER USAGE REQUEST FROM PETER B. WILDAY (1-1505) - Senior Planner Jennifer Pruitt, Architect Peter Wilday, Senior Engineer Rob Fellows - Ms. Pruitt indicated for the record that a related Special Use Permit is on the Planning Commission's agenda. Mr. Wilday had worked with staff and provided the requested information to staff including the necessary water usage calculations. She also placed on the record the conservation practices used by the Casino. One practice is the utilization of 100 percent of the recycled water from their dish washers' rinse cycle. Secondly, they use auto flush sensors on the restroom fixtures. Third, they have a water conservation training program for their employees. Information provided by Mr. Wilday included a future phase that may include two hotel structures and the estimated water usage for those structures. The six recommended conditions of approval were referenced.

Mr. Wilday had read and agreed with the report. He pointed out that Casino Fandango is approximately the same size as the Nugget, however, it uses a little more than half of the water that the Nugget requires. Fandango, however, has landscaping that it must irrigate. Commissioner Vance explained his tour of the site and complimented him on the appearance. Mr. Wilday expressed his opinion that, as he works throughout the State, Carson City's staff is the best to work with and very cooperative. He asked that the record reflect his statement and his feeling the worst staff to work with is Douglas County's. Chairperson Peery also complimented him on their project. Public comments were solicited but none were given.

Discussion between Commissioner Reynolds and Mr. Fellows explained that a participation agreement may be used to extend the water line as the adjacent parcel(s) is vacant. The agreement will allow the property owners to share the cost of extending the line and make street improvements. These improvements could be made at the same time as this project is constructed. Commissioner Reynolds also expressed his feeling that the City will be developing more wells in the near future. Commissioner Vance moved to approve GM-04-

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184, an application from Peter Wilday to exceed the Growth Management water usage threshold of 7,500 gallons per day for the Casino Fandango (casino, restaurant, 24-hotel rooms and landscaping irrigation system) located at 3800 South Carson Street, for approximately 38,000 gallons of water per day subject to the conditions of approval from the Public Works Operations Manager and Planning Director as contained in the staff report. Commissioner Semmens seconded the motion. Motion carried 7-0.

There being no other matters for consideration as the Growth Management Commission, Chairperson Peery adjourned the Growth Management Commission.

The Minutes of the October 27, 2004, Carson City Growth Management Commission meeting

ARE SO APPROVED ON April 27, 2005.

/s/

John Peery, Chairperson