

CARSON CITY GROWTH MANAGEMENT COMMISSION

Minutes of the May 27, 1998, Meeting

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A meeting of the Growth Management Commission was held during the regularly scheduled Carson City Regional Planning Commission meeting on Wednesday, May 27, 1998, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, which began at 3:38 p.m.

PRESENT: Chairperson Verne Horton, Vice Chairperson Deborah Uhart, Allan Christianson, William Mally, Archie Pozzi, Alan Rogers, and Richard Wipfli

STAFF PRESENT: Community Development Director Walter Sullivan, Fire Chief Louis Buckley, Acting Utilities Director Jay Ahrens, Principal Planner Rob Joiner, Deputy District Attorney Melanie Bruketta, Senior Planner Juan Guzman, Senior Engineer John Givlin, and Recording Secretary Katherine McLaughlin

NOTE: Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented/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.

RECESS THE REGIONAL PLANNING COMMISSION AND CONVENE THE GROWTH MANAGEMENT COMMISSION (1-2808.5) - Chairperson Horton recessed the Regional Planning Commission at 6:18 p.m. and immediately convened the Growth Management Commission. A quorum was present although Commissioner Mally stepped from the room during Chairperson Horton's introduction of the following item. (For discussion/action on the other agenda items, please see the Regional Planning Commission Minutes for 5/27/98.)

G-12. GM-97/98-1 - ANNUAL STATUS REPORT ON CARSON CITY'S 1998 GROWTH MANAGEMENT PROGRAM AND DISCUSSION/ACTION ON A RESOLUTION ESTABLISH THE NUMBER OF RESIDENTIAL BUILDING PERMITS FOR 1999 AND 2000 AND ESTABLISHING ENTITLEMENT NUMBERS WITHIN CATEGORIES (1-2810.5) - Community Development Director Walter Sullivan, Fire Chief Louis Buckley, Carson City School District Director of Operations Mike Mitchell, Western Nevada Builders Association Representative Ron Kipp - Commissioner Mally returned during Mr. Sullivan's extensive review of the status report--6:25 p.m. (The entire Commission was present at that point, constituting a quorum.) Staff recommended a three percent growth rate and that unused permits not be carried forward to the following year. To date approximately 17 percent of the permits have been taken. Discussion between Mr. Sullivan and the Commission explained the Water Rights data which was marked Exhibit A - page 2, specifically, the water right units available/reserved for Lakeview; the Commission's ability to modify the resolution if necessary in the future; reasons the School District had been reluctant to submit a written report until the School Board acted on the multi-track/bond issues; and the need to establish a new method for estimating student population growth.

(1-3161.5) City Departments were invited to testify. Chief Buckley briefly explained his concerns and the Board of Supervisors funding decision which had recognized the public safety needs and increased his staff level. This funding will provide for future planning. He indicated that his concerns had been addressed by the Board's actions. Commissioner Rogers explained that the Commission could not assist the Departments, including the Sheriff's Department, in mitigating their concerns if information to support such assistance is not provided during the Growth Management allocation process. He also expressed his feeling that as the Fire Department's budget had continually grown at more than a three percent rate, it should have been adequate to meet the growth demands placed upon it. He supported Chief Buckley's comments that a Public Safety Master Plan should be developed. Such a plan with a memo defining any deficiencies could be used by the Commission to support the Departments' efforts to obtain additional funding, etc. Chief Buckley responded by expressing his feeling that the budget primarily reflects the labor negotiations which are outside the growth impacts/service level issues. There had been no increase in staffing levels or the number of stations during the last 12 years. His reasons for feeling that the City should consider the west side, its growth rate, and the need for a fire station in that area were explained.

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Commissioner Rogers felt that the service level designations had considered these issues. He reiterated his request that the Fire Department provide information concerning the problem areas and potential sites for stations, etc. Chief Buckley explained the decision to retain a consultant to prepare a Master Plan of needs/service levels for the Fire Department, Sheriff's Department, and Juvenile Probation. He agreed to meet with Commissioner Rogers outside the meeting to discuss the service level designations and the process. He then explained for Commissioner Mally the current service level, the 4-1/2 minute response time, and the Board's/public's service level demand criteria. Discussion ensued on the OSHA mandated two in, two out fire response criteria and its impact on his service level. Commissioner Mally requested a copy of the Master Plan which had been discussed. Chief Buckley agreed to provide same. He also agreed with Commissioner Uhart that the majority of the new construction was occurring within the urban service boundary.

(1-3455.5) Mr. Mitchell elaborated on his reluctance to provide a written response to staff's request and explained the School Board's recent actions to mitigate the current student growth problems. His report was distributed to the Commission and Clerk. Options open to the District were briefly described. A final decision must be made by mid-June. He asked the Commission to contact him after the report has been read if there are questions. (2-0005.5) Commissioner Rogers commended him for taking the time to participate with the Commission on its study of the Ordinance. Both agreed that the Ordinance provides a constant growth rate which made it easier to plan for future needs and stressed the importance of having the City, School District, and the Builders Association work together. Mr. Mitchell then gave a quick review of his report and the infrastructure needs as well as potential options, including multi-track plans, the use of portables, the advantages of rezoning, and their impact on the students. Commissioner Uhart explained these impacts on real estate sales in Carson City and surrounding areas and the need for the Commission to include these factors in the analysis. She also urged the District/School Board to reconsider the bond process and for the electorate to rethink its objection to issuance of a bond. Mr. Mitchell agreed that the process used to accommodate growth would impact the quality of education. Multi-track programs have not been proven to be detrimental to the quality of education. Student scores and retention abilities are higher, however, teacher recruitment is more difficult. Portables also make a school difficult to sell. Commissioner Uhart expounded on her concerns. Mr. Mitchell also pointed out the inclusion of the tax rate in considerations when potential residents evaluate a community. Commissioner Rogers expounded on the issue of perception of the schools and their education programs. Only prudent planning could help mitigate this situation. Commissioner Pozzi iterated the need to establish a better growth control as the building permits do not relate to the population growth. He urged the Commission to expand the limiting resources upon which the ordinance is based and reduce the growth level, otherwise, the 70,000 maximum population figure will be reached before long. He also urged the senior citizens to support a bond issue. Commissioner Christianson explained his personal attendance at a Grandparents' Day activity in Clark County and its school/population growth. He also supported the bond issue as multi-tract and portables cannot continue to meet the demand. Commissioner Rogers described the Commission's review of the ordinance last year and the decision to keep the growth level at three percent. The ordinance had been modified to eliminate the two for one program for apartments and mobile homes. His opposition to multi-tract and year-round schools was voiced. The public meetings conducted by the School Board will hopefully help inform the public of the needs and plan for the future.

(2-0389.5) Public testimony was then solicited. Mr. Kipp noted his involvement with the review of the Growth Management Ordinance. The Committee had determined that the three percent rate had worked, would continue to work, and should be maintained. He also pointed out that the City could not legally regulate population growth. The Ordinance had not been challenged as it controls only permits. He also urged control over the industrial/commercial growth if the permit percentages are reduced. The current market drives the building trade. The City bears the brunt of commuter traffic as indicated by the traffic problems at 5 p.m. He urged the Commission to consider renaming the ordinance due to the misconception created by the term "growth management". The Builders' Association whole-heartedly supported the current three percent rate. Discussion ensued between Mr. Kipp and Commissioner Uhart on his firm's "standing inventory" in Carson City and Lyon County. The business is demand driven as spec homes must be constructed with the builder's money and not with a bank's. Spec homes are constructed to retain employees, however, the house is generally sold before completion. His support crews were described. Additional public testimony was solicited but none given.

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(2-0498.5) Commissioner Rogers moved to recommend approval of the three percent maximum growth rate for 1999 based on Option 1 setting the 1999 building permit number at 640 residential building permits and the year 2000 maximum building permit number at 660 residential permits. Commissioner Mally seconded the motion. Motion carried 7-0.

There being no other matters for consideration by the Growth Management Commission, Chairperson Horton recessed the Growth Management Session at 7:20 p.m. and immediately reconvened the Planning Commission.

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The Minutes of the May 27, 1998, Growth Management Commission meeting

ARE SO APPROVED ON September 30, 1998.

/s/
Verne Horton, Chairperson