

CARSON CITY GROWTH MANAGEMENT COMMISSION

Minutes of the May 28, 1997, Meeting

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A Growth Management Commission meeting was held during the regularly scheduled Carson City Regional Planning Commission session on Wednesday, May 28, 1997, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 3 p.m.

PRESENT:

Chairperson Verne Horton, Vice Chairperson Alan Rogers, and
Commissioners William Mally, Archie Pozzi, Richard Wipfli,
and Deborah Uhart

STAFF PRESENT:

Community Development Director Walter Sullivan, Public
Works and Utilities Director Dorothy Timian-Palmer,
Finance Director Mary Walker, Undersheriff Barney Dehl, Principal
Planner Rob Joiner, Deputy District Attorney Mark Forsberg, Senior Planner Sandra Danforth and Juan Guzman,
Senior Engineer John Givlin, and Recording Secretary Katherine McLaughlin (R.P.C. 5/28/97 Tape 3-0001.5)

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.

G. PUBLIC HEARINGS - Chairperson Horton convened the Growth Management Commission at 7:42 p.m. (A quorum was present although Commissioner Christianson was absent as indicated. For Minutes of the Planning Commission actions, see its folder for this date.)

G-1. A-96/97-14 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CARSON CITY TO AMEND TITLE 18.82 (3-0006.5) - Senior Planner Danforth - Public testimony was solicited but none given. Commissioner Rogers moved that the Planning Commission recommend approval of the changes to Title 18 as presented by staff. Commissioners Wipfli and Uhart seconded the motion. Motion carried 6-0-0-1.

G-2. GM-96/97-2 - STATUS REPORT ON CARSON CITY'S 1997 GROWTH MANAGEMENT PROGRAM AND DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMITS FOR 1998 AND 1999, ESTIMATING THE NUMBER RESIDENTIAL BUILDING PERMITS FOR 2000 AND 2001, ESTABLISHING ENTITLEMENT NUMBERS WITHIN CATEGORIES (3-0049.5) - Senior Planner Danforth, Finance Director Mary Walker, Lois Lazor, Bruce Scott, Western Nevada Builders Association Representative Gail Farley - Commissioner Rogers felt that the chart from the City Departments indicating their concerns had been very informative. All of the Departments except the Library had indicated that with their budget increases, they will be able to handle the increased growth. Ms. Walker explained the timing problems between the City's budget and the entitlement process. She had requested departmental projections for three years which will allow for future planning through the budget process. The Commission has responses from only 32 of the 84 City divisions. Six Departments need additional staffing or equipment to keep up with growth. This funding had been provided to all but the Library. Reasons for the Departments' requests for additional funding were explained. She felt that the Library wishes to increase its service level which has nothing to do with growth. The Library would make the same request even if the population dropped. She encouraged the Commission to separate requests which are growth related from those requests for expansion of services. Community Development had received funding for a half-time position in 1997 and funding alternatives are being analyzed for additional part-time clerical assistance. The new Public Safety Complex will be constructed and maintained without any increase in taxes. The water connection rates may be increased to provide funding for additional water rights. There is no increase proposed in the sewer rates. Commissioner Rogers emphasized the need to continually analyze growth related issues. He commended the City on its pro-active stance and efforts to time its information to provide responses prior to making a decision on the number of entitlements which should be issued. Mr. Sullivan thanked Ms. Walker for her assistance with the report. Benefits of tying growth to the budget were noted. The Departments had been asked if there is a common denominator between growth and performance. It was determined that there is none. He, too,

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indicated that alternative sources are being analyzed to find funding for the part-time clerical assistant. Chairperson Horton pointed out the need to understand the level of service concept and the cost for maintaining the service levels. Commissioner Rogers explained that the subcommittee is continuing to study the growth issues. Dates for its meetings were discussed. Commissioner Rogers emphasized the need for the public to participate in these workshops. The speakers at these meetings were also noted. Comments from other Department Heads who were present were solicited but none given.

(3-0335.5) Public testimony was solicited. Lois Lazor read her prepared statement into the record. (A copy is included in the file.) She felt that the growth rate was higher than that indicated due to the two apartments per single family resident entitlement program. She demanded that the ratio be one for one and urged the public to take an active role in forcing this change. She listed the Departments which had staffing and equipment needs and the tax increases for open space and the By-pass. The 4.6 percent growth rate could not be paid for. Commissioner Mally responded by noting that when the Fire Department responds to an apartment fire, as compared to a house fire, only one trip is necessary even though more than one may burn. Ms. Lazor responded by indicating that impact on the Sheriff's Department is increased for every apartment constructed. Apartments have more children/people than houses. They also place an increased demand on schools. Other examples were given to support her contention. She felt that the City's Growth Management Ordinance was being ignored and not followed. She demanded the City recognize the ordinance and adhere to it. Mr. Sullivan responded by explaining the subcommittee's intent to continue analyzing these issues. Until that occurs, the subcommittee recommended the Commission maintain the status quo. He, again, commended Ms. Walker on her review of the Department comments. He corrected Ms. Lazor's statements concerning the two apartment per one residential housing unit permit ratio by indicating that half of a building permit per apartment is not considered in the equation. Carryover of permits is not allowed. The three percent growth rate has always been based on building permits and not population. The State demographer's figures were used to illustrate the reason for not attempting to establish population figures. The City had had a 2.7 percent growth rate for the last ten plus years. He did not feel that it was possible to control population. Reasons for this statement were explained. Chairperson Horton also noted that the State Demographer had revised his population figures to indicate that Carson City was growing at a 3.2 percent rate. If the prison population is counted, the ratio is 4.6 percent. Growth Management cannot control the prison population.

(3-0585.5) Mr. Scott explained his involvement with the subcommittee and emphasized his feeling that Carson City had a lot of things which are going right. He commended the staff for considering the permit impact on the budget. He felt that all of the identified needs had been addressed. He also emphasized that the two-for-one issue still needed to be addressed by the subcommittee. The Master Plan Housing Element had just been completed. The statistics which had been given did not match those contained in it. The housing element will address some of those issues. He suggested that a Public Safety element also be considered as part of the Master Plan. Reasons for this element were indicated and will help support the one to five year planning and budgeting processes. Growth Management regulates building permits. It does not regulate population. He reiterated his feeling that Carson City is an exciting place to live and has many good things happening. Examples were provided.

Additional public comments were solicited. (3-0655.5) Ms. Farley supported staff's recommendation. She expressed her appreciation for having been allowed to participate in the process. Chairperson Horton thanked the Builders for their contribution to this effort.

Additional public comments were solicited but none given. Public testimony was closed.

Commissioner Rogers emphasized his belief that the issue should not be considered solely on emotion. Too many long hours and meetings had been held to make it emotional. Efforts were being made to make it a manageable issue based on statistics and available programs. Speakers have discussed balances which are very delicate including economical and social balances. The two-for-one issue is complicated and includes economics, affordability, etc. Senior housing also must be considered in the equation. The City is not seeing excessive growth. There are well planned out programs which include management issues. He emphasized that the ordinance is only considering building permits. It does not limit growth. If two people reside in a home which

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uses one permit, the population would be more than three percent. Statistics do not support the contention that more people are living in apartments than houses. These issues and information have been presented and discussed in the workshops. The public was invited to attend and participate in the workshops. Budget and planning information is given to the Commission. This is unusual. The City is undertaking new ground in many different areas which will and are beneficial to the community as a whole. The three percent issue is not the concern and future of the community. The planning and betterment of the community which is being provided is the real issue. The three percent issue only helps provide that benefit. No changes are recommended at this time as this program is and does work. Alternatives, however, are being analyzed.

(3-0780.5) Commissioner Mally moved that the Growth Management Commission make a motion to recommend approval of a three percent maximum growth rate for 1998 based on Option 1, setting the 1998 building permit number at 622 and the 1999 maximum building permit number at 640 permits. Commissioner Wipfli seconded the motion. Motion carried 6-0-0-1.

RECESS THE GROWTH MANAGEMENT COMMISSION AND RECONVENE THE REGIONAL PLANNING COMMISSION (3-0789.5) - There being no other matters for consideration as the Growth Management Commission, Chairperson Horton recessed the Growth Management Commission and immediately reconvened the Regional Planning Commission.

The Minutes of the May 28, 1997, Growth Management Commission meeting

ARE SO APPROVED ON _____,
1997.

Verne Horton, Chairperson