

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JUNE 24, 2009

FILE NO: GM-09-038

AGENDA ITEM: H-3

STAFF AUTHOR: Lee Plemel, AICP, Planning Director

RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of a maximum total of 710 residential building permit entitlements for 2010 based upon a population growth rate of 3%, with an allocation of 43% or 305 entitlements for the general property owner category and 57% or 405 entitlements for the development category, and to retain the existing commercial and industrial development water usage threshold of 7,500 gallons per day for Growth Management Commission review, as provided in the draft Board of Supervisors Resolution."

BACKGROUND:

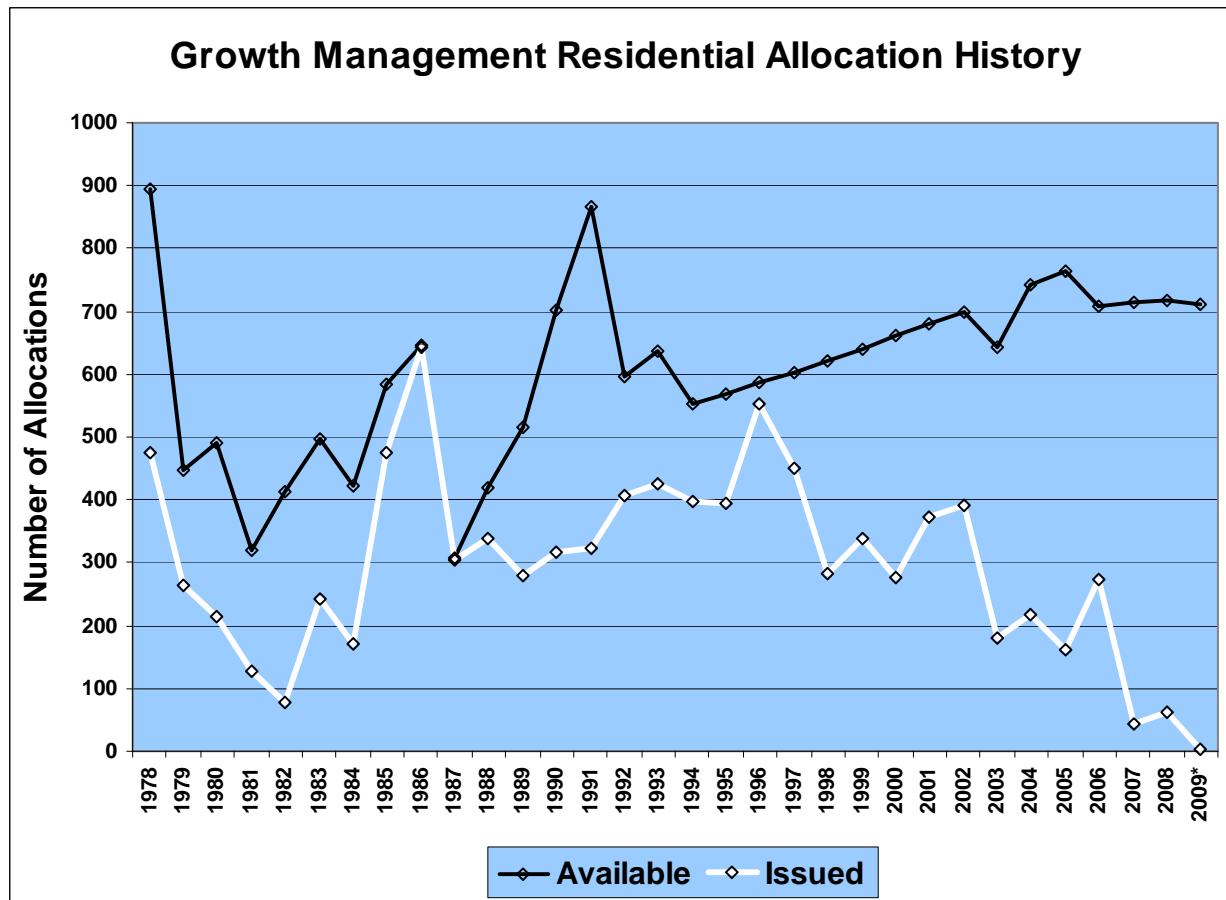
Per the Carson City Municipal Code (CCMC) Title 18, Chapter 18.12 (Growth Management Ordinance), the Growth Management Commission is charged with reviewing the information provided by various affected city departments and outside agencies and submitting a recommendation to the Board of Supervisors on:

1. Establishing a fixed number of residential building permits to be made available in the following two years (2010 and 2011, on a two-year rolling calendar basis) and estimating the number to be made available in the third and fourth years (2012 and 2013).
2. Establishing a distribution of the total building permit entitlements between the "general property owner" and "development project" (31 or more lots or units) categories.
3. Establishing a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review.

The Growth Management Ordinance was originally implemented to address the City's ability to provide the necessary water and sanitary sewer infrastructure to keep pace with growth. Next year will be the 33rd year of issuing permits under the Growth Management ordinance. For most of the Growth Management program's history, the total number of building permit entitlements in a given year has been based upon a maximum growth rate of 3%. Entitlements have historically been allocated between the "general property owner" and "development project" categories in a 43%-57% split, respectively.

The graph below and Attachments C and D provide historical data regarding the number of permits available, the number of permits used by the general property owner and development categories, and permits used by type of residence. Following is a summary of some of the historic data:

- 300 = Average number of allocations issued per year, 1979-2008 (30 years)
- 307 = Average number of allocations issued per year, 1989-2008 (20 years)
- 232 = Average number of allocations issued per year, 1999-2008 (10 years)
- 152 = Average number of allocations issued per year, 2004-2008 (5 years)
- 644 = Most number of allocations issued in a single year (1986)



* 1 new SF residential unit and 2 conversions from well to municipal water as of June 12, 2009

DISCUSSION:

The Planning Division has solicited comments from various City departments, the school district, and various city and state agencies regarding their ability to accommodate a 3% growth rate within Carson City. Written comments received are attached at the back of this report.

A primary issue that should be considered in recommending residential allocations is the ability to meet water and sanitary sewer demands. The Carson City Public Works Department indicates that 3% growth can be accommodated with continued upgrades and improvements to the water and sanitary sewer systems. Last year's concerns from the State Engineer's office have been addressed in an updated Water Conservation Plan to address both additional resources (production) and conservation to meet future growth demands.

Several City departments indicate a current level of service that is at or exceeding resource capacity, with the need for additional resources to accommodate growth. The need for additional resources as the population increases is common among service-oriented departments. While growth impacts the ability to provide certain services, it also generates additional revenues that help provide for additional resources to improve levels of service. These issues highlight the need to allocate appropriate resources as growth occurs to meet acceptable levels of service as determined by the Board of Supervisors.

A complete list of available buildable (vacant) lots and approved projects is included as Attachment E. City records indicate there are approximately 252 vacant subdivision lots (as of

June 12, 2009) with 1,695 lots remaining to be recorded from various approved subdivision maps. (Note that this does not account for other vacant parcels that are not part of an approved subdivision.) It is anticipated that the majority of these potential units would be phased in over a number of years, much as they have been over the past decade. Additionally, the current rate of residential construction would indicate that it will be a number of years before the current inventory of vacant residential lots is developed.

ALTERNATIVES AND CONCLUSION:

Per the Growth Management Ordinance, the Growth Management Commission must recommend the total number of available permits and the distribution between categories for the years 2010 and 2011 and recommend an estimated number of total permits available for 2012 and 2013. A distribution of 43% to the “general property owner” category and 57% to the “development project” category has historically been established and is recommended to the Commission to continue. The following table shows allocation alternatives for various growth rates that may be considered by the Commission (see Attachment F for methodology).

Permit Allocation Alternatives

Rate	Category	2010	2011	2012	2013
3.0%	Total	710	731	753	776
	General	305 (43%)	314 (43%)	--	--
	Development	405 (57%)	417 (57%)	--	--
2.5%	Total	592	607	622	637
	General	255 (43%)	261 (43%)	--	--
	Development	337 (57%)	346 (57%)	--	--
2.0%	Total	473	483	493	502
	General	203 (43%)	208 (43%)	--	--
	Development	270 (57%)	275 (57%)	--	--

Carson City has historically based the number of available permits in a given year on allowing a maximum growth rate of 3%. Note that future allocation estimates assume a continued actual growth rate of 3% and are adjusted each year based on actual estimated population growth figures—i.e. actual growth of less than 3% would result in fewer allocations in future years.

Staff recommends continuing the allocation system based upon a maximum growth rate of 3%. While the actual number of permits issued has not approached the number allocated since 1996 and it is not anticipated that the actual permits issued would reach the maximum in the short-term, the allocation would allow the maximum flexibility in providing building permits as several new subdivisions begin to develop within the next few years.

Comments indicate that such growth can be accommodated with available and planned water and wastewater resources. However, additional capital improvements and other resources will need to be constructed or made available in the future to maintain the current levels of service and keep pace with actual growth.

Clearly, the current reduction in revenues coming into the City has resulted in reduction in staff and resources to accomplish various departments' missions. While increased resources are certainly needed to accommodate growth, an increase in residential construction would be a positive indicator in economic recovery and an increase in City revenues to pay for the necessary resources.

Planning staff recommends that the Growth Management Commission recommend the 3% growth rate based on the projected ability to provide water and wastewater resources for such growth. Other issues such as staffing and allocation of financial resources should be addressed by the Board of Supervisors based upon actual future growth.

Please contact Lee Plemel in the Planning Division at 887-2180 with questions.

Respectfully Submitted,
Carson City Planning Division

Lee Plemel, AICP
Planning Director

Attachments:

- A) Agency Comments
- B) CCMC 18.12, Growth Management
- C) Allocation History Graphs, Percentage Issued & Residential Type
- D) Developer & General Categories, History Table & Graph
- E) Buildable Lots and Approved Projects List
- F) Methodology, Number of Available Permit
- G) Building Permit Distribution Flow Chart
- H) Building Permit Distribution for 2010 (3%)
- I) Demographer Population Estimates/City Projection Graph
- J) Draft Resolution



CARSON CITY FIRE DEPARTMENT

"Service with Pride. Commitment. Compassion"

May 15, 2008

Lee Plemel, Planning Director
Carson City Planning Division
Carson City Planning Commission
2621 Northgate Ln, Suite 62
Carson City, NV 89706

Dear Lee and Commission members,

Emergency response resources have exceeded their limitations. This applies to both Emergency Medical Services (EMS) such as ambulances needs, as well as fire resources. To the extent that growth impacts our calls for services, we cannot tolerate an increased call volume without an increase in resources. The average population growth rate over the past five years has been approximately 1.34%. Over that same period of time, the average annual increase in calls for service has increased over 5%. We are presently utilizing adjoining fire and EMS resources over 250 times annually.

I believe this impact is attributable to several factors. Fire statistics from the U.S. Fire Administration indicates that as a community reaches a population in excess of 50,000, the incidence of fires and other emergency response increase. This is attributable to several factors; incidences of crime, socio-economic diversity of the population, and the relative age of the built environment are the most prevalent. All of these notional factors are present in Carson City. In addition, Carson City has other contributing factors. We live in a wildland fire environment, have a relatively high number of senior citizens in the community, and are a regional hub for employment, shopping and medical services. All of these factors are contributory to our growth in call volume.

We are also experiencing increased challenges in providing fire protection due to build-out of the City's core area. As growth moves to outer reaches of the community, the ability for the Fire Department to provide timely emergency responses for both fire and medical emergencies is taxed. Response times to remote locations can exceed nine minutes, a number that is beyond recommendations for fire and medical responses. In addition to longer response times, building in the wildland/urban interface environment increases the need for resources in the event of a wildland fire. We have attempted to mitigate the threat to homes in the urban interface by

Lee Plemel
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April 29, 2008

implementing code changes to address the most prevalent concerns. However, the fact remains, if a fire occurs the number of responding fire units will need to be sufficient to address the threat.

In summary, the Fire Department is beyond its capacity to provide fire and EMS protection to the community. Average response times have increased over one full minute in the last seven years. Dependence upon out-of-county mutual aid is increasing annually, with the instances of near miss events increasing. In short, we cannot support additional growth without increased resources (both human and capital).

Sincerely,



R. Stacey Giomi
Fire Chief and
Emergency Management Director

**PUBLIC WORKS
DEPARTMENT**

ADMINISTRATION
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

CONTRACTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

FLEET SERVICES
3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

OPERATIONS
(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**TRANSPORTATION/
CAPITAL PROJECTS**
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**DEVELOPMENT
SERVICES**

**BUILDING and SAFETY
PERMIT CENTER**
2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

DEVELOPMENT ENGINEERING
2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fx: 775-887-2283

PLANNING
2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fx: 775-887-2278

CARSON CITY NEVADA
Consolidated Municipality and State Capital



MEMORANDUM

TO: Carson City Planning Commission

FROM: Andrew Burnham, Public Works Director

DATE: May 20, 2009

SUBJECT: Growth Management Report 2009

AB

Thank you for the opportunity to inform you of the status of our operations and our ability to serve Carson City at a projected growth rate up to 3% through 2012.

The operational reports are as follows:

WATER OPERATIONS:

Carson City's existing usable water rights are 16,660.81 acre-feet per year.

Carson City must allocate 1,308.64 acre-feet to remaining approved undeveloped lots. As required the State Engineer's Office, additional parcelling is also being accounted for. It is estimated that in 2009, Carson City's water usage will be approximately 13,900 acre-feet. This number includes State, commercial and industrial usage. Subtracting the predicted 2009 water usage of 13,900 acre-feet and outstanding water commitments of 1,308.64 acre-feet from Carson City's usable water rights of 16,660.81, a balance of 1,452.17 acre-feet remains, which may be allocated towards new development.

Carson City continues to utilize conjunctive use water management. During the below normal precipitation year of 2008, Carson City met its annual water needs from 57% groundwater and 43% surface sources. Carson City was able to use all of the leased Mud Lake surface water sources in 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007 and 2008. It is the goal of Public Works to provide the equipment for and operate the water system so that Carson City's needs can be fulfilled with either groundwater or surface sources dependent upon availability, allowing true conjunctive use water management.

Carson City will continue the outside water management program during the 2009 irrigation season which includes a THREE-DAY-A-WEEK schedule where odd-numbered addresses water on Tuesday, Thursday and Saturday and even-numbered addresses water on Sunday, Wednesday and Friday, with no watering between the hours of 10:00 a.m. to 6:00 p.m. Watering on Mondays is prohibited. This allows time for resting of the system and filling of tanks.

State Engineer's Order 1140 allows Carson City to pump additional Eagle Valley groundwater during drought years. This allows Carson City to pump a maximum of 11,700 acre-feet from the Eagle Valley ground water basin for a one year period

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MAY 21 2009

CARSON CITY
PLANNING DIVISION

provided that the average ground water pumped from Eagle Valley over a period of five consecutive drought years will not exceed 9,900 acre-feet annually.

Carson City Public Works can accommodate the projected growth for the remainder of 2009 through 2012, dependent on the completion of the planned capital improvement projects regarding storage, treatment, distribution, and location of new sources.

WASTEWATER RECLAMATION PLANT (WWRP) AND SEWER OPERATIONS:

Waste water flows to the plant remain relatively flat as a result of sewer line rehabilitation and/or replacement. The flow to the plant is 5.0 million gallons per day (MGD). The projected flow in 2012 is approximately 5.4 MGD average. The WWRP can accommodate the projected growth for the remainder of 2009 through 2012.

In April, 2009, Public Works obtained a discharge permit from the Nevada Division of Environmental Protection (NDEP) for the seepage from Brunswick Reservoir that discharges to the Carson River. The permit to discharge provides time for Carson City to evaluate long range options that would be most beneficial to the community. Expansion and upgrades to the existing plant are still necessary to accommodate build out and improve effluent quality for the existing reuse program. However, obtaining the permit to discharge the seeps and increasing our focus on sewer line replacement and rehabilitation, allows us the opportunity to accomplish the Capital Improvement Program in smaller increments.

Carson City Public Works can accommodate the projected growth for the remainder of 2009 through 2012, dependent on the completion of the phased capital improvement projects regarding plant upgrades and expansion.

TRANSPORTATION:

The Carson City Public Works Department is responsible for the construction and maintenance of the City's street network as well as bicycle and pedestrian facilities. Additionally, the City operates a public transit system. The City also works closely with the Nevada Department of Transportation, which owns and operates state highways in the City – including the Carson City Freeway.

With respect to the planned growth of the City and how that may be expected to impact the City's transportation system, the potential development rate of 3% through 2012 included in the letter of May 7, 2009, could be accommodated by the existing and planned transportation system.

Public Works staff, who serve both the Carson City Regional Transportation Commission (CCRTC) and the Carson Area Metropolitan Planning Organization (CAMPO) are familiar with the current system, the improvements that are planned to be implemented by the year 2012, and the planned improvements through the year 2030. With this knowledge, we have determined that the current system is operating well, and that significant projects are underway that will expand the capacity of the system and improve the operations. These notable, significant projects include the continued

extension of the Carson City Freeway, the extension of North Stewart Street, and the widening of Roop Street.

One of the important tools available for these evaluations is a travel demand model previously developed by the City, and now being operated and improved as part of CAMPO responsibilities. This model, based on existing and forecasted land use and socioeconomic data developed in cooperation with the Carson City Planning Division, forecasts traffic volumes by street for the year 2030. This model allows for evaluations of the impacts of changes in the land use base, the transportation network, or both. An update and extension of the modeling horizon to the year 2035 is expected to be completed in FY 2009/2010.

LANDFILL OPERATIONS:

The Carson City Sanitary Landfill (CCSL) has a current life expectancy of approximately 50 years. With continued proper management and advancements in technologies, the community's landfill may extend beyond the 50 year projection.

With approval from the Board of Supervisors the Landfill is now operated 6 days per week versus 7 days per week. This has provided a savings in operational costs without significant inconvenience to the community.

Carson City continues to provide a Household Hazardous Waste Program which reduces the amount of contaminants that are disposed in the landfill or otherwise disposed illegally to the environment. This program is free to Carson City residents.

Carson City has become the leader in recycling in Nevada. Carson City's current recyclables diversion rate is 42%. This is primarily from commercial business recycling programs and large scale programs implemented at the landfill (i.e., scrap metal, tires, wood waste, etc.), along with the curbside recycling program.



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

Memorandum



To: Lee Plemel, Planning Director
CC: Marena Works, Health and Human Services Director
From: Dustin Boothe, Epidemiologist *DB*
Date: 5/28/2009
Re: 2010 Growth Management

A three (3) percent residential growth will have impacts on the following programs and services at Carson City Health and Human Services:

1. Environmental Health Division

With current staffing at pre 1998 levels, increased growth in the community will have a direct impact to the work load of current staff. With growth in our residential population we would likely see an increased work load and increase the time needed to complete the building permit review process. Increased residential growth will also increase the number of customer complaints in regards to unsanitary conditions in their neighborhoods, and commercial establishments in our community.

2. Animal Services Division

Since 2000 we have reported that residential growth has a very large and direct impact on the Animal Services Division with increased complaints and use of the undersized shelter facility. The Animal Services facility is in dire need of being replaced, so that it can meet our current and future needs of our community; we are unable to comply with statues until it is built and properly staffed.

3. Human Services Division

As our senior population grows, our long-term care budget has the potential to increase. Also, a three (3) percent growth rate may affect our ability to provide assistance to our citizens through our general assistance programs.

4. Community Health Division

This division will be able to handle a three (3) percent residential growth rate.

Health and Human Services
900 East Long Street • Carson City, Nevada 89706
(775) 887-2190 FAX (775) 887-2248



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

To: Lee Plemel, Principal Planner

From: Roger Moellendorf, Parks & Recreation Director

Subject: Growth Impacts on the Parks & Recreation Department

Date: May 29, 2009



A growth rate of 3 percent will have significant impacts on the level of service that the Parks and Recreation Department can provide to the residents of Carson City. As new subdivisions are developed, additional neighborhood parks will be funded through our Residential Construction Tax (RCT) program. However, this will strain our ability to maintain these areas with our existing budget and staff. While RCT provides a sufficient mechanism to develop these parks, it doesn't provide funding for maintenance. The current downturn in sales tax revenues coupled with property tax lids are causing further strain to operation and maintenance efforts. Unfortunately the legislature has not approved a bill that will allow RCT funds to be used for maintenance of parks and recreation facilities. Therefore, our ability to match future growth with maintenance funding will continue to be hampered.

Decreasing sales tax has also negatively impacted revenues which fund our Quality of Life projects. The 1/4 cent sales tax derived from this revenue source has been an important funding tool which has allowed the City to build critical parks and recreational facilities, acquire sensitive properties for our Open Space Program, and helped fund maintenance efforts for our parks and recreation facilities. The combination of decreasing Residential Construction Taxes and Quality of Life revenues has greatly reduced our ability to provide recreational facilities, programs, and opportunities desired by our public. As an example, declining sales tax revenues have severely curtailed our ability to acquire adequate bonding for our long planned indoor recreation center. As a result, planning for this project has been suspended until the economy turns around.

It has been hoped that stimulus money from the federal government might be available for parks and recreation projects, but to date this hasn't proven to be the case. As in the case of RCT funding, stimulus money would most likely not be allowed to use for maintenance and operations purposes.

On the plus side, the Carson City Board of Supervisors have adopted a new Landscape Maintenance District Ordinance. This ordinance allows the City to approve landscape maintenance districts and allocate costs for the maintenance of parks and recreation facilities as well as pathways and other improvements within new residential developments. This is an

important step in providing adequate maintenance funding for new parks and recreation facilities that are constructed in conjunction with new residential development projects.

Mills Park is our only community park and it receives a tremendous amount of use. Currently there is a need for another park similar in size. A growth rate of three percent will most likely increase this need. As mentioned above, while a funding mechanism exists for neighborhood parks there is no such mechanism for community parks and it is doubtful that Quality of Life funds will be adequate for this type of development.

In general, we would expect an increasing population will result in increased use of our current facilities and recreation programs

If the current trend of an increasing senior population continues, we may face pressure to supply more programs for this population. If the city attracts growth from singles and young families we will most likely have to expand programs such as Latch Key, swimming lessons, and youth sports. The current trend seems to show a decrease growth in young families and, as a result, we are experiencing a decrease in Latch Key and other youth oriented activities.

An influx of diverse growth may change the way we provide services and the types of services we provide. It is difficult to predict with certainty the needs, desires, and expectations of the population making up this growth. Our department is already seeing an increase demand for adult soccer fields and baseball fields which is being fueled mainly by the increase in adult Hispanics.

The recently adopted “Parks and Recreation Master Plan” and the “Unified Pathways Master Plan” which are sub-components of the “Comprehensive Land Use Master Plan” are proving to be a valuable tools in planning for future growth. Some trends are already surfacing such as a strong community desire for a community-wide trail and pathway network. National trends and local experience indicate that trails are very popular, and walking is the most popular form of exercise, so it can be assumed that the desire for more trails will only increase with increased growth. In addition, both of these master plans were developed through an exhaustive and extensive utilization of public input. As a result, expectations from the public may be exceedingly high which may produce recreational demands significantly higher than a corresponding increase in population.

In summary, it is difficult to predict with certainty all the impacts growth will exact on our ability to provide adequate services. Changing demographics and the diversity of the growth are as important as the rate of growth itself.

From: Jeff Melvin
To: Lee Plemel
CC: Ray Saylo; Robert White
Date: 6/9/2009 7:22 AM
Subject: Residential Growth Management

Hello Lee,

Sorry I did not get back with you by June 5th, I was out of the office last week. I looked at the numbers generated by the Sheriff's office in the past five years and it seems that our activity follows the pattern that your packet shows, that is that our calls for service are down. Traffic citations are up each year since 2004 and injuries and property damage resulting from traffic accidents are down. This is a direct result of increased traffic enforcement.

Of course, once our growth starts to increase again, so will our response to calls for service. With housing sub-divisions and commercial projects being established, there will be an impact on our ability to keep up with traffic enforcement. Our department would like to be involved in the management group so that we may effectively address these issues as they come up.

Thank you.

Lieutenant Jeff Melvin
Carson City Sheriff's Office



BAWN

Builders Association of Western Nevada

P.O. Box 1947

Carson City, NV 89702

Phone: 775-882-4353

Fax: 775-882-6087

<http://www.bawn.org>

Affiliated with National Association of Home Builders

June 5, 2009

Carson City Planning Commission
Community Center, Sierra Room
851 East Williams Street
Carson City, NV 89701

Dear Planning Commissioners,

Re: Establishment of Growth Management Rate ~ GM-09-038

In regards to the annual reassessment of the Carson City Growth Management Ordinance, the Builders Association of Western Nevada would encourage the Planning Commission to continue supporting the 3% growth rate. For many years now this ordinance has served Carson City successfully and helped our community sustain a model growth rate. Maintaining this rate is vital to facilitate and spur a healthy economy for the businesses and citizens residing in our City. Because of the proven success of this rate we can look to the future with confidence if it is upheld. We thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Sheena Beaver".

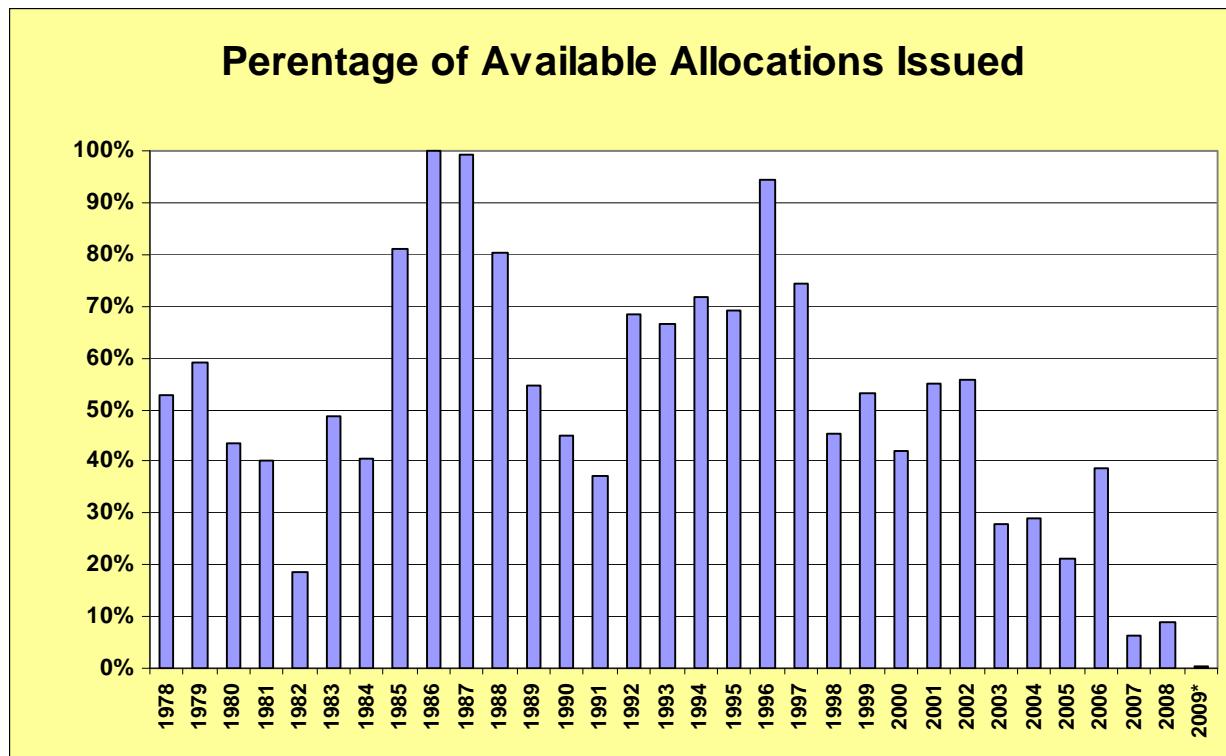
Sheena Beaver
Director of Government Affairs
Builders Association of Western Nevada



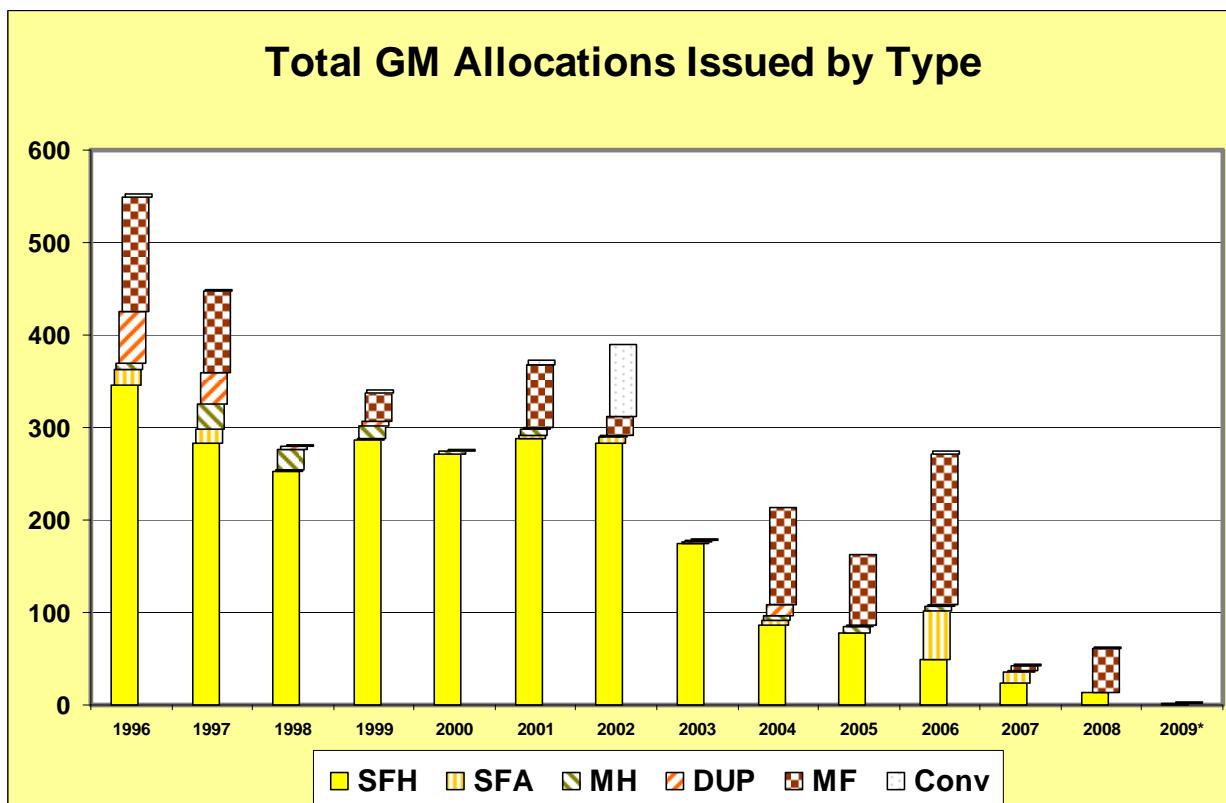
EXCERPT FROM THE GROWTH MANAGEMENT ORDINANCE

18.12.015 Purpose.

1. The Board of Supervisors finds and declares:
 - a. A measure of sustained, balanced growth in Carson City is both desirable and necessary for the continued viability of the community; and
 - b. The health, safety, and general welfare of the City's citizens dictate the continued availability of essential public facilities and services and adequacy of community resources; and
 - c. The ability to provide essential resource or service at the quality and quantity desired by the community is an integral part of the City's quality of life; and
 - d. Growth experienced in the past, and pressures for continued growth indicate that Carson City may reach capacity in the delivery of one or more of essential resources or services; and
 - e. If capacity to provide an essential service or resource is reached, the Board may cause total cessation of residential growth for an interim period of time; and
 - f. When the City sets the quantity of building permits available for a specific year, the Board declares that there are certain limits to the capacity or capability of the city to deliver water or sewer services.
2. The Board declares that the following essential resources shall be considered for the managed growth of Carson City:
 - a. City water: quantity, quality, supply, capacity, infrastructure;
 - b. City sewer: treatment and disposal capacity; system or infrastructure ability to transport sewage from a residential dwelling unit of the treatment system;
 - c. Sheriff protection services;
 - d. Fire protection services;
 - e. Traffic and circulation;
 - f. Drainage and flooding;
 - g. School enrollment and capacity;
 - h. Parks and recreation; and
 - i. Other resources or services as determined by the Board.
3. Upon declaration of these findings, the Board of Supervisors of the consolidated municipality of Carson City has determined that a workable and reasonably equitable system for the management of population growth shall be a part of the land development process. The provisions in this chapter achieve this purpose.



* As of June 12, 2009



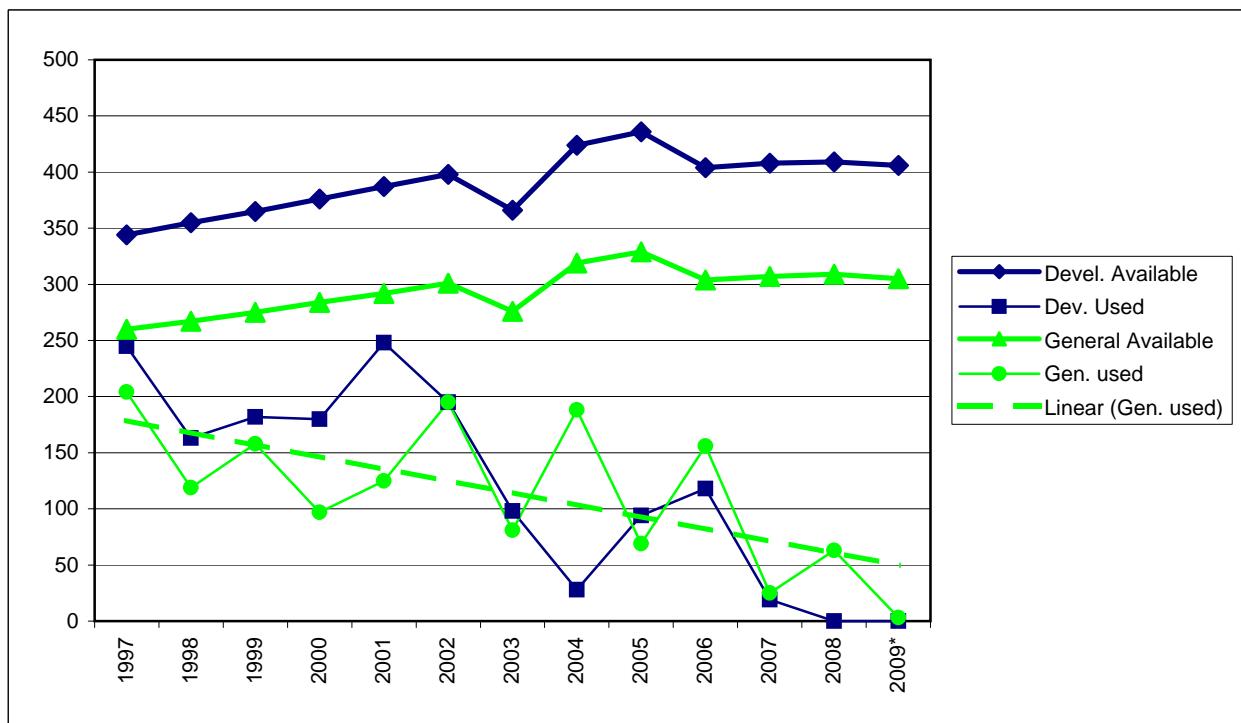
SFH – Single Family Detached
 SFA – Single Family Attached
 MH – Mobile Home

DUP – Duplex (2 units under one ownership)
 MF – Multi-Family (3+ units under one ownership)
 Conv – Conversion of existing residence from well to city water

Developer v. General Allocations Issued

	Available	Issued	%	Devel. Available	Dev. Used	Dev. % used	General Available	Gen. used	Gen. % used	
1997	604	449	74%	344	245	71%	260	204	78%	
1998	622	282	45%	355	163	46%	267	119	45%	
1999	640	340	53%	365	182	50%	275	158	57%	
2000	660	277	42%	376	180	48%	284	97	34%	
2001	679	373	55%	387	248	64%	292	125	43%	
2002	699	390	56%	398	195	49%	301	195	65%	
2003	642	179	28%	366	98	27%	276	81	29%	
2004	743	216	29%	424	28	7%	319	188	59%	
2005	765	163	21%	436	94	22%	329	69	21%	
2006	708	274	39%	404	118	29%	304	156	51%	
2007	715	44	6%	408	19	5%	307	25	8%	
2008	718	63	9%	409	0	0%	309	63	20%	
2009*	711	3	0%	406	0	0%	305	3	1%	
Avg. 1999-2008 (10 yrs.)			34%			116	30%		116	39%
Avg. 2004-2008 (5 yrs.)			21%			52	12%		100	32%

* As of June 12, 2009



Carson City Approved Subdivision Vacant Lot Information

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Recorded Subdivision Lots

	Approval Date	File No.	Development Name	Lots Recorded	Vacant Lots	Location
1	Oct-04	TSM-04-132	Carmine Street Subdivision	15	11	North of Hwy 50 East and South of Carmine Street
2	Jul-93	P-92/93-4	Cottonwood Court	20	8	North of Fifth St, east of Roop St
3	Jul-92	S-91/92-6	Goni Canyon Estates, Phase I Goni Canyon Estates, Phase 2 Goni Canyon Estates, Phase III	41 42 16	5 4 2	South of Fermi Rd; Goni Rd extension
4	Mar-94	P-93/94-2	Heritage Park at Quail Run Phase 5 Phase 6	21 82	8 19	Corner of Fairview Dr and Saliman Rd
5	Sep-96	S-95/96-6 S-96/97-3	Hidden Meadows Estates #1 Hidden Meadows Estates #2 Hidden Meadows Estates #4	31 25 30	2 1 4	East of Carson River Rd and south of Fifth St
6	May-87	S-87-1	Highland Estates	60	7	"C" Hill, west of Lake Glen Manor
7	Jul-87	Parcel Maps	Kingston Park	28	13	At the west end of Long St extension
8	May-79 May-79	S-79-4 S-79-5	Lakeview Subdivision	258	34	South of Carson City/Washoe County line, west of US Hwy 395 North
9	Nov-92	P-92/93-1	Long Ranch Estates PUD, 1A Phase IB Phase 6	31 30 29	1 12 2	Approximately 1,000 ft. west of North Ormsby Blvd, and north and south of Kings Canyon Rd
10	Oct-78	PUD 9/78	Riverview PUD	262	15	End of Fifth St, north of Eagle Valley Junior High School
11	Oct-93	P-93/94-1	Silver Oak PUD (1,074 total)** Phase I Phase 5 Phase 12 Phase 16 Phase 18 Phase 19	70 33 60 57 21 10	2 2 3 46 4 9	West of N. Carson Street north of Winnie Lane ** Recorded lots plus remaining future phases.
12	Nov-05	TSM-05-160	Sundance Ridge II (SFA)	32	20	West of Lepire Drive
13	Oct-78	no file #	Timberline	101	10	West end of Combs Canyon Rd
14	Jan-90	S-89/90-3	Wellington Crescent Subdivision	59	8	North of Ash Canyon Rd and approximately 1,300 ft. west of Winnie Lane

Total of Vacant Subdivision Lots: 252

Carson City Approved Subdivision Vacant Lot Information

Page 2 of 2

Approved Tentative Maps with Lots Pending to Record

	Approval Date	File No.	Development Name	Lots Approved	Lots Remaining	Location
T1	Apr-09	TSM-09-003	City View Greenhomes	8	7	North of West Appion Way and West of Voltaire Street
T2	Sep-06	TPUD-06-146	Clearview Ridge	75	75	West side of Cochise, south side of Roventini
T3	Sep-06	TSM-06-168	Combs Canyon I	23	23	West side of Combs Canyon Rd., north of Timberline Dr.
T4	Sep-06	TSM-07-027	Combs Canyon II	19	19	East side of Combs Canyon Rd.
T5	Feb-06	TPUD-05-229	Corte Reale	12	12	Northwest corner of Silver Oak development
T6	Jan-05	TPUD-05-191	Eagle Village	36	36	North side of Eagle Station Lane
	May-09	SUP-09-039		12	12	Added 12 additional dwelling units
T7	Jun-08	TSM-08-043	East Ridge Village	115	115	North of Flint Drive and East of HWY 50 East
		LDM-06-198 & -199	Lehman Properties	23	23	
T8	Nov-06					North of the Goni Rd. terminus
T9	Dec-06	TPUD-07-202	Mills Landing	94	94	West side of State St., north of William St.
T10	Sep-06	TPUD-06-143	Newport Village	43	43	North side of Nye Ln, west of College Pkwy.
T11	Mar-07	TPUD-07-010	Ross Park PUD	23	23	Between Snyder Ave., California St. & Appion Wy.
T12	Oct-05	TSM-05-144	Schultz Ranch Development	521	521	Race Track Road vicinity, east of Center Dr.
T13	Oct-93	P-93/94-1	Silver Oak PUD	1,074	491	West of N. Carson Street north of Winnie Lane
T14	Apr-07	TSM-06-203	Summerhawk	201	201	West of Rhodes St. & Betts St., south of C-Hill

Total Approved Tentative Map Lots Pending: 1,695

Total of Vacant and Pending Subdivision Lots: 1,947

Multi-Family Residential Major Project Reviews (last 12 months)

	Review Date	File No.	Development Name		Number of units	Location
					0	
					0	

Total Potential Multi-family Units: 0

Conceptual Map Reviews (last 12 months)

	Date Received	File No.	Development Name	Lots Proposed	Lots Remaining	Location
					0	
					0	

Total Conceptual Units: 0

Total Vacant, Pending, Conceptual and Multi-Family: 1,947

Methodology for Determining Number of Residential Allocations

ATTACHMENT F

Assumptions:

- The 2008 certified Carson City population estimate is 57,600. (This is the most current population estimate. The 2009 population estimate will not be available until approximately early 2010.)
- This certified 2008 population estimate is used as the “baseline” for establishing 2010 residential allocations
- 2009 Population is based upon number of allocations issued in 2008
- 2.44 persons per household is assumed per 2000 US Census

Methodology:

- 1) $(2008 \text{ pop.}) + (2008 \text{ allocations} \times 2.44) = 2009 \text{ pop.}$
- 2) $(2009 \text{ pop.}) \times (\% \text{ growth rate}) = 2010 \text{ pop.}$
- 3) $(2010 \text{ pop.}) - (2009 \text{ pop.}) = 2010 \text{ pop. growth}$
- 4) $(2010 \text{ pop. growth}) / (2.44 \text{ pop./unit}) = \text{Number of 2010 allocations}$

2008 Population:

57,600

2008 Allocations Issued:

63

At 3.0% growth rate:

- 1) $57,600 + 154 = 57,754$
- 2) $57,754 \times 1.03 (3.0\%) = 59,486$
- 3) $59,486 - 57,754 = 1,733 \text{ persons}$
- 4) $1,733 / 2.44 = \text{710 allocations}$

Subsequent Years		
2011	731	at 3%
2012	753	at 3%
2013	776	at 3%

At 2.5% growth rate:

- 1) $57,600 + 154 = 57,754$
- 2) $57,754 \times 1.025 (2.5\%) = 59,198$
- 3) $59,198 - 57,754 = 1,444 \text{ persons}$
- 4) $1,444 / 2.44 = \text{592 allocations}$

Subsequent Years		
2011	607	at 2.5%
2012	622	at 2.5%
2013	637	at 2.5%

At 2.0% growth rate:

- 1) $57,600 + 154 = 57,754$
- 2) $57,754 \times 1.02 (2.0\%) = 58,909$
- 3) $58,909 - 57,754 = 1,155 \text{ persons}$
- 4) $1,155 / 2.44 = \text{473 allocations}$

Subsequent Years		
2011	483	at 2%
2012	493	at 2%
2013	502	at 2%

Growth Management Distribution Flow Chart (per 18.12.055[1])

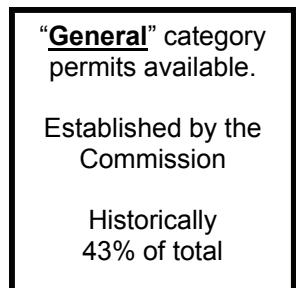
Period 1
January—March >

Period 2
April—June

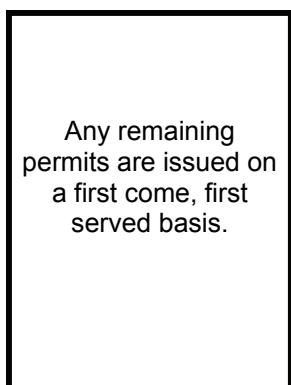
Period 3
July—December



“Development projects” may pull permits on a first come, first served basis until a maximum of 50% above the original number of permits assigned to the category are issued or the total permits run out, whichever comes first.



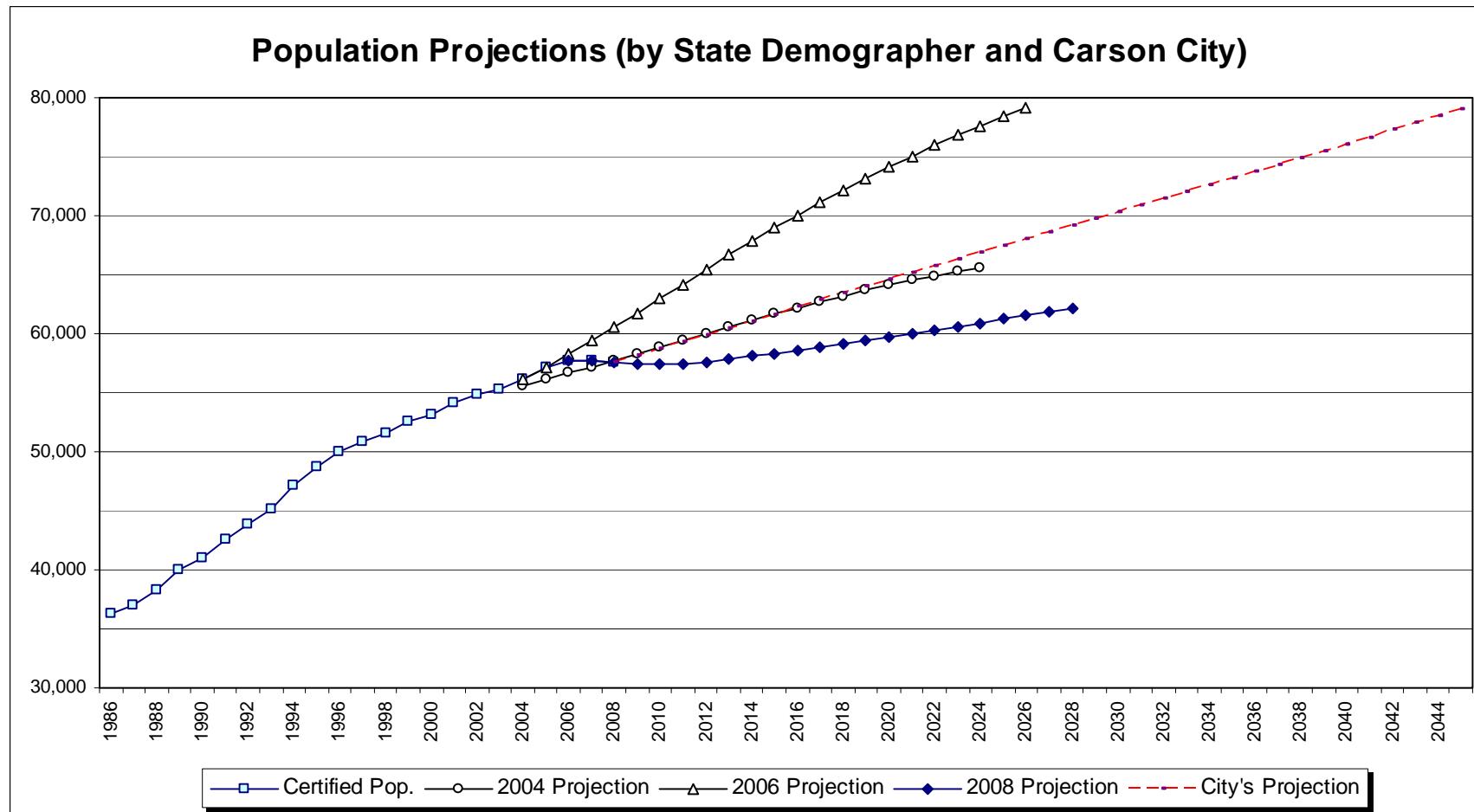
“General property owners” may pull permits on a first come, first served basis until a maximum of 100% above the original number of permits assigned to the category are issued or the total permits run out, whichever comes first.



ATTACHMENT G

2010 Building Permit Distribution Table (at 3% growth)

	Period 1 January, February & March	Period 2 April, May & June	Period 3 July – December
Total Available	<ul style="list-style-type: none"> • 710 building permits available 	<ul style="list-style-type: none"> • All remaining permits available 	<ul style="list-style-type: none"> • All remaining available
Development Category (31 or more lots or units)	<ul style="list-style-type: none"> • 405 building permits available (57%) • Permits divided equally among the qualified development projects on the list as of Jan. 2, 2008. • Where a development project has less units or lots than the total number of building permits allocated to it, the remaining units shall be divided equally among the remaining development projects. • Additional development projects may be added to the list during Period 1 and use any remaining building permits if the units or recorded lots of the qualifying projects on the list total less than the number of building permits allocated to the development category. 	<ul style="list-style-type: none"> • A maximum cumulative total of 607 permits (50% above the maximum number originally allocated to the category) may be obtained on a first come, first served basis, or until permits run out, whichever comes first. 	<ul style="list-style-type: none"> • Any remaining building permits available on a first come, first served basis
General Category	<ul style="list-style-type: none"> • 305 building permits available (43%) • A maximum of 30 permits may be issued to an individual property owner during this period. 	<ul style="list-style-type: none"> • A maximum cumulative total of 610 permits (100% above the maximum number originally allocated to the category) may be obtained on a first come, first served basis, or until permits run out, whichever comes first. 	<ul style="list-style-type: none"> • Any remaining building permits available on a first come, first served basis



- Certified population figures have been certified by the Governor through 2008 (57,600 in 2008).
- 2004, 2006 and 2008 projections were made by the State Demographer in those respective years.
- "City's Projection" is based upon an approximate one percent growth rate over time, averaging approximately 240 new dwelling units per year. This project is used for City long-range planning purposes (e.g. for water, sewer and transportation master plans) and will be adjusted on a yearly basis based on certified growth figures.

ATTACHMENT J

RESOLUTION NO. 2009-R-__

A RESOLUTION AMENDING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2010 AND 2011 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2012 AND 2013; ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS AVAILABLE WITHIN THE DEVELOPMENT AND GENERAL PROPERTY OWNER CATEGORIES; AND ESTABLISHING A MAXIMUM AVERAGE DAILY WATER USAGE FOR COMMERCIAL AND INDUSTRIAL BUILDING PERMITS AS A THRESHOLD FOR GROWTH MANAGEMENT COMMISSION REVIEW.

WHEREAS, Carson City Municipal Code Section 18.12 requires the Board of Supervisors of Carson City to establish a fixed number of residential building permits on a two year rolling basis to manage growth within Carson City; and

WHEREAS, pursuant to Carson City Municipal Code Section 18.12 the Growth Management Commission met in a duly noticed public hearing on June 24, 2009, and recommended the maximum number of residential building permits to be made available to calendar years 2010 and 2011, and the Commission estimated the maximum number of residential building permits for calendar years 2012 and 2013; and

WHEREAS, the Board of Supervisors finds and declares pursuant to Carson City Municipal Code Section 18.12 that city water and wastewater treatment capacity are essential resources that limit the available residential building permits authorized by this resolution; and

WHEREAS, the Board of Supervisors now desires to fix, by resolution, the available number of building permits and the categories for the permits.

NOW, THEREFORE, the Board of Supervisors hereby resolves:

A. Beginning on the first city working day in January 2010, the Building Division shall make available a total of **710** residential building permits. The 2009 year end balance of unused permits shall be voided and returned to the utility manager. The building permits shall be disbursed as follows:

1. For the general property owner category, a subtotal of **305** residential permits (43% of total residential building permit allocation). General property owners shall

1 be entitled to apply for a maximum of 30 residential building permits in Period 1 based on
2 the availability of building permits.

3 2. For the development project category, a subtotal of **405** residential
4 building permits (57% of total residential building permit allocation). Individual development
5 projects qualified for inclusion on the project list shall be entitled to apply for an equal share
6 of building permits during Period 1 based on the number of qualified development projects
7 on the first City working day in January 2010. Where a development project has less lots or
8 units than the total share of building permits allocated to it, the remaining building permits
9 shall be distributed equally among the remaining development projects. Additional
10 development projects may be added to the list during Period 1 and use any remaining
11 building permits. If no additional permits are available in Period 1 in this category,
12 development projects not on the list at the beginning of Period 1 may only apply for building
13 permits from the general property owner category during Period 1 in accordance with the
14 limitations set forth above and may be added to the development category anytime during
15 Period 2.

16 3. Any residential building permits remaining from Period 1 shall be
17 made available in Periods 2 and 3 in accordance with Carson City Municipal Code Section
18 18.12.055.

19 B. Beginning on the first city working day in January 2011, the Building
20 Department may upon Board of Supervisors' approval make available pursuant to Carson
21 City Municipal Code Section 18.12 a maximum total of **731** residential building permits,
22 assuming three percent growth in 2010. The building permits shall be disbursed as follows:

23 1. For the general property owner category, a subtotal of **314** residential
24 building permits may be made available. General property owners shall be entitled to apply
25 for a maximum of 30 residential building permits in Period 1 based on the availability of
26 building permits.

27 2. For the development project category, a subtotal of **417** residential
28 building permits may be made available. Development projects qualified for inclusion on the

1 project list shall be entitled to apply for building permits in accordance with paragraph A(2),
2 above.

3 3. Any building permits remaining from Period 1 shall be made available
4 for Periods 2 and 3 in accordance with Carson City Municipal Code Section 18.12.

5 C. For calendar year 2012, it is estimated that the Board of Supervisors may
6 make available a maximum of 753 residential building permits, assuming continued three
7 percent growth.

8 D. For calendar year 2013, it is estimated that the Board of Supervisors may
9 make available a maximum of 776 residential building permits, assuming continued three
10 percent growth.

11 E. Pursuant to Carson City Municipal Code Section 18.12, prior to issuance of
12 building permits, any commercial or industrial projects proposed in 2010 that exceed the
13 threshold of **7,500 gallons per day water usage** must have the Growth Management
14 Commission's review and approval to assure water availability.

15 F. Any building permits made available by this resolution shall be subject to all
16 of the requirements of Carson City Municipal Code Chapter 18.12 (Carson City Growth
17 Management Ordinance).

18 G. This resolution supersedes all prior resolutions establishing growth
19 management allocations and shall have the full force and effect of law and be incorporated
20 by this reference into Carson City Municipal Code Chapter 18.12.

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ADOPTED this _____ day of _____, 2009.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder
