

**STAFF REPORT FOR THE GROWTH MANAGEMENT COMMISSION MEETING OF
MAY 26, 2010**

FILE NO: GM-10-022

AGENDA ITEM: H-3

STAFF AUTHOR: Lee Plemel, AICP, Planning Director

REQUEST: Action to recommend to the Board of Supervisors a Resolution for the establishment of a Growth Management rate, number of residential building permit entitlements, and the commercial and industrial daily water usage threshold for 2011.

RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of a maximum total of 695 residential building permit entitlements for 2010 based upon a population growth rate of 3%, with an allocation of 43% or 299 entitlements for the general property owner category and 57% or 396 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, and as further provided in the draft Board of Supervisors Resolution.”

(Additional motion alternative: “I further move to recommend that the Board of Supervisors consider amending the Growth Management Ordinance to suspend the annual review and residential permit allocation until at least 230 residential permits are issued in a given year.”)

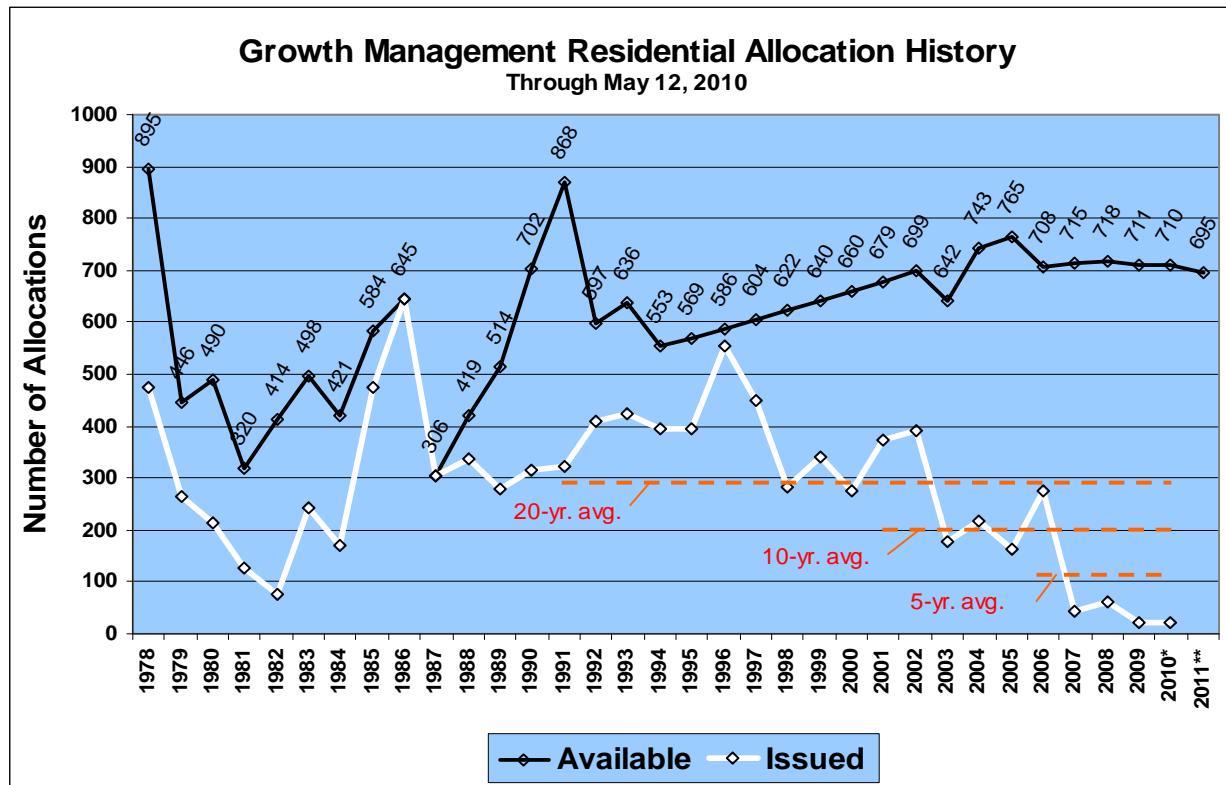
BACKGROUND:

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 (2011 and 2012, on a rolling calendar basis) and estimating the number to be made available in the third and fourth years (2013 and 2014).
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.

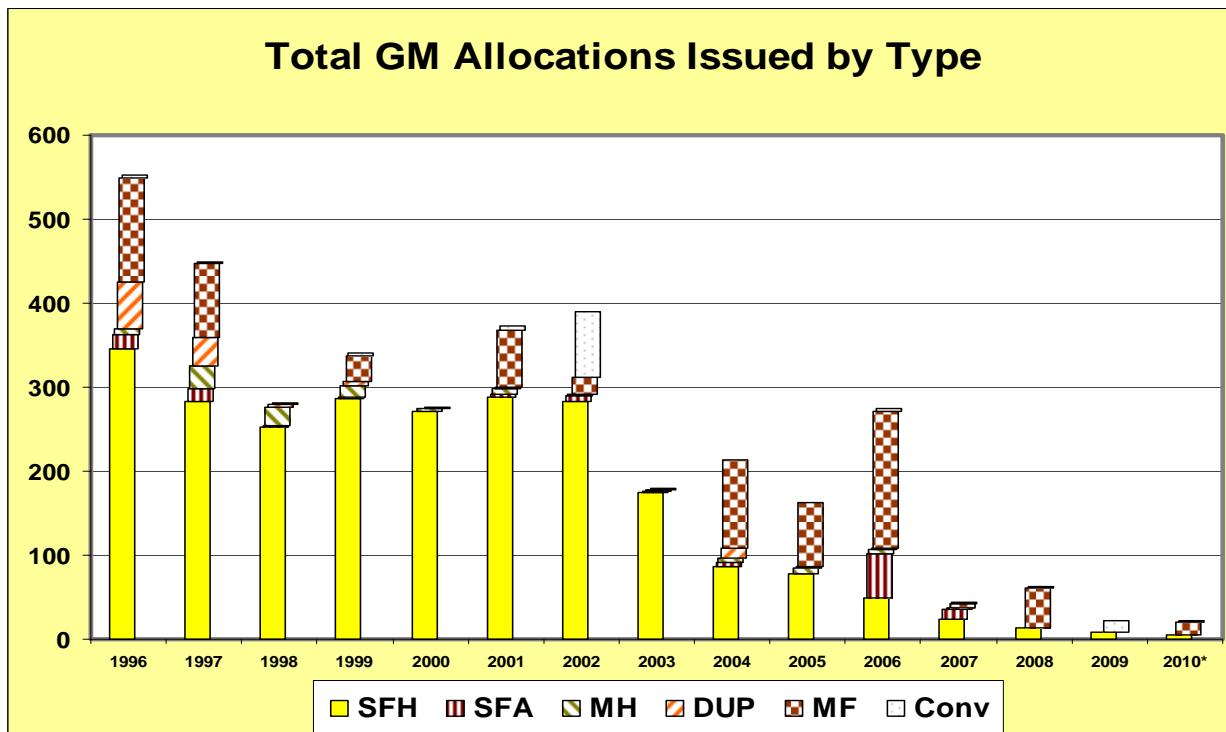
The Growth Management Ordinance was originally implemented in the late-1970’s to address the City’s ability to provide the necessary water and sanitary sewer infrastructure to keep pace with growth. For most of the Growth Management program’s more recent history, the total number of building permit entitlements 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 following graphs provide historical data regarding the number of permits available, permits used by type of residence, and the number of permits used by the general property owner and development categories.



* 5 new SF residential units and 16 Multi-family units as of May 12, 2010

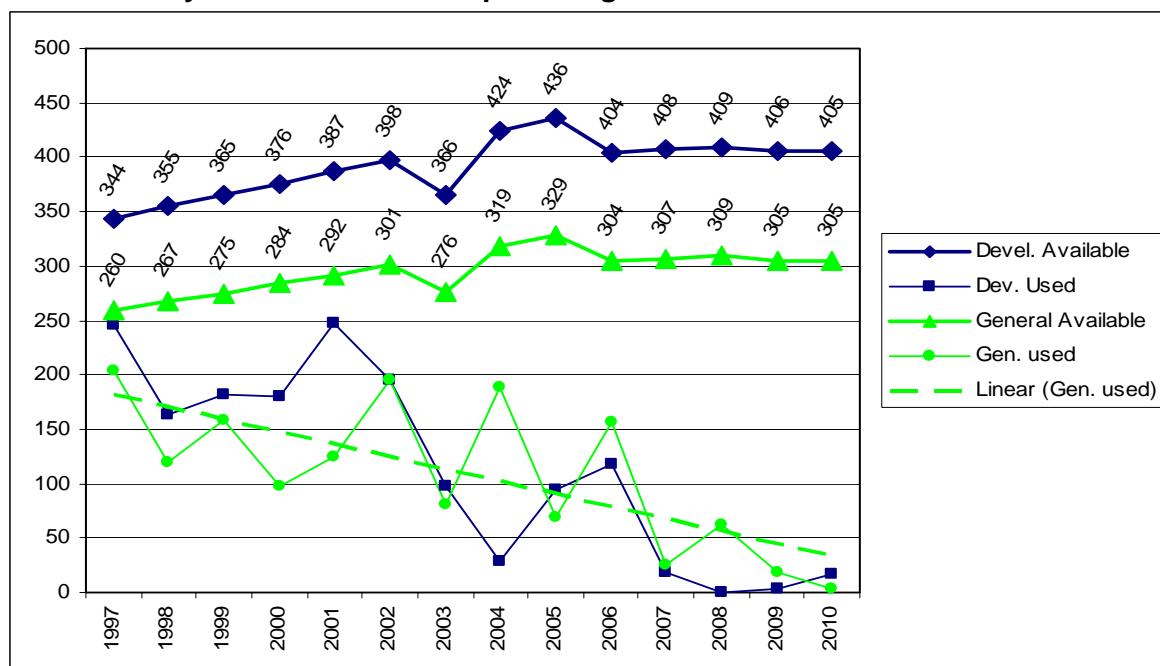
** 2011 recommended allocation



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

DUP – Duplex
 MF – Multi-family attached (3+ units, single ownership)
 Conv – Conversion of existing unit from well to water system

Allocations by General and Developer Categories



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 growth within Carson City and, specifically, if and what limit should be set on the issuance of residential permits for 2011. Written comments received are attached to this report. No City Department or other agency comments include a recommendation to limit the number of residential permits to be made available in 2011. Please refer to the attached comments for more detail.

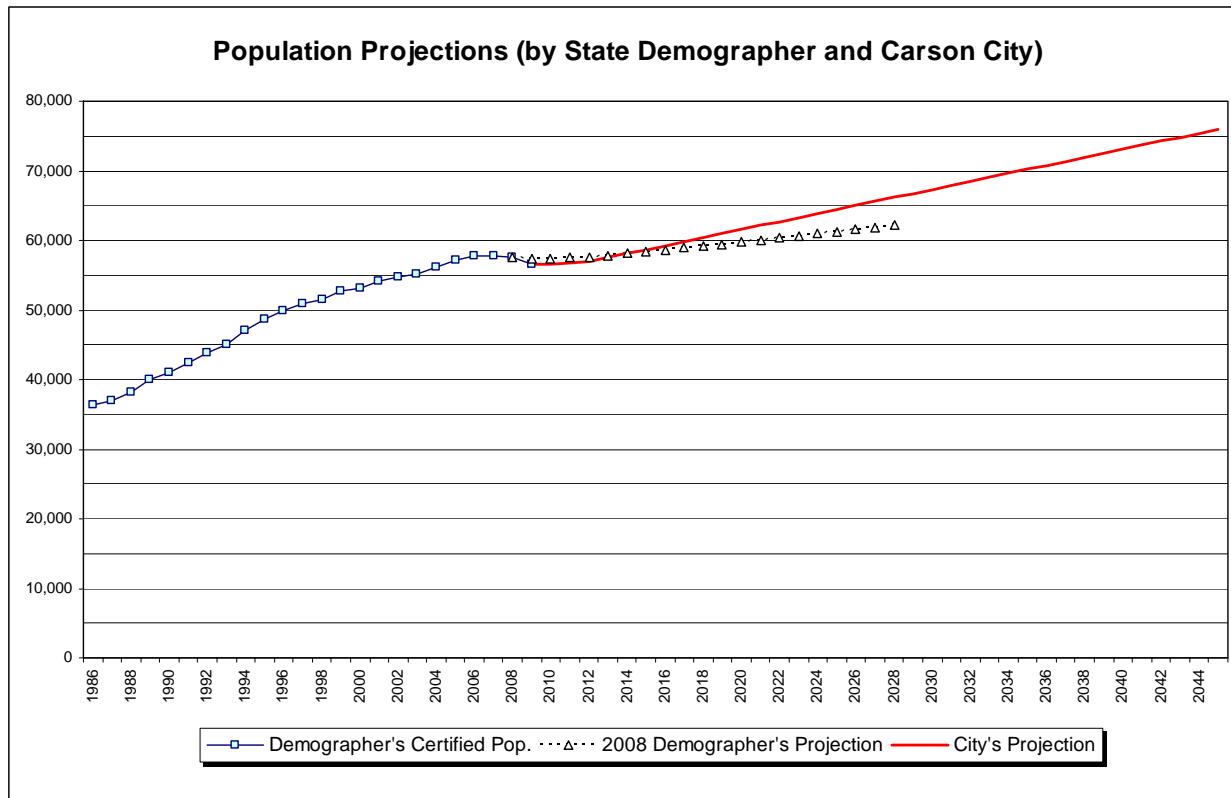
During a discussion item at the April 28 Planning Commission meeting regarding the Commission's role in Growth Management, several questions and issues were raised and are addressed below. This information should offer additional insight to assist the Commission in making a recommendation to the Board of Supervisors.

- Where does the City currently stand in relation to residential "build out" capacity?

Carson City land use, water, sewer, and transportation long-range planning has been based on an estimated "build out" population of 75,000 to 80,000. Carson City currently has approximately 24,000 residential units (per Assessor's data), with a population of approximately 57,000. Approximately 32,000 residential units would be required to accommodate a population of 75-80,000 (assuming approximately 2.44 persons per unit per 2000 US Census data). This leaves approximately 8,000 residential units remaining to be constructed before the City's planned build out population is reached.

A complete list of available buildable (vacant) lots and approved subdivisions is included as Attachment B. City records indicate there are approximately 241 vacant subdivision lots (as of May 17, 2010) 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.

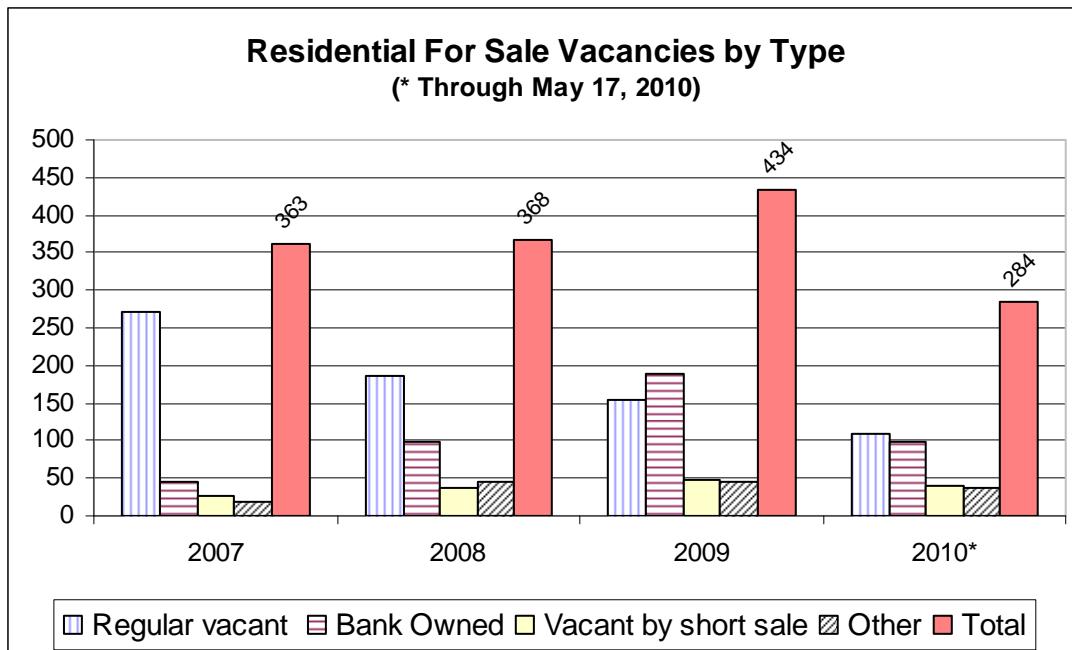


- How have residential vacancies increased over the last couple of years?

With an increase in foreclosures during the recent economic downturn, it would be anticipated that a larger inventory of vacant housing is available and competing with the need for new construction. Vacancy data obtained from the Northern Nevada Regional MLS Service (courtesy of Re/Max Realty affiliate Stephen Lincoln) shows that foreclosures have, indeed, had an impact on housing vacancies.

The following graph shows the various types of vacancies in the MLS sales listing for 2007 through May 17, 2010. The data shows "bank owned" vacancies (generally foreclosures) and "short-sale" vacancies, in addition to "regular" and "other" types of vacancies. The numbers are cumulative, meaning that it represents all vacancies for sale during the given year. The data for 2010 is only for a portion of the year, therefore, it would be anticipated that the number of vacancies for the 2010 in each category will continue to increase.

The data indicates that there have been an increased number of vacant residences available for sale over the last two years, and it appears that 2010 may continue that trend. The implication this has on the Growth Management program is that the larger inventory of existing residences available will minimize the need for new construction to meet market demands, slowing the turnaround in new home construction.



Source: Vacancies per Northern Nevada Regional MLS Service for all of Carson City

- How long does it take from building permit issuance to residence completion?

The average time from issuance of a building permit to completion of a single family house is approximately 4-6 months.

Considering that the number of residential allocations is recommended six months before the applicable year starts and there is additional construction time before actual impacts to City services occur when a family moves in, it can be difficult to predict the precise timing of impacts that residential allocations will have in following years. However, it should be noted that the Growth Management program is dynamic and is reviewed annually. So, while allocations are estimated for the following four years, growth trends and impacts are monitored on an annual basis and the allocations can be adjusted in any given year to address any issues that may arise.

- Do water and sewer connection fees pay for infrastructure expansion?

No, developers bear the costs of any required infrastructure expansion to accommodate a new development. Water and sewer capacity and improvements are planned for the long-range build out population of 75-80,000. But any new project is responsible for ensuring that adequate infrastructure exists in the current system to accommodate the new development. In fact, water and sewer connection fees were recently reduced significantly (by about 90%) because new connections are not directly associated with the costs of running and upgrading the system.

User rates are by far the largest contributor to the expenses associated with system maintenance and improvements that are required to keep the existing system functioning. For example, major water system improvements planned to be complete in the next couple of years (approximately \$32 million) are primarily the result of the need to meet new federal water quality requirements, though the improvements will also provide additional capacity for the City.

- Given current City staffing issues, does City staff have the capacity to process 700 permits if the maximum amount were submitted in any given year?

The building permit center is an “enterprise fund,” meaning it uses revenues directly generated by permits to fund the permit center functions. When more permits are submitted, this immediately generates revenues that can be used to ensure that appropriate staff is hired to handle the workload. This includes funding the time for staff in the planning, engineering, fire, and health departments to review and inspect building permit plans. The funds generated from building permits could be used to hire any additional staff necessary to process the permits.

- How is the number of available allocations determined each year?

The Growth Management Ordinance does not specify how to determine the number of allocations that should be made available each year, only that “essential resources” must be considered in determining that number. For a large portion of the ordinance’s history, a general rule of 3% maximum growth has been used.

Various methods of determining the number of allocations to be made available have been used over the program’s history, resulting in a wide range of allocation maximums over the years. Unused allocations were carried over to the following year during a certain period, with adjustments made every few years. During a period in the 1990’s, the available allocations were increased by 3% each year, even though actual population growth was occurring at a slower rate during that same period. The Growth Management files from prior to 2006 do not indicate the exact methodology used in determining the number of allocations.

In 2006, the current method of determining the number of allocations was established. This method uses the most recent available State Demographer population estimates for Carson City as the base for establishing the number of permits that would, theoretically, result in 3% growth. This method also uses the latest Census data for the average number of persons per household (2.44) to calculate the allocations. The details of the methodology used in determining the recommended allocations for 2011 is included as Attachment C. The methodology has been included in each report since 2006 to establish a consistent method that can be tracked through time. (Note that the total allocations have decreased over the last three years commensurate with the estimated population decrease.)

It should also be noted that, while the ordinance requires establishing the number of allocations to be made available in the second year and estimating the number for the third and fourth years, the ordinance also requires that these numbers be evaluated and set annually. Therefore, if certain service capacity issues arise in any given year, the estimated number of allocations for future years can be adjusted. Also, it should be noted that the number of allocations can only approximate how much actual growth will occur in the City. For example, the State Demographer estimates that the City’s population has decreased slightly over the last three years, primarily due to employment impacts, even though new residential units have been constructed during that time. In theory, the City could see an actual growth rate of more than 3% in any given year even though all of the available residential allocations are not used.

- How has the Carson City School District enrollment been impacted recently?

The Carson City School District enrollment has dropped 13% in the last five years, from a total of 8,683 to 7,657 K-12 students (source: CCSD 2010 Master Plan Committee). Many factors affect school district enrollment besides just population and demographic changes in Carson

City, including alternative schooling options, State and Federal mandates, internal factors and other external factors. Refer to Attachment D for more detailed enrollment information.

- Is the annual Growth Management residential limitation necessary during the current economic downturn?

Since no more than 63 residential allocations have been issued in any given year during the last three years, and there is no indication that a significant “spike” in residential development will occur in the next couple of years, it has been suggested that we may not need to set any limit on residential permits until we see an actual increase in the number of permits being submitted. This could be accomplished by amending the ordinance to temporarily put the Growth Management allocation process in abeyance without limits on permits until a certain number of permits are actually submitted in a given year.

If the Growth Management Commission wishes to consider making this recommendation to the Board of Supervisors, staff recommends that only the annual residential allocation should be temporarily eliminated. The remainder of the ordinance, including the requirement for Growth Management Commission review of commercial and industrial projects that use more than 7,500 gallons of water per day, should remain in place. Staff could continue to monitor the number of allocations issued each year and reinitiate the allocation process once a certain threshold is reached. Staff suggests a threshold of 230 residential permits, which roughly correlates to a growth rate of approximately 1%. If the Growth Management Commission makes this recommendation to the Board of Supervisors, the Board may direct staff to initiate an ordinance amendment, which would then go back through the Planning Commission and Board for approval with further details on how the temporary program would work.

Even if the Growth Management Commission recommends putting the residential allocation limits in temporary abeyance, the Commission should recommend the establishment of allocations for 2011 per the current ordinance provisions.

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 2011 and 2012 and recommend an estimated number of total permits available for 2013 and 2014. 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 C for methodology).

Permit Allocation Alternatives

Rate	Category	2010	2011	2012	2013
3.0%	Total	695	716	737	759
	General	299 (43%)	308 (43%)	--	--
	Development	396 (57%)	408 (57%)	--	--
2.5%	Total	579	594	609	624
	General	249 (43%)	255 (43%)	--	--
	Development	330 (57%)	339 (57%)	--	--
2.0%	Total	463	473	482	492
	General	199 (43%)	203 (43%)	--	--
	Development	264 (57%)	269 (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 new development occurs.

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.

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) Buildable Lots and Approved Projects List
- C) Methodology, Number of Available Permits
- D) Carson City School District enrollment history and projections
- E) Building Permit Distribution for 2011 (3%)
- F) Draft Resolution



Carson City Planning Division

2621 Northgate Lane, Suite 62
 Carson City, Nevada 89706
 (775) 887-2180
 Plandiv@carson.org
 www.carson.org

April 6, 2010

Dear Carson City Growth Management Stakeholder:

The Carson City Growth Management Commission (Planning Commission) will hold its annual meeting on May 26, 2010, to recommend entitlements for the residential Growth Management program for the 2011 calendar year. The Board of Supervisors will take final action on the allocations on July 15, 2009, to establish the number of building permits for residential units that will be permitted in 2011.

This letter is intended to solicit your input in accordance with the Growth Management Ordinance to assemble data and comments relative to the effect that residential population growth has on services your department or agency provides to the citizens of Carson City. Specifically, the Growth Management Commission and Board of Supervisors are interested in determining how the allocation of permits for residential construction in 2011 will impact your department's or agency's ability to serve the citizens of Carson City and what level of residential growth could be accommodated. (Note: The number of residential permits made available annually generally corresponds to what would result in approximately 3% residential growth.)

To provide consistent comments addressing the issues related to Growth Management residential allocations, please address the following questions in your response:

1. *Does your department or agency have any extraordinary service capacity issues that would be negatively impacted by residential growth in 2011-12? If so, identify the issues.*
2. *Do you recommend limiting the number of residential building permits (new construction) that will be made available for the 2011 calendar year to address these issues? If so, what limit, and how will this limit on residential growth help resolve your service capacity problem?*
3. *What is needed by your department or agency to solve any service capacity issues identified above?*

Thank you in advance for providing this valuable information to the Planning Division no later than Friday, May 7, 2010. It is important that any issues are identified in advance of the public meetings so staff can incorporate appropriate Growth Management measures and alternatives.

Attached is the "Purpose" section of the Growth Management Ordinance to identify the scope of the Growth Management program and assist you assembling your information and comments. Also attached, for your information and reference, is a summary of the Growth Management residential allocation history and population projections for Carson City. If your agency or department sent comments last year, they are also attached for your reference.

Thank you again for your timely response in providing your comments and information. Please direct your correspondence to me at the Planning Division. If you have any questions regarding Growth Management or this information packet, feel free to contact me at 887-2180 x30075, or email at lplemel@ci.carson-city.nv.us.

Sincerely,

Lee Plemel
Planning Director

Attachments:

- 1) Growth Management Ordinance Except
- 2) Residential Allocation History Chart
- 3) Population History and Projections Chart
- 4) Letter distribution list

Copy: Attached Distribution List

Growth Management Letter Distribution List

Byron Elkins
Southwest Gas Company
400 Eagle Station Lane
Carson City, NV 89701

Executive Director
NNDA
704 W Nye Lane, #201
Carson City, NV 89703

Susan Keema
CC School District
PO Box 603
Carson City, NV 89702

Attn: Lisa Arnold
Charter Communications
1338 Centerville Lane
Gardnerville, NV 89410

Cliff Lawson
Div Environmental Protection
901 S. Stewart St., Ste. 4001
Carson City, NV 89701

Gus Nunez, P.E.
NV State Public Works Board
515 E. Musser Street, Suite 102
Carson City, NV 89701

Susan Martinovich, P.E.
NDOT
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Carson City, NV 89712

Chuck Adams
Sierra Pacific Power Company
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Carson City, NV 89706

Sheena Beaver
BAWN
PO Box 1947
Carson City, NV 89702

Ed Epperson
Carson Tahoe Hospital
PO Box 2168
Carson City, NV 89702

Kent Bartholomew
AT&T Nevada
645 E. Plumb Lane, #C240
Reno, NV 89502

Ray Davis
Div of Water Resources
901 S. Stewart St., Ste. 2001
Carson City, NV 89706-0818

Marena Works, Director
Environmental Health Dept

Stacy Giomi
Fire Department

Sheila Banister
Juvenile Detention Department

Kevin Gattis
Building & Safety

Roger Moellendorf
Parks & Recreation

Ken Furlong
Sheriff's Office

Andrew Burnham, Director
Public Works

Ken Arnold
Public Works Operations

Darren Schulz
Deputy Public Works Director

Jeff Sharp
City Engineer

Patrick Pittenger
Regional Transportation

Larry Werner
City Manager

Supervisor Molly Walt

Supervisor Shelly Aldean

Supervisor Robin Williamson

Supervisor Pete Livermore

Mayor Robert L. Crowell

CARSON CITY FIRE DEPARTMENT



April 26, 2010

RECEIVED
APR 28 2010
CARSON CITY
PLANNING DIVISION

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 in Carson City have exceeded their limitations. This applies to both Emergency Medical Services (EMS), as well as fire resources. We are supplemented by mutual aid (out of County) resources nearly 300 times annually. It is clear that our present emergency system is taxed to the point where response times are nearly two minutes longer than they were just 10 years ago.

While our resources are stretched, not all of the resource utilization can be attributed to growth. Population increases over the past ten years has been around 1.25%, while calls for service have increased by nearly 5% over that same period of time. The correlation between population growth and call volume increases are not proportional. For this reason, I believe that limitations to growth will not likely have a tremendous impact upon our resources utilization.

Where growth will impact emergency services is in the development of the outer reaches of our community. As growth moves to the outer reaches of the community, the ability for the Fire Department to provide timely emergency responses for both fire and medical emergencies is difficult. 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 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 and dependence upon out of county mutual aid is increasing yearly. The growth management ordinance and limitation on growth will likely not have an effect upon this trend, except as it pertains to construction in the City's rural areas.

Please contact me if you need any additional information.

Sincerely,

R. Stacey Giomi
R. Stacey Giomi
Fire Chief

**PUBLIC WORKS
DEPARTMENT**

ADMINISTRATION
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

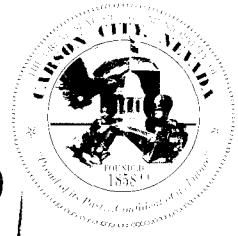
OPERATIONS
(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
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Fx: 775-887-2112

ENGINEERING/
TRANSPORTATION/
CAPITAL PROJECTS
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PERMIT CENTER
2621 Northgate Lane, Suite 62
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CARSON CITY NEVADA
Consolidated Municipality and State Capital
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MEMORANDUM

APR 15 2010

CARSON CITY
PLANNING DIVISION

TO: Carson City Planning Commission
FROM: Andrew Burnham, Public Works Director
DATE: April 14, 2010
SUBJECT: Growth Management Report 2010

ABH

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 approximately 1,300 acre-feet to remaining approved undeveloped lots. As required by the State Engineer's Office, additional parceling is also being accounted for. It is estimated that in 2010, Carson City's water usage will be approximately 13,900 acre-feet, the same as 2009. This number includes State, commercial and industrial usage. Subtracting the predicted 2010 water usage of 13,900 acre-feet and outstanding water commitments of 1,300 acre-feet from Carson City's usable water rights of 16,660.81, a balance of approximately 1,044 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 2009, Carson City met its annual water needs from 57% groundwater and 43% surface sources. 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 utilizing a combination of groundwater and surface sources dependent upon availability, allowing true conjunctive use water management.

Carson City will continue the outside water management program during the 2010 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

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.

Based on the current lack of growth, Public Works is not concerned with the number of building permits to be issued in 2011.

Carson City Public Works can accommodate the projected growth for the remainder of 2010 through 2012, dependent on the completion of the planned capital improvement projects regarding storage, treatment, distribution, and location/procurement 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 at the end of 2012, if a 3% annual residential growth is used, is approximately 5.3 MGD average. The WWRP can accommodate the projected growth for the remainder of 2010 through 2012.

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.

Based on the current lack of growth, Public Works is not concerned with the number of building permits to be issued in 2011.

Carson City Public Works can accommodate the projected growth for the remainder of 2010 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 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 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 2010/2011.

LANDFILL OPERATIONS:

The Carson City Sanitary Landfill (CCSL) has a current life expectancy of approximately 56 years. With continued proper management and advancements in technologies, the community's landfill may extend beyond the 56 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 28%. 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.

There is no need to limit the issuance of building permits with respect to the landfill operation. The Landfill can support a projected 3% growth rate.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL MEMORANDUM

To: Lee Plemel, Principal Planner

From: Roger Moellendorf, Parks & Recreation Director *[Signature]*

Subject: Growth Impacts on the Parks & Recreation Department

Date: May 10, 2010

A growth rate of 3 percent will have significant impacts on the level of service that the Parks & Recreation Department can provide to the residents of Carson City. As new subdivision 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. Our ability to match future growth with maintenance funding will continue to be hampered.

The City's other major funding source for recreation facility construction and its maintenance, Quality of Life Funds, which are funded through an ongoing $\frac{1}{4}$ cent sales tax, has also been negatively impacted by the reduction in sales tax revenues.

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 3 percent will most likely increase the need for an additional community park. As mentioned above, while a funding mechanism exists for neighborhood parks there is no such mechanism for community parks and it is doubtful that Question 18 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. This increase in population will also exacerbate an already acute shortage of indoor recreational facilities. The availability of indoor recreation opportunities represents our most serious service capacity. Our Department is currently planning a multi-purpose indoor recreation center. This center will only help meet our current minimum indoor recreation space needs. It is conceivable that one or two other such facilities will have to be built in the next 20 years or as Carson City reaches its projected "build out" population.

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.

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, desire and the expectations of the population making up this growth. Our Department is already seeing an increase demand for adult soccer fields and baseball fields that is being fueled mainly by the increase in adult Hispanics.

Because of the current state of the economy our Department would not support limiting permits. We feel that this could be counter productive to economic recovery. We would support that it be mandatory through the approval process that all new residential developments form landscape maintenance districts in order to provide funding for new parks, recreation facilities, open space and streetscape projects associated with their projects.

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 is as important as the rate of growth itself.

CARSON TAHOE

1600 Medical Parkway
Carson City, NV 89703
(775) 445-8000

April 19, 2010

1535 Medical Parkway
Carson City, NV 89703
(775) 445-7500

775 Fleischmann Way
Carson City, NV 89703
(775) 885-4430

925 Ironwood Drive
Minden, NV 89423
(775) 783-7800

901 Medical Center Dr.
Dayton, NV 89403
(775) 246-2010

West William at
Minnesota in Carson
(775) 885-4460

1600 Medical Parkway
Carson City, NV 89703
(775) 445-8690

Partnerships:

Mr. Lee Plemel
Planning Director
Carson City Planning Division
2621 Northgate Lane, Suite 62
Carson City, NV 89706

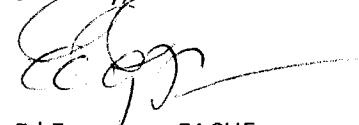
Dear Mr. Plemel:

In response to your recent correspondence regarding the City's Residential Growth Management program for the 2011 calendar year, the following are Carson Tahoe Regional Healthcare's responses:

1. Does your department or agency have any extraordinary service capacity issues that would be negatively impacted by residential growth in 2011-12? **No.**
2. Do you recommend limiting the number of residential building permits (new construction) that will be made available for the 2011 calendar year to address these issues? **No.**
3. What is needed by your department or agency to solve any service capacity issues identified above? **None.**

I believe this gives you the information you need from the hospital's perspective. If you need anything further, please contact us.

Sincerely,



Ed Epperson, FACHE
President & CEO

EE:jh

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APR 21 2010
CARSON CITY
PLANNING DIVISION



Carson City Planning Division

2621 Northgate Lane, Suite 62
Carson City, Nevada 89706
(775) 887-2180
Plandiv@ci.carson-city.nv.us
www.carson.org

887-2278

April 6, 2010

Susan Keema
CC School District
PO Box 603
Carson City, NV 89702

Dear Carson City Growth Management Stakeholder:

The Carson City Growth Management Commission (Planning Commission) will hold its annual meeting on May 26, 2010, to recommend entitlements for the residential Growth Management program for the 2011 calendar year. The Board of Supervisors will take final action on the allocations on July 15, 2009, to establish the number of building permits for residential units that will be permitted in 2011.

This letter is intended to solicit your input in accordance with the Growth Management Ordinance to assemble data and comments relative to the effect that residential population growth has on services your department or agency provides to the citizens of Carson City. Specifically, the Growth Management Commission and Board of Supervisors are interested in determining how the allocation of permits for residential construction in 2011 will impact your department's or agency's ability to serve the citizens of Carson City and what level of residential growth could be accommodated. (Note: The number of residential permits made available annually generally corresponds to what would result in approximately 3% residential growth.)

To provide consistent comments addressing the issues related to Growth Management residential allocations, please address the following questions in your response:

1. **NO** Does your department or agency have any extraordinary service capacity issues that would be negatively impacted by residential growth in 2011-12? If so, identify the issues.
2. **NO** Do you recommend limiting the number of residential building permits (new construction) that will be made available for the 2011 calendar year to address these issues? If so, what limit, and how will this limit on residential growth help resolve your service capacity problem?
3. **NO** What is needed by your department or agency to solve any service capacity issues identified above?

Thank you in advance for providing this valuable information to the Planning Division no later than Friday, May 7, 2010. It is important that any issues are identified in advance of the public meetings so staff can incorporate appropriate Growth Management measures and alternatives.

MARK KORINEK
Dir. of Operations & Supply Mgmt. 4/23/10
No. 1020 P.I. 1000



BAWN

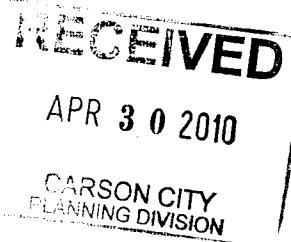
Builders Association of Western Nevada

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

April 30, 2010

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



Dear Planning Commissioners,

Re: Establishment of the Annual Growth Management Rate

Carson City's Growth Management Ordinance is a key element in maintaining and spurring a healthy economy for the businesses and citizens residing in our City. By maintaining a healthy growth rate we insure the construction industry the ability to obtain crucial financing for projects. When reviewing a proposal for financing several considerations are determined one of which, is the Communities ability and willingness to sustain the requested project. For many years now this ordinance has served Carson City successfully and helped our community maintain a model growth rate.

The Builders Association of Western Nevada would encourage the leadership of Carson City to maintain our current three percent growth rate. It has served our community well in the past and thus proves the ability to work well in the future. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Sheena Beaver".

Sheena Beaver
Director of Government Affairs
Builders Association of Western Nevada

JIM GIBBONS
Governor

STATE OF NEVADA



LEO DROZDOFF
Acting Director

JASON KING, P.E.
State Engineer

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES

901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
<http://water.nv.gov>

May 6, 2010

RECEIVED

MAY 07 2010

CARSON CITY
PLANNING DIVISION

Lee Plemel
Planning Director
2621 Northgate Lane, Suite 26
Carson City, NV 89706

Re: Carson City Growth Management Request for Comments

Dear Mr. Plemel:

In response to your request for comments for the Carson City Growth Management Commission made in the letter dated April 6, 2010, this office has reviewed the water right assessment reports for the years 2007 and 2008 and other records in the Division of Water Resources (DWR).

Although there remains a concern by this office with regards to Carson City's long term planning in relation to water rights, there are sufficient water rights to support another year of three percent (3%) growth based on the records available to the DWR and the information and estimates provided by Carson City.

If you have any questions, please call the undersigned at (775) 684-2800.

Sincerely,

A handwritten signature in black ink, appearing to read "Malcolm J. Wilson, P.E." followed by a stylized surname.

Malcolm J. Wilson, P.E.
Water Planning Engineer

MJW/mt

Carson City Approved Subdivision Vacant Lot Information

Page 1 of 2

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 15	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 37 6 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: 241

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
T8	Nov-06	LDM-06-198 & -199	Lehman Properties	23	23	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: 1,936

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

	Review Date	File No.	Development Name	Number of units	Location
	Jan-10	MPR-10-001	Sierra Ridge Senior Apartments	42	Russell Way
	Apr-10	MPR-10-029	Eagle Village Apartments	72	Eagle Station Lane

Total Potential Multi-family Units: 114

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: 2,050

Methodology for Determining Number of Residential Allocations

ATTACHMENT C

Assumptions:

- The 2009 certified Carson City population estimate is 56,506. (The most current population estimate.)
- This certified 2009 population estimate is used as the "baseline" for establishing 2011 residential allocations
- 2010 Population is based upon number of allocations issued in 2008
- 2.44 persons per household is assumed per 2000 US Census

Methodology:

$$1) (2009 \text{ pop.}) + (2009 \text{ allocations issued} \times 2.44) = 2010 \text{ pop.}$$

2009 Population:

56,506

$$2) (2010 \text{ pop.}) \times (\% \text{ growth rate}) = \text{Assumed 2011 pop.}$$

2009 Allocations Issued:

9

$$3) (2011 \text{ pop.}) - (2010 \text{ pop.}) = 2011 \text{ pop. growth}$$

$$4) (2011 \text{ pop. growth}) \div (2.44 \text{ pop./unit}) = \text{Number of 2011 allocations}$$

At 3.0% growth rate:

$$1) 56,506 + 22 = 56,528$$

Subsequent Years

$$2) 56,528 \times 1.03 (3.0\%) = 58,224$$

2011 716 at 3%

$$3) 58,224 - 56,528 = 1,696 \text{ persons}$$

2012 737 at 3%

$$4) 1,696 / 2.44 = \mathbf{695 \text{ allocations}}$$

2013 759 at 3%

At 2.5% growth rate:

$$1) 56,506 + 22 = 56,528$$

Subsequent Years

$$2) 56,528 \times 1.025 (2.5\%) = 57,941$$

2011 594 at 2.5%

$$3) 57,941 - 56,528 = 1,413 \text{ persons}$$

2012 609 at 2.5%

$$4) 1,413 / 2.44 = \mathbf{579 \text{ allocations}}$$

2013 624 at 2.5%

At 2.0% growth rate:

$$1) 56,506 + 22 = 56,528$$

Subsequent Years

$$2) 56,528 \times 1.02 (2.0\%) = 57,659$$

2011 473 at 2%

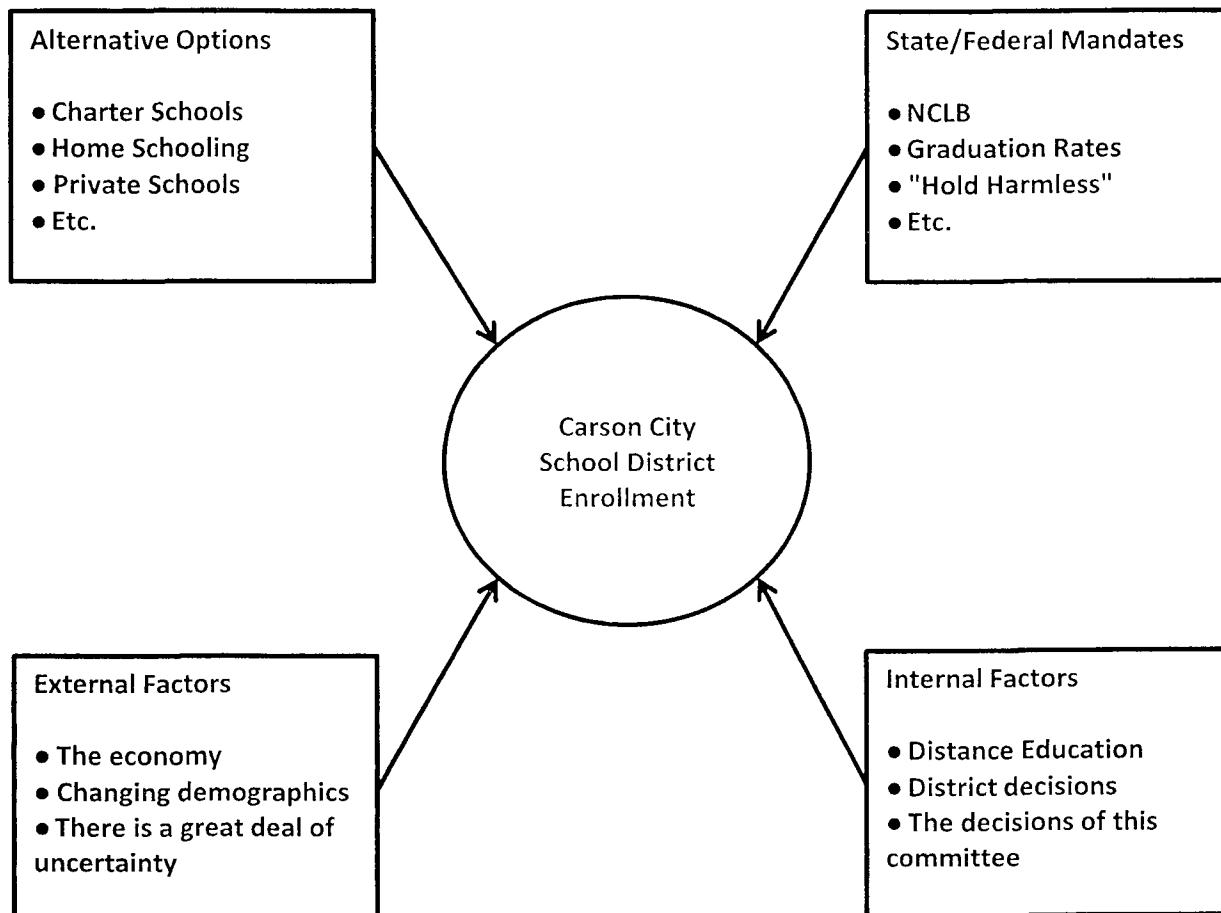
$$3) 57,659 - 56,528 = 1,131 \text{ persons}$$

2012 482 at 2%

$$4) 1,131 / 2.44 = \mathbf{463 \text{ allocations}}$$

2013 492 at 2%

ATTACHMENT D



Total number of students (PK-12)

School Year:	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Number of Students:	8725	8518	8320	8170	8007	7657	7341
Prior Year Difference:	73	207	198	150	163	350	316

Three Year Projection

	2012-2013	Loss of Students
Low:	6709	948
High:	7207	450

Number of students by grade level (No PK or Juvenile)

School Year:	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Elementary (K-5)	3923	3793	3658	3649	3625	3464	3403
Middle (6-8)	2095	2069	2007	1964	1864	1729	1698
High (9-12)	2665	2618	2601	2511	2466	2404	2189

2011 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"> • 695 allocations 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"> • 396 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 594 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"> • 299 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 598 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

ATTACHMENT F

RESOLUTION NO. 2010-R-__

A RESOLUTION AMENDING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2011 AND 2012 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2013 AND 2014; 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 May 26, 2010, and recommended the maximum number of residential building permits to be made available to calendar years 2011 and 2012, and the Commission estimated the maximum number of residential building permits for calendar years 2013 and 2014; 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 2011, the Building Division shall make available a total of **695** residential building permits. The 2010 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 **299** residential permits (43% of total residential building permit allocation). General property owners shall

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

2. For the development project category, a subtotal of **396** residential building permits (57% of total residential building permit allocation). Individual development projects qualified for inclusion on the project list shall be entitled to apply for an equal share of building permits during Period 1 based on the number of qualified development projects on the first City working day in January 2011. Where a development project has less lots or units than the total share of building permits allocated to it, the remaining building permits shall be distributed 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 no additional permits are available in Period 1 in this category, development projects not on the list at the beginning of Period 1 may only apply for building permits from the general property owner category during Period 1 in accordance with the limitations set forth above and may be added to the development category anytime during Period 2.

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

B. Beginning on the first city working day in January 2012, the Building Department may upon Board of Supervisors' approval make available pursuant to Carson City Municipal Code Section 18.12 a maximum total of **716** residential building permits, assuming three percent growth in 2010. The building permits shall be disbursed as follows:

1. For the general property owner category, a subtotal of **308** residential building permits may be made available. General property owners shall be entitled to apply for a maximum of 30 residential building permits in Period 1 based on the availability of building permits.

2. For the development project category, a subtotal of **408** residential building permits may be made available. Development projects qualified for inclusion on the

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

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

C. For calendar year 2013, it is estimated that the Board of Supervisors may make available a maximum of 737 residential building permits, assuming continued three percent growth.

D. For calendar year 2014, it is estimated that the Board of Supervisors may make available a maximum of 759 residential building permits, assuming continued three percent growth.

E. Pursuant to Carson City Municipal Code Section 18.12, prior to issuance of building permits, any commercial or industrial projects proposed in 2011 that exceed the threshold of **7,500 gallons per day water usage** must have the Growth Management Commission's review and approval to assure water availability.

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

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

ADOPTED this _____ day of _____, 2010.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ATTEST: ROBERT L. CROWELL, Mayor

ALAN GLOVER, Clerk-Recorder