

**STAFF REPORT FOR THE GROWTH MANAGEMENT COMMISSION MEETING OF
JUNE 29, 2011**

FILE NO: GM-11-032

AGENDA ITEM: H-2

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 2012 pursuant to the Carson City Municipal Code (CCMC) 18.12, Growth Management Ordinance.

RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of a maximum total of **697** residential building permit entitlements for 2012 based upon a population growth rate of 3%, with an allocation of 43% or 300 entitlements for the general property owner category and 57% or 397 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 allocations for future years as further provided in the draft Board of Supervisors Resolution.”

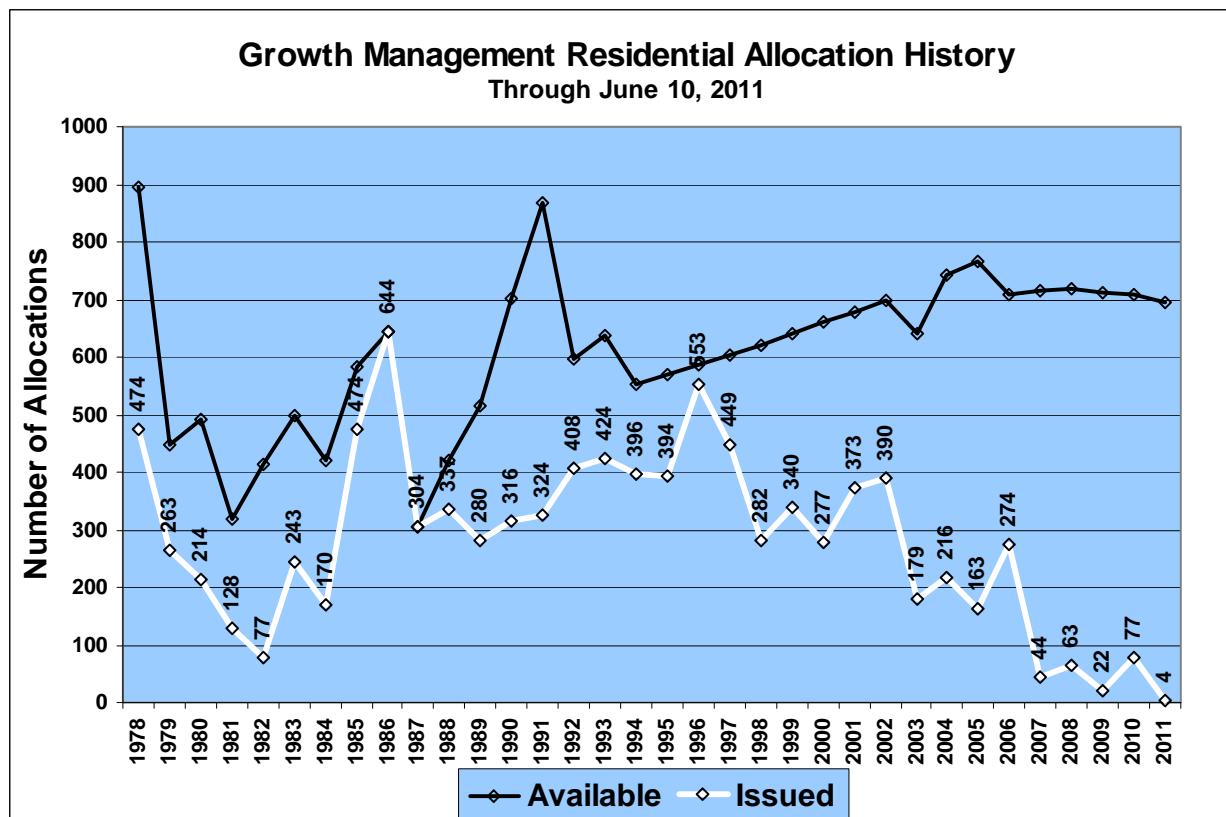
BACKGROUND:

The Planning Commission serves as the Growth Management Commission 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:

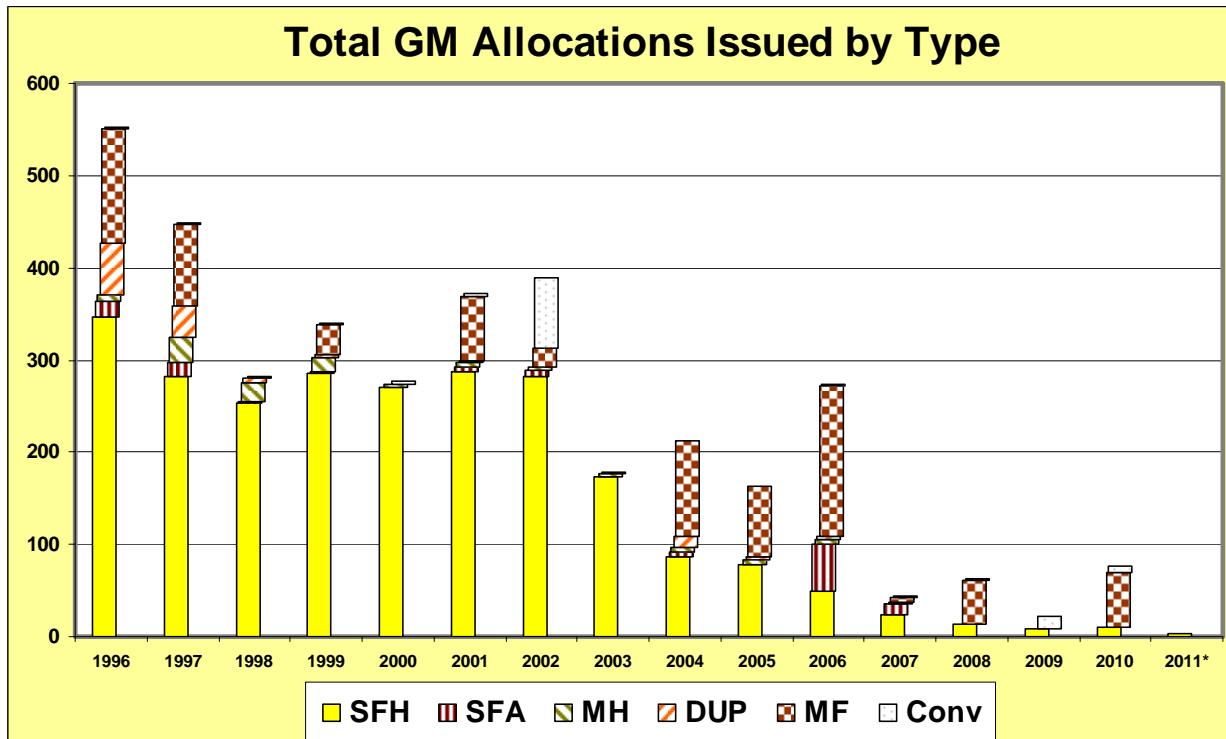
1. Establishing a fixed number of residential building permits to be made available in the following two calendar years (2012 and 2013, on a rolling calendar basis) and estimating the number to be made available in the third and fourth years (2014 and 2015).
2. Establishing a distribution of the total 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 roughly 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.



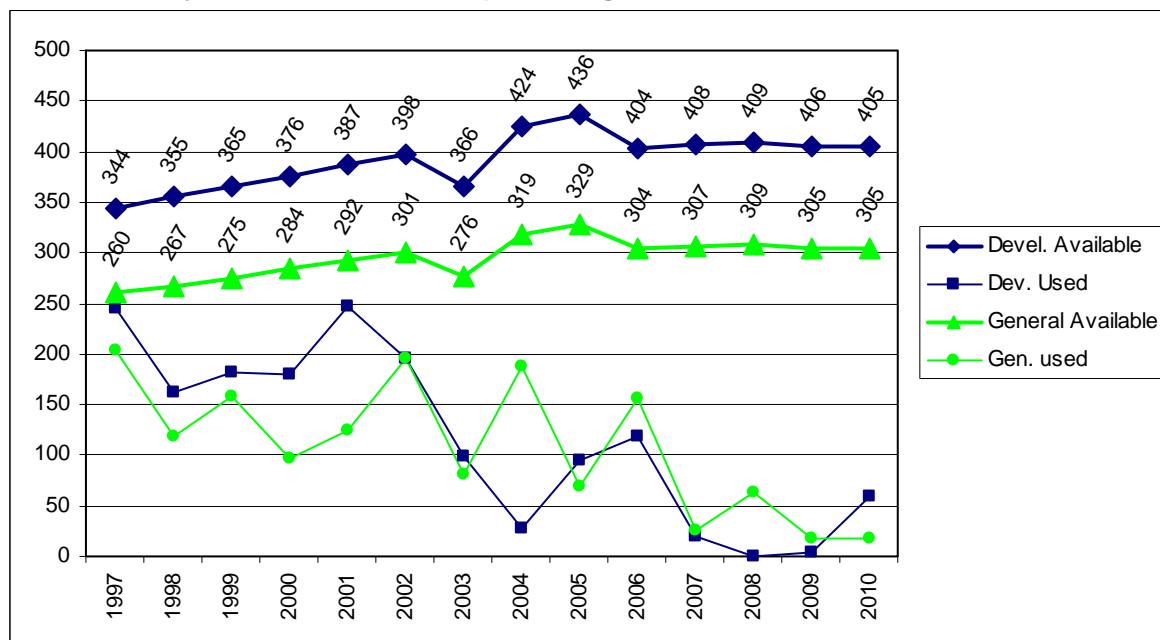
* 3 new SF residential units and 1 water connection conversion for 2011 as of June 10, 2011.



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 2012. 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 2012. Please refer to the attached comments for more detail.

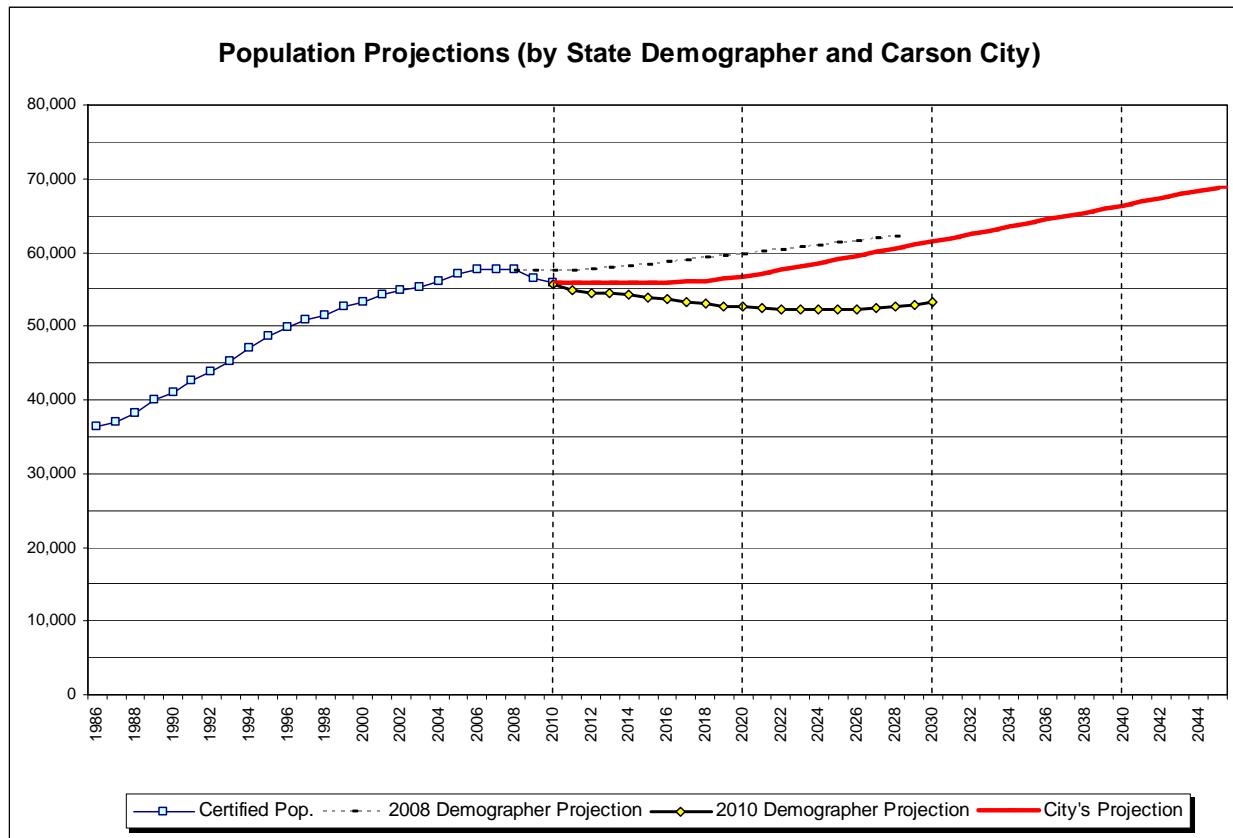
Additionally, the Planning Division annually provides various informational data for the Commission's review and consideration in determining the number of residential allocations that will be made available as well as the average daily water usage threshold. Following is some additional information for consideration.

- 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 56,000. Approximately 32,000-33,000 residential units would be required to accommodate a population of 75-80,000 (assuming approximately 2.41 persons per unit per 2010 US Census data). This leaves approximately 8,000-9,000 residential units—about one-third our current residential unit count—remaining to be constructed before the City's planned build out population is reached.

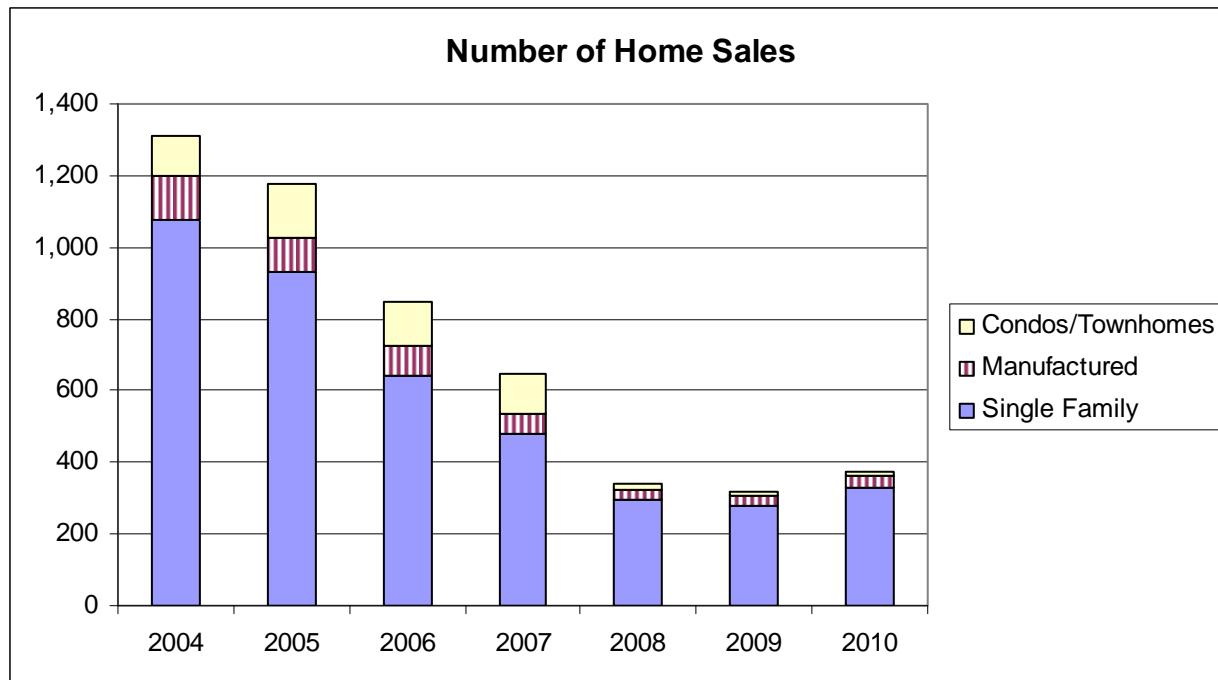
A complete list of available buildable (vacant) lots and approved subdivisions is included as Attachment B. City records indicate there are approximately 235 vacant subdivision lots (as of April 22, 2011) with an additional 1,412 lots remaining to be recorded from various approved subdivision maps. (Note that this does not account for other vacant parcels that are not part of an approved subdivision.)

The following table shows population projections provided by the State Demographer as well as projections used by Carson City for long-range planning purposes.

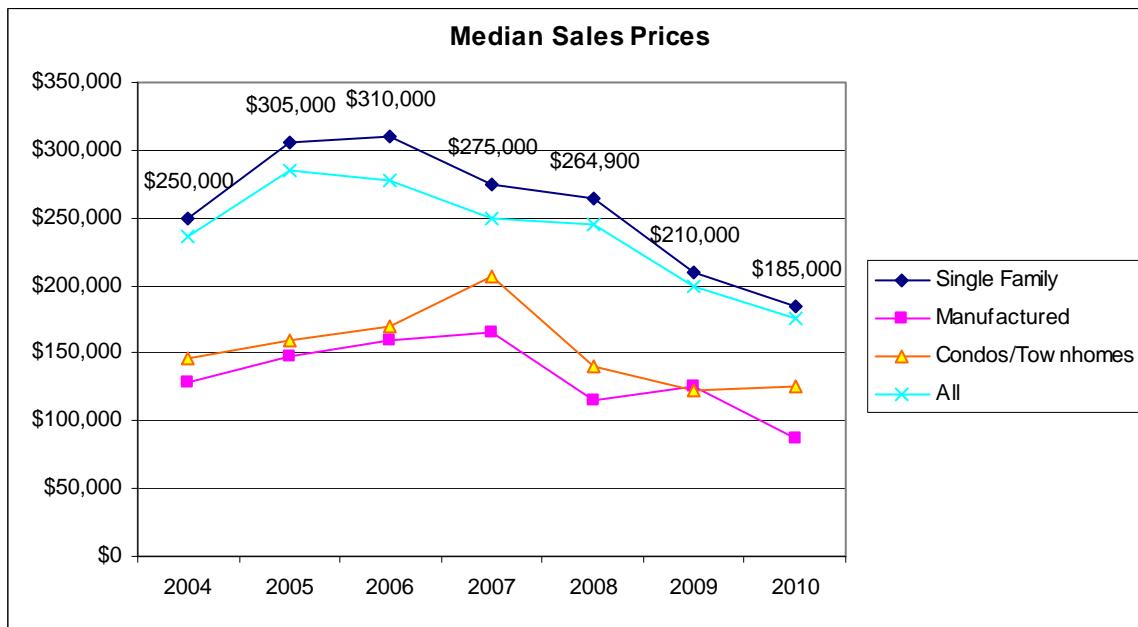


The number of home sales has a direct impact on the construction of new homes. When sales are down, there is less demand for new construction. The cost of homes also has an impact on new construction. The more affordable existing homes are, the less incentive there is to construct new homes to compete in the housing market.

The following two graphs (following page) show the number of home sales and median home prices in Carson City over the last six years. The graphs show that median home prices have continued to fall between 2006 and 2010. But total home sales are up slightly in number in 2010 from 2008 and 2009.



Source: Carson City Assessor's Office



Source: Carson City Assessor's Office

- Given current City staffing issues, does City staff have the capacity to process 697 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.

This could also be said of many services provided by the City. While there could be temporary service impacts if growth were to suddenly spike, the growth would also bring with it additional City revenues to be able to pay for additional resources to meet the growth demand. It should also be noted that there would be a delay of a few months between the issuance of a building permit and the completion and occupancy of the residence.

- 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 (2.41) 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 decreased the previous three years commensurate with the estimated population decrease.)

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, it should also be noted that 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 four 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.

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

Last year, the Growth Management Commission recommended suspending the annual review of allocations until at least 230 residential permits were issued in any given year. It is believed that this amount of growth could reasonably be accommodated. However, the Board of

Supervisors elected to keep the annual review and allocation process in place to allow continued monitoring of the growth conditions in Carson City.

The other aspect of the Commission's required action is to set the average daily water usage threshold for Growth Management Commission review. A threshold of 7,500 average gallons per day has historically been used for at least most of the Growth Management program's history. To give an idea of how much water this is, it is approximately the average amount used by a large restaurant, including landscape irrigation. There was some discussion this year among Public Works staff to increase this threshold given the water system improvements currently under construction. However, Public Works staff recommends keeping the 7,500 gallon threshold until the water system improvements are completed and the capacity impacts can be further evaluated.

Staff believes that the Growth Management program is an important planning tool to keep in place. While it may not have resulted in actually denying any building permits over the last 20-plus years, the program should be kept in place to be able to address any future growth pressures that may occur. Denying permits should not be a measure of the program's success or failure. Carson City is one of the relatively few cities in the country that has such a program, and it is much easier to keep a valid growth management system in place than to re-adopt a new one when it is really needed.

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 2012 and 2013 and recommend an estimated number of total permits available for 2014 and 2015. 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	2012	2013	2014	2015
3.0%	Total	697	718	740	762
	General	300 (43%)	309 (43%)	--	--
	Development	397 (57%)	409 (57%)	--	--
2.5%	Total	581	596	610	626
	General	250 (43%)	256 (43%)	--	--
	Development	331 (57%)	339 (57%)	--	--
2.0%	Total	465	474	484	493
	General	200 (43%)	204 (43%)	--	--
	Development	265 (57%)	270 (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,
Lee Plemel, AICP
Planning Director
Carson City Planning Division

Attachments:

- A) Agency comments
- B) Buildable Lots and Approved Projects List
- C) Methodology, Number of Available Permits
- D) Building Permit Distribution for 2011 (3%)
- E) Draft Resolution
- F) Letter requesting comments

MEMORANDUM

TO: Carson City Planning Commission
FROM: Andrew Burnham, Public Works Director
DATE: June 14, 2011
SUBJECT: Growth Management Report 2012

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 2013.

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 parcelling is also being accounted for. It is estimated that in 2011, Carson City's water usage will be approximately 13,500 acre-feet. This number includes State, commercial and industrial usage. Subtracting the predicted 2011 water usage of 13,500 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 1,860.81 acre-feet remains, which may be allocated towards new development.

Carson City continues to utilize conjunctive use water management. During the higher than normal precipitation year of 2010, Carson City met its annual water needs from 56% groundwater and 44% 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 2011 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 2012.

Carson City Public Works can accommodate the projected growth for the remainder of 2011 through 2013, 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:

Wastewater 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 2013, 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 2011 through 2013.

Replacement, 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 2012.

Carson City Public Works can accommodate the projected growth for the remainder of 2011 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 2013, 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. The most notable project is the planned completion of Carson

City Freeway by the Nevada Department of Transportation, which will provide significant additional traffic-carrying capacity and further reduce traffic volumes on parallel City-owned surface streets.

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 currently underway, and is expected to be completed in calendar year 2011.

LANDFILL OPERATIONS:

The Carson City Sanitary Landfill (CCSL) has a current life expectancy of approximately 51 years. With continued proper management and advancements in technologies, the community's landfill may extend beyond the 51-year projection.

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 41.64%. 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, Planning Director

From: Roger Moellendorf, Parks & Recreation Director

Subject: Growth Impacts on the Parks & Recreation Department

Date: May 27, 2011

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 a challenge.

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.

In general, we would expect an increase in residential growth 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.

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 growth of adult Hispanic populations.

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 CITY FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

May 16, 2011

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 %, 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
Fire Chief

RECEIVED

MAY 18 2011

CARSON CITY
PLANNING DIVISION

Brian Sandoval
Governor

Carson City Office:
515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263
(775) 684-4141 • Fax (775) 684-4142

STATE OF NEVADA



Gustavo Nuñez, P.E.
Manager

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(702) 486-5115 • Fax (702) 486-5094

PUBLIC WORKS BOARD

May 12, 2011

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MAY 16 2011

**CARSON CITY
PLANNING DIVISION**

Lee Plemel, AICP
Planning Director
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: Carson City Growth Ordinance and Residual Growth

Dear Mr. Plemel,

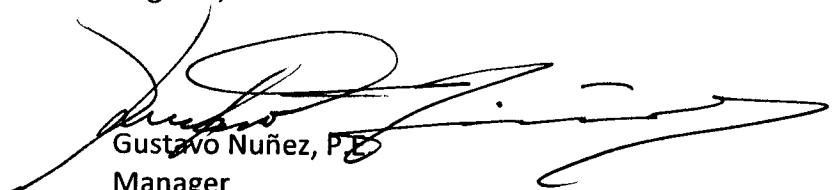
The State Public Works Board would like to thank you for your consideration in your recent letter, dated May 10, 2011, wherein you requested input regarding the Agency's entitlements relating to the 2012 issuance of building permits for residential units in Carson City.

In response to your request, we have reviewed the materials you have provided to Public Works and have not found any identified issues related to such. Additionally, please note the following responses to your specific questions:

1. The State Public Works Board does not have any extraordinary service capacity issues that would be negatively impacted by residential growth in 2012-13.
2. This question is not applicable, based upon our response to question number one.
3. This question is not applicable, based upon our response to question number one.

Please do not hesitate to contact us with any questions. Thank you.

Regards,


Gustavo Nuñez, P.E.
Manager

GN/hf

Carson City Approved Subdivision Vacant Lot Information

Page 1 of 2

Recorded Subdivision Lots

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

Total of Vacant Subdivision Lots: 235

Carson City Approved Subdivision Vacant Lot Information

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Approved Tentative Maps with Lots Pending to Record

	Subdivision Name	File No.	Approval Date	Expiration Date	Extension Available	Lots Approved	Lots Remaining	Location and Notes
T1	City View Greenhomes	TSM-09-003	Apr-09	4/2/13	4/2/15	8	7	North of West Appion Way and West of Voltaire Street
T2	Clearview Ridge	TPUD-06-146	Sep-06	9/21/12	Yes	75	75	West side of Cochise, south side of Roventini. Extensions available per development agreement
T3	Combs Canyon I	TSM-06-168	Sep-06	10/19/12	No	23	23	West side of Combs Canyon Rd., north of Timberline Dr.
T4	Combs Canyon II	TSM-07-027	Sep-06	5/17/13	No	19	19	East side of Combs Canyon Rd.
T5	Corte Reale	TPUD-05-229	Feb-06	2/16/12	No	12	12	Northwest corner of Silver Oak development
T6	East Ridge Village	TSM-08-043	Jun-08	6/19/12	6/19/14	115	115	North of Flint Drive and East of HWY 50 East
T7	Mills Landing	TPUD-07-202	Dec-12	12/18/12	No	94	94	West side of State St., north of William St.
T8	Nye Circle PUD	TPUD-07-107	Oct-10	10/18/11	10/18/13	34	34	North side of Nye Ln, west of College Pkwy.
T9	Ross Park PUD	TPUD-07-010	Mar-07	3/15/13	No	23	23	Snyder Ave., California St. & Appion Wy.
T10	Schultz Ranch Development	TSM-05-144	Oct-05	8/21/11	No	521	521	Race Track Road vicinity, east of Center Dr.
T11	Silver Oak PUD	P-93/94-1	Oct-93	7/27/11	Yes	1,074	489	West of N. Carson Street north of Winnie Lane. Extensions available per development agreement.

Total Approved Tentative Map Lots Pending: 1,412

Total of Vacant and Pending Subdivision Lots: 1,647

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

	Development Name	File No.	Review Date			Number of units	Location and Notes
	Eagle Village Apartments	MPR-10-029	Apr-10			72	Eagle Station Lane
	Tomaino Apartments	MPR-11-008	Feb-11			4	Roop Street
	Bauer Apartments	MPR-11-020	Mar-11			8	N. Division Street
	Christina Court	MPR-11-025	Apr-11			40	Russell Way

Total Potential Multi-family Units: 124

Conceptual Map Reviews (last 12 months)

	Development Name	File No.	Date		Exisitng Proposed	Proposed Remaining	Location and Notes
	Wallach IX, LLC& Schulz Inv.	CSM-10-062	Sep-10		3	19	Clear Creek Road
	Schulz Investments	CSM-10-110	Dec-11		1	6	Clear Creek Road

Total Conceptual Units: 25

Total Vacant, Pending, Conceptual and Multi-Family: 1,796

Approved Subdivisions Locator Map



8

T4
T3

13

14

9

7

T2

T1

6

T5

T11

11

3

College Pkwy.

Carson Street

T7

2

Fifth St.

Fairview Dr.

4

Clearview Dr.

T10

T8

1

Hwy. 50 E.

12

10
5

T6

Methodology for Determining Number of Residential Allocations

ATTACHMENT C

Assumptions:

- The 2010 certified Carson City population estimate is 55,850. (The most current population estimate.)
- This certified 2010 population estimate is used as the “baseline” for establishing 2012 residential allocations
- 2011 Population is based upon number of allocations issued in 2010
- 2.41 persons per household is assumed per 2010 US Census

Methodology:

$$1) (2010 \text{ pop.}) + (2010 \text{ allocations issued} \times 2.41) = 2011 \text{ pop.}$$

2010 Population:

55,850

$$2) (2011 \text{ pop.}) \times (\% \text{ growth rate}) = 2012 \text{ population}$$

2010 Allocations Issued:

69

$$3) (2012 \text{ pop.}) - (2011 \text{ pop.}) = 2012 \text{ pop. growth}$$

$$4) (2012 \text{ pop. growth}) \div (2.41 \text{ pop./unit}) = \text{Number of 2012 allocations}$$

At 3.0% growth rate:

$$1) 55,850 + 166 = 56,016$$

Subsequent Years

$$2) 56,016 \times 1.03 (3.0\%) = 57,697$$

2013 718 at 3%

$$3) 57,697 - 56,016 = 1,680 \text{ persons}$$

2014 740 at 3%

$$4) 1,680 / 2.41 = \textbf{697 allocations}$$

2015 762 at 3%

At 2.5% growth rate:

$$1) 55,850 + 166 = 56,016$$

Subsequent Years

$$2) 56,016 \times 1.025 (2.5\%) = 57,417$$

2013 596 at 2.5%

$$3) 57,417 - 56,016 = 1,400 \text{ persons}$$

2014 610 at 2.5%

$$4) 1,400 / 2.41 = \textbf{581 allocations}$$

2015 626 at 2.5%

At 2.0% growth rate:

$$1) 55,850 + 166 = 56,016$$

Subsequent Years

$$2) 56,016 \times 1.02 (2.0\%) = 57,137$$

2013 474 at 2%

$$3) 57,137 - 56,016 = 1,120 \text{ persons}$$

2014 484 at 2%

$$4) 1,120 / 2.41 = \textbf{465 allocations}$$

2015 493 at 2%

2012 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"> • 697 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"> • 397 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 595 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"> • 300 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 600 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 E

RESOLUTION NO. 2011-R-__

A RESOLUTION AMENDING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2012 AND 2013 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2014 AND 2015; 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 29, 2011, and recommended the maximum number of residential building permits to be made available to calendar years 2012 and 2013, and the Commission estimated the maximum number of residential building permits for calendar years 2014 and 2015; 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 2012, the Building Division shall make available a total of **697** residential building permits. The 2011 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 **300** 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 **397** 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 2012. 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 2013, the Building Department may upon Board of Supervisors' approval make available pursuant to Carson City Municipal Code Section 18.12 a maximum total of **718** residential building permits, assuming three percent growth in 2012. The building permits shall be disbursed as follows:

1. For the general property owner category, a subtotal of **309** 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 **409** 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 2014, it is estimated that the Board of Supervisors may make available a maximum of 740 residential building permits, assuming continued three percent growth.

D. For calendar year 2015, it is estimated that the Board of Supervisors may make available a maximum of 762 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 _____, 2011.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ATTEST: ROBERT L. CROWELL, Mayor

ALAN GLOVER, Clerk-Recorder



Carson City Planning Division

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ATTACHMENT F

May 10, 2011

Dear Carson City Growth Management Stakeholder:

The Carson City Growth Management Commission (Planning Commission) will hold its annual meeting on June 29, 2011, to recommend entitlements for the residential Growth Management program for the 2012 calendar year as required by Carson City's Growth Management Ordinance (CCMC 18.12). The Board of Supervisors will take final action on the allocations on July 21, 2011, to establish the number of building permits for residential units that will be permitted in 2012.

This letter is intended to solicit your input in accordance with the Growth Management Ordinance in order to assemble data and comments relative to the effect that residential 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 2012 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.)

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 2012-13? 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 2012 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 Carson City Planning Division no later than Friday, June 3, 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 in 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 283-7075, or email at plemel@carson.org.

Sincerely,

Lee Plemel, AICP
Planning Director

Attachments:

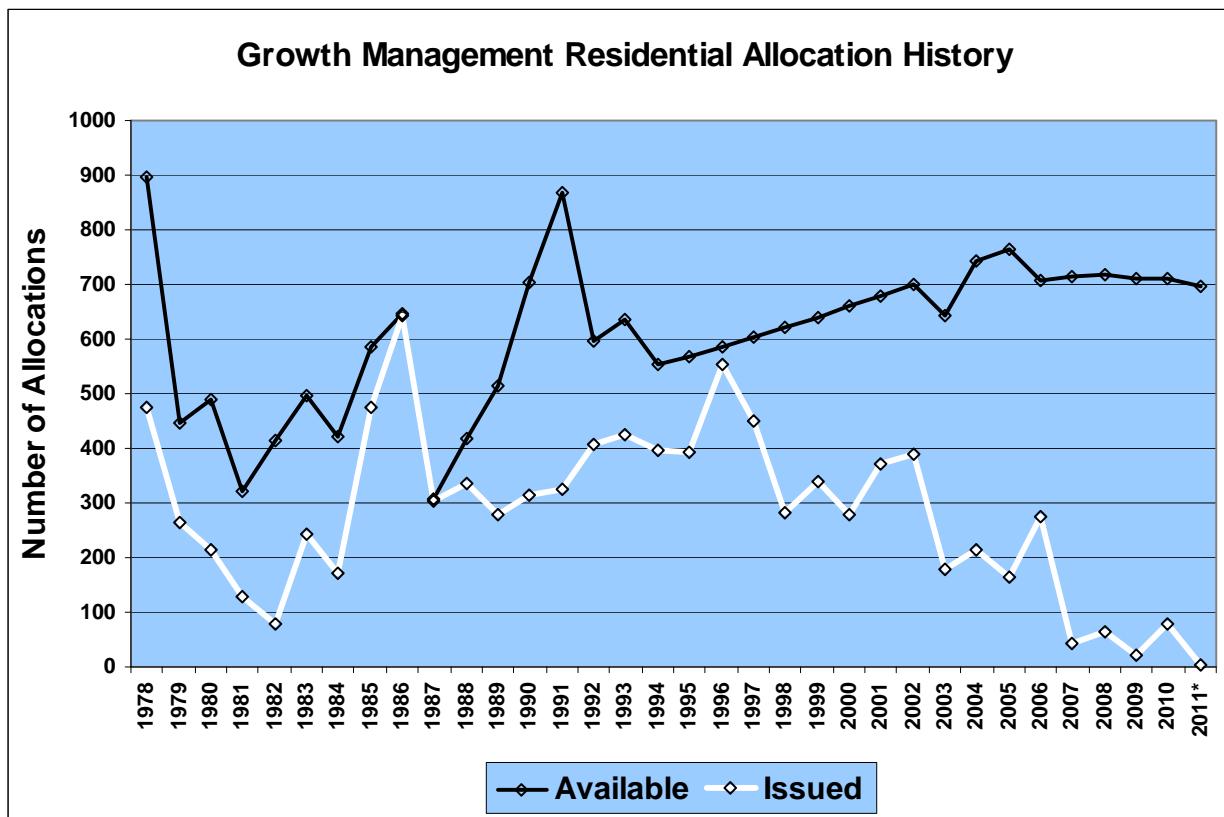
- 1) Growth Management Ordinance Excerpt
- 2) Residential Allocation History Chart
- 3) Population History and Projections Chart
- 4) Letter distribution list

Copy: Attached Distribution List

18.12 Growth Management

18.12.015 Purpose.

1. The Board 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 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.



Average annual permits over various time periods:

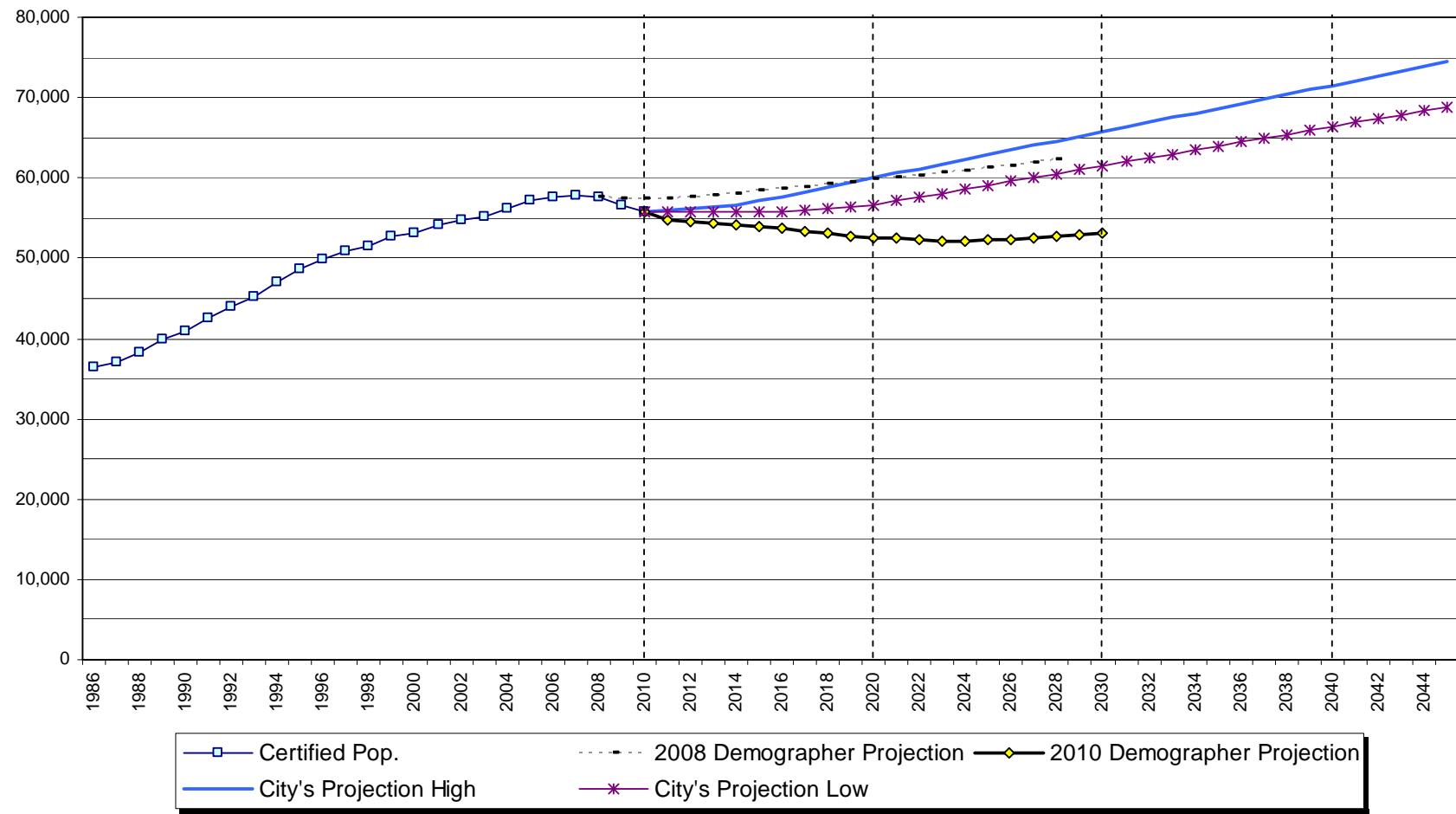
287 = Avg. issued/yr. 1981-2010 (30 years)

282 = Avg. issued/yr. 1991-2010 (20 years)

180 = Avg. issued/yr. 2001-2010 (10 years)

96 = Avg. issued/yr. 2006-2010 (5 years)

Population Projections (by State Demographer and Carson City)



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Carson City, NV 89703

Susan Keema
CC School District
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Attn: Lisa Arnold
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Cliff Lawson
Div Environmental Protection
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Div of Water Resources
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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 Molly Walt

Supervisor John McKenna

Mayor Robert L. Crowell

2011 GM Mailing List

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