



# Community Development Department

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180 – Hearing Impaired: 711

## MEMORANDUM

**TO:** Planning Commission

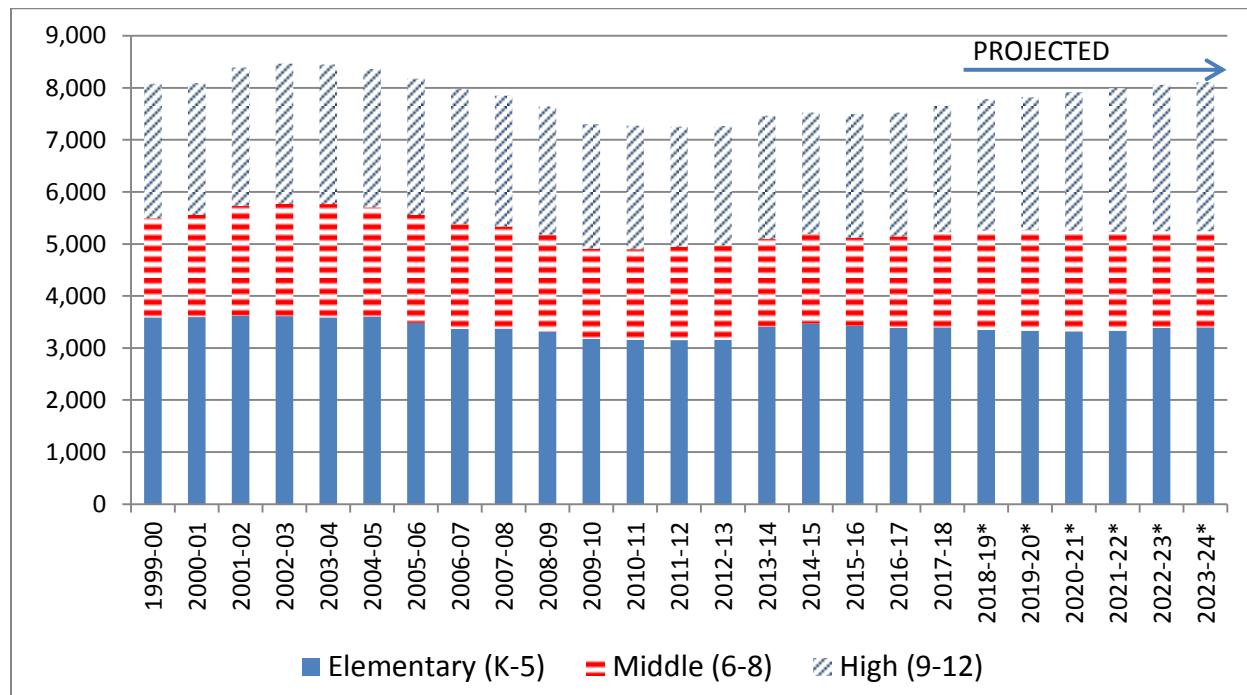
**FROM:** Lee Plemel, Community Development Director

**DATE:** May 25, 2018

**SUBJECT:** GM-18-071 – School District Comments – LATE MATERIAL ITEM 4.A

Attached are comments from the Carson City School District regarding the Growth Management item on the Planning Commission agenda for May 30, 2018.

The staff report submitted to the Planning Commission includes some information regarding historic school enrollment, including a chart. With updated information provided by the School District, staff noted that some of the values in the chart on page 9 of the staff report for high school enrollment are in error and do not match the data submitted by the school district. (Values for some years were too high in the chart in the staff report.) The following chart updates and expands on the chart in the staff report using the School District's data provided in the attached comments letter.



\* Projected based on historical trends and 0.8% inflation factor for growth.

Source: Carson City School District



**Carson City School District**  
1402 West King Street, Carson City NV 89703  
(775) 283-2000 - Fax: (775) 283-2090

---

May 23, 2018

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

**Re: Carson City Growth Management Commission Annual Meeting**

Dear Mr. Plemel,

The Carson City School District appreciates the opportunity to provide concerns regarding the impact population growth may have on Carson City's schools. While, of course, we are excited that more people are deciding to make Carson City their home, due to programmatic and funding changes at the state and local level, capacity is a real issue at all of our schools.

1. *Does your department or agency have any extraordinary service capacity issues that would be negatively impacted by residential growth in 2017-18? If so, identify the issues.*

As previously discussed in varied City and District meetings over the past two years, the School District has great concerns about service capacity currently, and that only grows as the City grows. We have used, and will continue to use, every square foot of our facilities to absorb all of Carson City's students, but it has forced us to use space in unconventional and unintended ways, similar to high enrollment points in the early 2000's. All of our available capital funding resources have been approved by the Board of Trustees to address our immediate needs over the next 3-4 years to support our student enrollment and their educational needs while continuing to provide our students safe, comfortable, efficient and attractive facilities. The pressure is felt in all of our schools and even though we are discussing rezoning to help, it can only help so much when all of the schools are in the same situation.

2. *Do you recommend limiting the number of residential building permits (new construction) that will be made available for the 2018 calendar year to address these issues? If so, what limit, and how will this limit on residential growth help resolve your service capacity problem?*

With the potential for 660 new approved units built in 2018-2019, we would expect 90 more elementary school, 46 more middle school, and 62 additional high school students, coming from a mix of housing types. (We expect 38 students per 100 single family

detached homes, 20 students per 100 apartment units, 10 students per 100 condo/townhouse units, and 30 students per 100 mixed units.) Not knowing where these exactly will be located, their value or type, is problematic for the elementary and middle school levels. Of specific concern is Bordewich Bray Elementary, Fritsch Elementary, and Seeliger Elementary, as most of the units being considered are in those zones. Work will be completed during the next school year to modify some spaces in those schools, but it is unclear if it will be enough to absorb all of the students. Increasing class sizes at the elementary level to help take on potential students is not an option we have, due to statutory requirements. Carson Middle School will undergo renovations this summer to create new classroom spaces. We are expecting their population to increase as well next year to approximately 70 students on top of the 70+ they added last year. Bordewich Bray's and Fritsch's zone fully feed into Carson Middle School. Carson High School, while it had an increase in population this year and looks to next year regardless of construction, does have some options between the Jumpstart Program at WNC, Online programing, Pioneer High School, and internships that help mitigate the impact.

Consequently, the Carson City School District does recommend a limit on residential building permits and to spread those permits throughout the city so as to not have one area grow faster than others. While we recognize that there are permit limitations in place currently, if they were mostly granted all within one school zone, it effectively negates the benefit of limited permits for the school in that zone. A concentrated growth spike in one zone would have an unprecedented impact upon our schools, school zones, and bus programs. We are unsure of what total limit for the city would be most beneficial, but consideration along those lines as well as a spreading of the residential permits equally across the city would allow us to better absorb and serve the students and families of Carson City if this were to be in place.

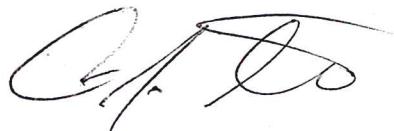
3. *What is needed by your department or agency to solve any service capacity issues identified above?*

The Carson City School District has fewer options for capital funding than any other school district in the State of Nevada.

The Carson City School District is using all of its available capital funding resources over the next five years to address this issue in a way that should maximize available space in the immediate future. However, the reality is that Carson City is quickly going to need a new K-8 school. Throughout our latest round of Facilities Master Planning Committee/Bond Oversight Committee meetings, we were very cognizant of this potential need and have it planned out to have another round of bond funding available that would be enough to potentially build this new school and have it be ready for the 2021-2022 school year. Unfortunately, due to rapidly escalating construction costs, expected interest rate increases, abated property tax revenues and no new options for funding, the Carson City School District will only have enough to build half of a school, and have no funding left to deal with deferred maintenance. We believe any future developments that could have a significant impact on student enrollment be required to donate land as a Condition of Development as a means to help the District focus funding on construction costs alone.

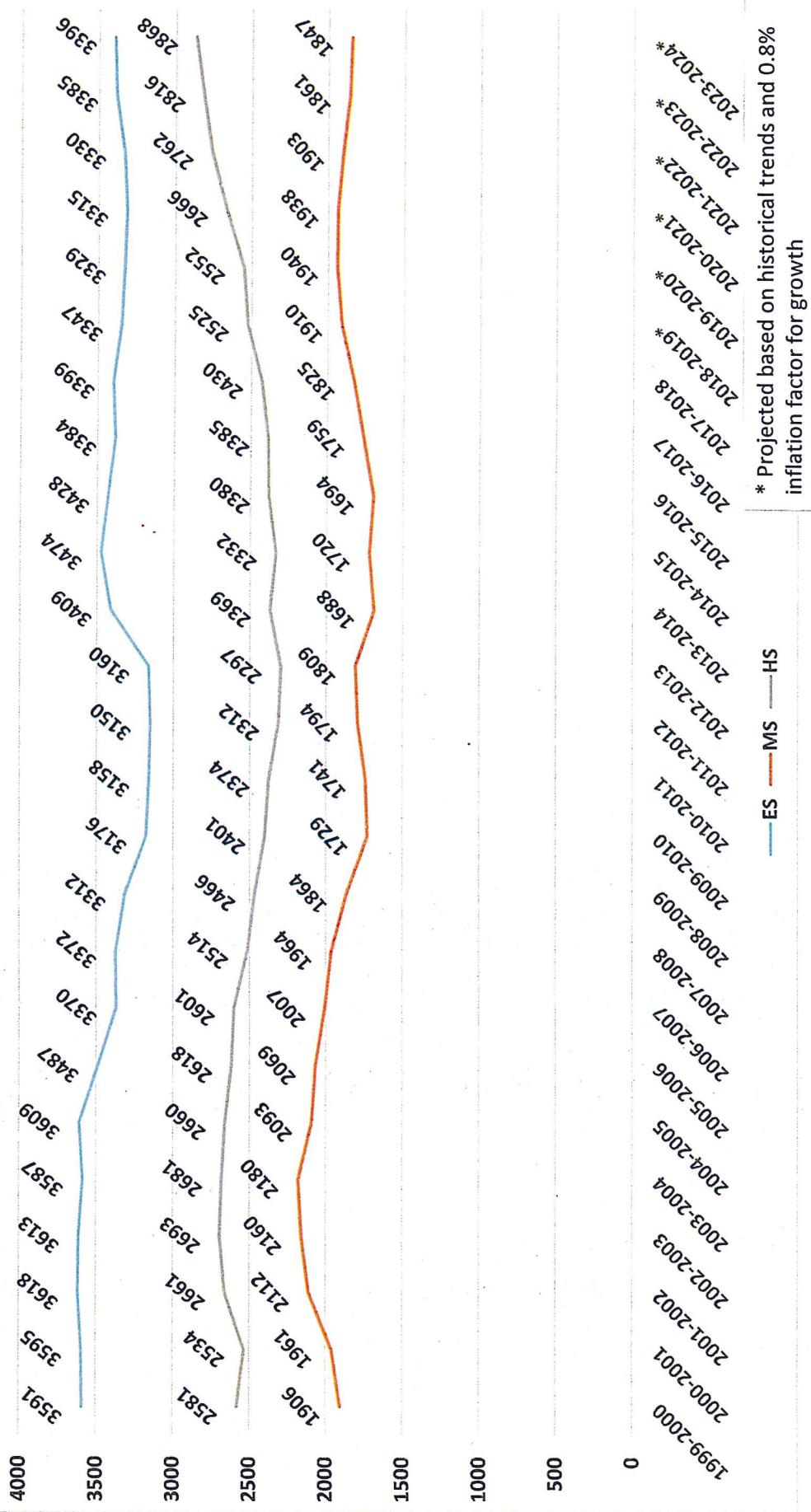
Again, Mr. Plemel, thank you to you and all involved in assuring Carson City's growth is manageable and sustainable.

Sincerely,

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

Andrew Feuling, Director of Fiscal Services  
Carson City School District

Carson City School District: Historical, Current & Projected Enrollment (Adjusted for Half-Day Kindergarten 1999-2013)



\* Projected based on historical trends and 0.8% inflation factor for growth