

MINUTES
Regular Meeting
Carson City Growth Management Commission
Wednesday, May 31, 2017 • 5:00 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Paul Esswein	Vice Chair – Mark Sattler
Commissioner – Charles Borders, Jr.	Commissioner – Monica Green
Commissioner – Elyse Monroy	Commissioner – Daniel Salerno

Staff

Lee Plemel, Community Development Director
Darren Schulz, Public Works Director
Hope Sullivan, Planning Manager
Susan Pansky, Special Projects Planner
Steven Pottéy, Project Manager
Dan Yu, Deputy District Attorney
Tamar Warren, Deputy Clerk

NOTE: A recording of these proceedings, the board's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and are available for review during regular business hours.

An audio recording of this meeting is available on www.Carson.org/minutes.

1. CALL TO ORDER, ROLL CALL AND DETERMINATION OF A QUORUM ROLL

(5:04:41) – Chairperson Esswein Called the Growth Management Commission to order.

(5:04:49) – Roll Was called and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Paul Esswein	Present	
Vice Chairperson Mark Sattler	Present	
Commissioner Charles Borders, Jr.	Present	
Commissioner Monica Green	Present	
Commissioner Elyse Monroy	Absent	
Commissioner Daniel Salerno	Present	

2. PUBLIC COMMENT

(5:05:16) – Chairperson Esswein entertained public comment; however, none was forthcoming.

3. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – MAY 25, 2016

(5:05:38) – There were no minutes to approve, as the previous year's minutes had already been approved at the following Planning Commission meeting, along with the Planning Commission minutes.

4. PUBLIC HEARING MATTERS

4-A. GM-17-045 FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS A RESOLUTION ESTABLISHING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2018 AND 2019 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2020 AND 2021; ESTABLISHING THE NUMBER OF BUILDING PERMIT ALLOCATIONS 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.

(5:07:37) – Chairperson Esswein introduced the item. Community Development Director Lee Plemel introduced himself and noted that the Commission will also hear from other City offices such as Public Works, Fire Department, School District, and others present in the audience.

(5:09:40) – Mr. Plemel gave background and presented the Staff Report which is incorporated into the record.

(5:23:00) – Darren Schulz, Public Works Director, noted that his presentations would primarily focus on water, and presented the agenda materials which are incorporated into the record.

(5:36:48) – Carson City Schools Superintendent Richard Stokes introduced himself, Andrew Fueling, Director of Fiscal Services, and Director of Operations, Mark Korinek. Mr. Stokes thanked Staff and Commissioner Borders for their support, especially with the Master Plan. Mr. Fueling delivered a PowerPoint presentation and responded to clarifying questions by the commissioners. He also noted that by 2040, the Carson City student population may grow to 10,000 - 11,000 students, adding that the current student breakdown is 46 percent in elementary, 22 percent in middle, and 30 percent in high school. He also reviewed possible expansion scenarios at each school, based on the anticipated growth. Discussion ensued on how land could be donated or set aside for future schools as developments increase and Mr. Plemel noted that the item would have to be discussed on a case-by-case basis.

(6:00:50) – Chairperson Esswein inquired about maintenance of the existing transportation system and Transportation Manager Patrick Pittenger explained that in addition to taxes and fees paid by developers, the maintenance cost of roads will depend on road density and size. He also noted that proposed legislation to address the issue “may or may not go forward”. Mr. Schulz clarified that these issues is being addressed at the Staff level and various proposals are being entertained, including impact fees. Chairperson Esswein suggested reduction of road size and not quality to manage maintenance costs.

(6:05:59) – Commissioner Green received clarification that the Commission’s role is to make a recommendation to the Board of Supervisors, adding that the police and fire information is backup to help the Board make decisions. Mr. Plemel also clarified for Commissioner Green that the numbers used are for three percent growth and that “the basis for the number is our most recent demographer population”. Commissioner Borders noted that the three percent number, used consistently, is a baseline to use year-after-year.

(6:08:55) – Chairperson Esswein entertained public comments, and when none were forthcoming, a motion.

(6:09:17) – MOTION: I move to recommend to the Board of Supervisors approval of a maximum of 658 residential building permit entitlements for 2018, with an allocation of 283 entitlements for the general property owner category and 375 entitlements for the development category, and to continue the

commercial and industrial development annual average water usage threshold of 15,000 gallons per day for Growth Management Commission review, and distribution and allocations for future years as further provided in the draft Board of Supervisors Resolution.

RESULT:	APPROVED (5-0-0)
MOVED:	Sattler
SECONDER:	Borders
AYES:	Esswein, Sattler, Borders, Green, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Monroy

5. PUBLIC COMMENT

(6:10:56) – Chairperson Esswein entertained public comments; however, none were forthcoming.

6. FOR POSSIBLE ACTION: TO ADJOURN AS THE GROWTH MANAGEMENT COMMISSION.

(6:11:08) – Chairperson Esswein adjourned the Growth Management Commission.

The Minutes of the May 31, 2017 Carson City Planning Commission meeting are so approved this 30th day of May, 2018.

PAUL ESSWEIN, Chair