

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Growth Management Commission**  
**Wednesday, May 27, 2020 ● 5:00 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

**Chair – Charles Borders, Jr.**  
**Commissioner – Paul Esswein**  
**Commissioner – Teri Preston**  
**Commissioner – Jay Wiggins**

**Vice Chair – Alex Dawers**  
**Commissioner – Richard Perry**  
**Commissioner – Hope Tingle**

**Staff**

Lee Plemel, Community Development Director (via WebEx)  
Hope Sullivan, Planning Manager  
Benjamin Johnson, Deputy District Attorney (via WebEx)  
Steven Pott  y, Engineering Project Manager (via WebEx)  
Heather Ferris, Associate Planner  
Tamar Warren, Senior Public Meetings Clerk

**NOTE:** A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the clerk 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](http://www.Carson.org/minutes).

**1. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE**

(6:05:48) – Chairperson Borders Called the meeting to order. Roll Was called and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Charles Borders, Jr.	Present	
Vice Chair Alex Dawers	Present	
Commissioner Paul Esswein – via WebEx	Present	
Commissioner Richard Perry	Present	
Commissioner Teri Preston – via WebEx	Present	
Commissioner Hope Tingle	Present	
Commissioner Jay Wiggins	Present	

**2. PUBLIC COMMENT**

(6:06:14) – Chairperson Borders entertained public comments; however, none were forthcoming.

**3. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – JUNE 26, 2019**

(6:06:31) – Chairperson Borders introduced the item.

(6:06:38) – Commissioner Tingle moved to approve the minutes of the June 26, 2019 Growth Management Commission meeting. The motion was seconded by Chairperson Borders.

<b>RESULT:</b>	<b>APPROVED (5-0-2)</b>
<b>MOVER:</b>	Tingle
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Borders, Esswein, Preston, Tingle, Wiggins
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Dawers, Perry
<b>ABSENT:</b>	None

#### **4. PUBLIC HEARING MATTERS**

**4.A GM-2020-0001 - FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2021 AND 2022 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2023 AND 2024; 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.**

(6:07:22) – Chairperson Borders introduced the item. Mr. Plemel provided a PowerPoint presentation, incorporated into the Staff Report and the record, which included the Staff recommendations and responded to clarifying questions. Commissioner Perry complimented Staff on the “great planning document” which involved comments from the relevant City departments. He also received clarification from Mr. Plemel that the Development Property Owner category represented subdivisions or projects with 31 or more units. Commissioner Preston was informed that the analysis included “Master Plan Densities of projects that we haven’t seen at all,” with some assumptions and also included “the specific numbers [which] the Planning Commission has approved.” Commissioner Tingle expressed concern over the City’s groundwater source which had come from Lyon and Douglas counties. She was also worried about school overcrowding and access to healthcare as the City experienced more growth. Commissioner Tingle raised the issue of housing affordability, noting that the median house price was above the reach of the median income earners. There were no additional comments. Chairperson Borders entertained a motion.

(6:33:53) – Commissioner Perry moved to recommend to the Board of Supervisors approval of a maximum of 672 residential building permit entitlements for 2021, 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 including distributions and allocations

for future years as further provided in the draft Board of Supervisors Resolution. The motion was seconded by Commissioner Esswein.

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Perry
<b>SECONDER:</b>	Esswein
<b>AYES:</b>	Borders, Dawers, Esswein, Perry, Preston, Wiggins
<b>NAYS:</b>	Tingle
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**5. PUBLIC COMMENT**

(6:35:20) – There were no public comments.

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

(6:35:40) – Chairperson Borders adjourned the Growth Management Commission.

The Minutes of the May 27, 2020 Carson City Growth Management Commission meeting are so approved this 26<sup>th</sup> day of May, 2021.

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CHARLES BORDERS, JR., Chair