

MINUTES
Regular Meeting
Carson City Growth Management Commission
Wednesday, May 26, 2021 • 5:00 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Charles Borders, Jr.
Commissioner – Paul Esswein
Commissioner – Sena Loyd
Commissioner – Teri Preston

Vice Chair – Jay Wiggins
Commissioner – Nathaniel Killgore
Commissioner – Richard Perry

Staff

Hope Sullivan, Community Development Director
Heather Ferris, Planning Manager
Todd Reese, Deputy District Attorney
Stephen Pottéy, Senior Project Manager
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 Public Meeting 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 and the approved minutes of this meeting are available on www.Carson.org/minutes.

1. CALL TO ORDER – GROWTH MANAGEMENT COMMISSION

(5:01:12) – Chairperson Borders called the Growth Management Commission meeting to order at 5:01 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(5:01:29) – Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Charles Borders, Jr.	Present	
Vice Chair Jay Wiggins	Present	
Commissioner Paul Esswein	Present	
Commissioner Nathaniel Killgore	Present	
Commissioner Sena Loyd	Present	
Commissioner Richard Perry	Present	
Commissioner Teri Preston	Absent	

3. PLEDGE OF ALLEGIANCE

(5:01:44) – Commissioner Loyd led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(5:02:15) – Chairperson Borders welcomed members of the public back into the Boardroom and read into the record information regarding public comment, noting that he preferred to hear the comments during the discussion of an item. He also entertained public comments; however, none were forthcoming.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – MAY 27, 2020.

(5:04:54) – Chairperson Borders introduced the item and entertained comments or changes and when none were forthcoming, a motion.

(5:05:11) – Commissioner Perry moved to approve the minutes of the May 27, 2020 Growth Management Commission meeting as presented. The motion was seconded by Vice Chair Wiggins.

RESULT:	APPROVED (4-0-2)
MOVER:	Perry
SECONDER:	Wiggins
AYES:	Borders, Esswein, Perry, Wiggins
NAYS:	None
ABSTENTIONS:	Loyd, Killgore
ABSENT:	None

6. MEETING ITEMS

6.A GM-2021-0147 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR A RESOLUTION ESTABLISHING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2022 AND 2023 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR YEARS 2024 AND 2025; 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.

(5:05:50) – Chairperson Borders introduced the item. Ms. Sullivan gave background and reviewed the Staff Report with accompanying documents, all of which are incorporated into the record. She also highlighted comments from key stakeholders such as the Carson City School District, Carson City Fire

Department, Carson City Sheriff's Office, and the Carson City Public Works Department. Ms. Sullivan highlighted the current projects and responded to clarifying questions by the Commissioners, adding that the City was not close to meeting the housing starts approved by the Growth Management Commission in the past years.

(5:23:04) – Carson City Wastewater Utility Manager Andy Hummel reviewed the Wastewater Capacity Analysis Update, incorporated into the record as late material, and responded to Commissioner questions.

(5:38:15) – Carson City Water Utility Manager Eddy Quaglieri reviewed the overall health of the ground water basins, water usage and demand, the City's water sources, projects, and the projected demand, all of which are incorporated into the record as late material. Mr. Quaglieri and Ms. Sullivan also responded to clarifying questions. Commissioner Perry called the presentations "very good" and recommended presenting a simplified version of it to civic organizations in the City. Ms. Sullivan clarified that the modeling done for the sewer was based on communication between the Planning and Public Works Departments as development projects were being planned.

(5:56:18) – The meeting was recessed to address technical issues.

(6:05:21) – Chairperson Borders reconvened the meeting.

(6:05:40) – Commissioner Perry recommended including some language to justify going above the 15,000-gallon daily limit requirement. Commissioner Esswein also thanked Staff for the presentations and noted that he was in favor of criteria to evaluate excess water use as well, citing the drought situation being experienced currently. Ms. Sullivan noted that item 6.B would be continued in order to bring forward the criteria discussed earlier. Commissioner Loyd requested information regarding the current businesses who have received approval to exceed the 15,000-gallon daily limit. Mr. Reese noted that the Commission was not required to take action on this item.

6.B GM-2021-0131 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO ALLOW FOR DAILY WATER USAGE ABOVE 15,000 GALLONS PER DAY FOR A PROPOSED DRIVE-THROUGH CARWASH ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 3390 S. CARSON STREET, APN 009-111-28.

(6:13:05) – Chairperson Borders introduced the item. Ms. Sullivan explained that per the late material received, the applicant representative had requested for the item to be continued until the June 30, 2021 meeting. No action was necessary.

7. PUBLIC COMMENT

(6:14:04) – Chairperson Borders entertained public comments; however, none were forthcoming.

8. FOR POSSIBLE ACTION: ADJOURN AS THE GROWTH MANAGEMENT COMMISSION

(6:14:37) – Chairperson Borders adjourned the Growth Management Commission meeting at 6:14 p.m.

The Minutes of the May 26, 2021 Carson City Growth Management Commission meeting are so approved this 30th day of June, 2021.