

MINUTES
Carson City Growth Management Commission Regular Meeting
Wednesday, June 30, 2021 • 5:00 PM
Community Center Robert "Bob" Crowell Boardroom
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
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

(5:00:26) – Chairperson Borders called the Growth Management Commission meeting to order at 5:00 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(5:00:40) – 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	Present	5:09 p.m.

3. PLEDGE OF ALLEGIANCE

(5:00:56) – Commissioner Perry led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(5:01:32) – Chairperson Borders entertained public comments; however, none were forthcoming.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – MAY 26, 2021.

(5:01:53) – Chairperson Borders introduced the item and entertained comments or changes and when none were forthcoming, a motion.

(5:02:08) – Commissioner Perry moved to approve the minutes of the May 26, 2021 Growth Management Commission meeting as presented. The motion was seconded by Vice Chair Wiggins.

RESULT:	APPROVED (6-0-0)
MOVER:	Perry
SECONDER:	Wiggins
AYES:	Borders, Esswein, Killgore, Loyd, Perry, Wiggins
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Preston

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 THE YEARS 2024 AND 2025; ESTABLISHING THE NUMBER OF BUILDING PERMIT ALLOCATIONS WITHIN THE DEVELOPMENT AND GENERAL PROPERTY OWNER CATEGORIES; ESTABLISHING A MAXIMUM AVERAGE DAILY WATER USAGE FOR COMMERCIAL AND INDUSTRIAL BUILDING PERMITS AS A THRESHOLD, AND IDENTIFYING CRITERIA TO APPLY WHEN MAKING DECISIONS REGARDING COMMERCIAL AND INDUSTRIAL PROJECTS SEEKING TO EXCEED THE THRESHOLD.

(5:02:26) – Chairperson Borders introduced the item. Ms. Sullivan gave background and presented the Staff Report, which is incorporated into the record, and responded to clarifying questions. She noted that based on a request from the previous Growth Management Commission meeting, she had compiled a list (incorporated into the Staff Report) of eleven building permits (three of which were for the same project) approved by the Commission since 2005, that exceeded the 15,000 gallon daily water usage threshold and that one project had been denied.

(5:04:24) – City Engineer Randy Rice referenced the late material, incorporated into the record, and reviewed the process proposed by the Public Works Department to evaluate low, average, and high water usage for future applications received by the Commission.

(5:06:43) – Ms. Sullivan also referenced the Staff Report which addressed the proposed three percent growth versus 2.5 percent growth and recommended keeping the growth at three percent. She cited market forces that have allowed for fewer units to be built than the allocated number and noted that the City had “adequate services to meet the three percent [growth].” Ms. Sullivan also discussed “the other effects of water usage,” and advised the Commission to consider “if the use will: 1) Promote health and safety; 2) Create quality jobs; 3) Promote tourism; and 4) Utilize water conservation measures and techniques.” Chairperson Borders complimented Staff on the Staff Report and explained that he was in favor of the 2.5 percent growth; however, he understood and was satisfied with the three percent growth recommendation. Commissioner Perry was informed that the Water Use Application Form would be used anytime an application exceeded the 15,000-gallon potable water threshold.

(5:16:21) Discussion ensued regarding the proposed resolution, incorporated into the record. Commissioner Esswein expressed concern that the City would continue to grow despite the scientific evidence showing “we are in a long-term drought and the availability of water is not guaranteed.” He also recommended reducing the water threshold to 7,500 gallons per day. Commissioner Preston cited the lack of available housing and stated she was in favor of multi-family housing. Commissioner Perry called the presentation made by Water Utilities Manager Eddy Quaglieri during the May 26, 2021 meeting “insightful” and highlighted the reduced water consumption since 2008 while the City was growing.

(5:29:48) – Ms. Sullivan clarified that the Commission could condition an approval for a periodic review should they wish to do so. Commissioner Esswein inquired about consequences of a review and was informed by Ms. Sullivan that the Commission could work with the applicant on conservation; however, she believed that a Staff-level discussion should take place to provide recommendations to the Growth Management and the Planning Commissions. Mr. Rice explained to Commissioner Loyd that Staff had identified several categories of businesses that fall between the 7,500 – 15,000 gallon per day water usage and Chairperson Borders believed that would serve as baseline data. He also recommended keeping the 15,000 gallon per day threshold for now until Staff brings forward a recommendation. Commissioner Esswein suggested seeing the usage by business category. Deputy Public Works Director Dan Stucky believed they could provide that data “but it will take some time” to gather.

(5:26:29) – Ms. Sullivan noted that the resolution in the Staff Report must be voted upon by the Board of Supervisors in July, adding that she had included in it several measures such as: 1) Promoting health and safety; 2) Creating quality jobs; 3) Promoting recreation and tourism; and 4) Utilizing water conservation measures and techniques. She also offered to return with the above-mentioned baseline data and recommendations. Commissioner Preston recommended looking into the high usage to the sewer system if they are separate from water usage. Mr. Stucky offered to provide data analysis; however, he reminded the Commission that sewer usage was not metered. Chairperson Borders entertained additional questions or comments and when none were forthcoming, a motion.

(5:39:18) – Commissioner Perry moved to recommend to the Board of Supervisors approval of the draft resolution with the following changes in Section 6 on page 3: *In considering applications in response to subsection 5, the Growth Management Commission shall consider if the use utilizes water conservations measures and techniques; and if the use will promote health, welfare and safety; or quality of life; or create quality jobs; or promote recreation and tourism. The motion was seconded by Commissioner Loyd.*

RESULT:	APPROVED (7-0-0)
MOVED:	Perry
SECONDER:	Loyd
AYES:	Borders, Wiggins, Esswein, Killgore, Loyd, Perry, Preston
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(5:40:03) – Ms. Sullivan stated that she will inform the Board that the Commission had inquired about the utilization of water above the authorized amount by the Commission and the analysis that would be provided to them by Staff per the discussion during item 6-A. Commissioner Esswein suggested including the hydrographs provided by the Public Works Department in the future Staff Reports.

7. PUBLIC COMMENT

(5:41:18) – Chairperson Borders entertained public comments; however, none were forthcoming.

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

(5:41:53) – Chairperson Borders adjourned the Growth Management Commission meeting at 5:41 p.m.

The Minutes of the, June 30, 2021 Carson City Growth Management Commission meeting are so approved this 28th day of July 2021.