

**STAFF REPORT FOR THE GROWTH MANAGEMENT COMMISSION MEETING OF
DECEMBER 20, 2022**

FILE NO: GM-2022-0273

AGENDA ITEM: 6A

STAFF CONTACT: Hope Sullivan, AICP, Community Development Director

AGENDA TITLE: For Possible Action: Discussion and possible action regarding requested supplemental information on the Growth Management Annual Report, including water use in Carson City, the impact of population growth on Carson City roadways, floodplain management and transportation initiatives

Staff Summary: The Growth Management Annual Report was presented to the Growth Management Commission on June 29, 2022. During that presentation, staff explained that due to changes in behavior during COVID, including businesses being closed and implementation of work from home policies, it was difficult to perform a statistical analysis of water use. Additionally, the Commission requested additional information regarding the impact of growth on roadways. During this item, staff will present a recently completed water usage analysis that can serve as an aid in making decisions regarding the annual maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review. Staff will also provide an overview of how the City manages floodplains and the different transportation related initiatives the City is exploring, including potential new funding sources to help preserve existing roads and ways to improve the traffic impact analysis and mitigation process for private development projects.

PROPOSED MOTION: No action proposed

BACKGROUND:

Per Carson City Municipal Code 18.12.030, the Growth Management Commission annually compiles and considers information provided by various City departments affected by growth and development and makes a recommendation to the Board of Supervisors regarding residential building permits for the coming years.

During the annual review on June 29, 2022, staff explained that it could not provide a statistical analysis of water use due to the changes in behavior experienced during COVID. Also during the review, Commissioners requested additional information regarding the impact of growth on roads.

Staff from the Carson City Public Works Department will present supplemental information to the Commission relative to an updated water usage analysis, floodplain management and transportation related initiatives being explored.

Staff does not anticipate the Commission will take action on this item.