

DRAFT MINUTES
Carson City Growth Management Commission Regular Meeting
Wednesday, June 29, 2022 ● 5:00 PM
Community Center Robert “Bob” Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

Chair – Jay Wiggins

Vice Chair – Teri Preston

Commissioner – Charles Borders, Jr.

Commissioner – Paul Esswein

Commissioner – Nathaniel Killgore

Commissioner – Sena Loyd

Commissioner – Richard Perry

Staff

Hope Sullivan, Community Development Director

Heather Ferris, Planning Manager

Todd Reese, Deputy District Attorney

Stephen Pottéy, Sr. Engineering Project Manager

Heather Manzo, Associate Planner

Tamar Warren, Senior Deputy 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.

The approved minutes of all meetings are available on www.Carson.org/minutes.

GROWTH MANAGEMENT COMMISSION

1. CALL TO ORDER – GROWTH MANAGEMENT COMMISSION

(4:01:10) – Chairperson Wiggins called the Growth Management Commission meeting to order at 4:01 p.m. and noted that the Planning Commission meeting will take place after the Growth Management Commission meeting.

2. ROLL CALL AND DETERMINATION OF QUORUM

(4:01:19) – Roll was called, and a quorum was present.

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

3. PLEDGE OF ALLEGIANCE

(4:01:43) – Commissioner Borders led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(4:02:02) – Chairperson Wiggins entertained public comments. Deni French introduced himself as a Carson City resident and noted the electric charging stations on many City properties. Mr. French recommended monitoring the use and finding ways to require payment for the use of the charger or finding ways to collect a fee for the time that has surpassed the four-hour limit.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – SEPTEMBER 29, 2021.

(4:05:07) – Chairperson Wiggins introduced the item and entertained comments or changes; however, none were forthcoming. He also entertained a motion.

(4:05:20) – Commissioner Borders moved to approve the minutes of the September 29, 2021 Growth Management Commission meeting as presented. The motion was seconded by Commissioner Loyd.

RESULT:	APPROVED (5-0-2)
MOVER:	Borders
SECONDER:	Loyd
AYES:	Wiggins, Preston, Borders, Killgore, Loyd,
NAYS:	None
ABSTENTIONS:	Esswein, Perry
ABSENT:	None

6. MEETING ITEMS

6.A GM-2022-0273 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 CHAPTER 18.12 (THE “GROWTH MANAGEMENT ORDINANCE”) OF THE CARSON CITY MUNICIPAL CODE (“CCMC”) FOR THE YEARS 2023 AND 2024, ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2025 AND 2026, 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 FOR GROWTH MANAGEMENT COMMISSION REVIEW, AND IDENTIFYING CRITERIA TO APPLY WHEN MAKING DECISIONS REGARDING COMMERCIAL AND INDUSTRIAL PROJECTS SEEKING TO EXCEED THE THRESHOLD.

(4:06:34) – Chairperson Wiggins introduced the item. Ms. Sullivan presented an overview of all land developments in Carson City, incorporated into the record, and responded to clarifying questions. Wastewater Utility Manager Andy Hummel and Water Utility Manager Eddy Quaglieri presented an update to the water and wastewater capacity in Carson City, incorporated into the record, which included an overview of utility projects. They also responded to clarifying questions.

(5:07:45) – Discussion ensued regarding the effect of drought on groundwater. Mr. Quaglieri noted that “groundwater basins are pretty resilient to drought,” and he did not believe a five-year drought would affect the groundwater levels. He also noted that Carson City had a “diverse water portfolio” due to the City’s ability to use water from different areas and basins. Ms. Sullivan introduced Public Works Director Darren Schulz, Deputy Director Dan Stucky, and Parks Project Manager Nick Wentworth. She also highlighted the importance of the presentations by Mr. Hummel and Mr. Quaglieri, adding that they would update the Commission annually to ensure all City services and resources to “determine what is the appropriate growth” that Carson City would be able to sustain in the future.

(5:11:28) – Commissioner Esswein inquired about the State Engineer’s drought plan. Mr. Quaglieri offered to look into it and return with answers and explained that the Quill Water Treatment Plan would not be used during its construction due to its age and current capacity. In response to Commissioner Borders’ question regarding the 15,000-gallon daily use threshold, Mr. Stucky explained that the COVID-19 pandemic had caused an increase in water usage. He also noted that Staff were working on a statistical analysis of different water usages and would return to present the data to the Commission. Vice Chair Preston thanked Staff for providing the water data analysis and provided anecdotal information on how difficult it had been in the past to receive that information. She also inquired about the impact on water usage if grass areas were converted to xeriscape for approved developments. Ms. Sullivan clarified that during the Title 18 discussions, the Board of Supervisors had recommended the removal of the ban on artificial turf and the use of boulders in lieu of shrubbery. Chairperson Wiggins thanked the presenters for their informative presentation. He also entertained public comments.

(5:24:11) – Mr. French expressed appreciation to the presenters and encouraged keeping shrubbery in lieu of rocks to encourage insect and bird habitats. There were no additional public comments. Commissioner Perry expressed concern that the Public Works Department had noted a deterioration of the City’s roadways in its analysis, “unless or until the funding gap is reduced.” Ms. Sullivan recommended a future discussion on roads. Mr. Perry recommended adding the following comment to the approval of the resolution: *“During our deliberations as the Planning Commission, we have heard many times from residents about the increases in traffic due to new development and the deteriorating condition of many of the City’s roads. The Public Works Department has commented in the Growth Management Plan for the past several years that roadway maintenance activities continue to operate at a deficit and that the City’s roadways will continue to deteriorate unless the funding gap is reduced. When asked about the funding gap, it has been stated that the City’s portion of the gas tax is not nearly enough to fund road maintenance. A number of municipalities in Nevada fund road maintenance as a priority from general fund revenues and don’t rely solely on gas taxes to maintain roads. We are concerned that there will be increasing resistance to any new projects that come before the Planning Commission if roadway maintenance activities continue to operate at a deficit.”*

(5:30:40) – Based on a question by Commissioner Loyd, Ms. Sullivan recommended “putting the Board on notice” regarding Commissioner Perry’s concern on roads and that the Planning Commission would

work with the Public Works Department to better understand the concerns relating to roads. Vice Chair Preston inquired about the age groups in Carson City and Ms. Sullivan explained that “the under 18 population had been reduced and the over 65 population has been increased.” Chairperson Wiggins wished to understand whether growth would help or hinder road maintenance. Commissioner Borders was in favor of escalating the roads issue to the Board of Supervisors. Ms. Sullivan noted the consensus of the Commission which was to ensure that the road and water issues would be returned for discussion at a future meeting. Commissioner Loyd recommended watching the City’s budget meeting online to better understand the Board’s discussion on roads. Chairperson Wiggins entertained additional comments and when none were forthcoming, a motion.

(5:38:18) – Commissioner Borders moved to approve to recommend to the Board of Supervisors approval of the draft resolution. The motion was seconded by Chairperson Wiggins.

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

7. PUBLIC COMMENT

(5:38:46) – Chairperson Wiggins entertained public comments; however, none were forthcoming.

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

(5:39:15) – Chairperson Wiggins adjourned the Growth Management Commission meeting at 5:39 p.m.

The Minutes of the June 29, 2022 Carson City Growth Management Commission meeting are so approved on this 20th day of December, 2022.