

MINUTES
Carson City Growth Management Commission Regular Meeting
Wednesday, May 31, 2023 • 4:00 PM
Community Center Robert "Bob" Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

Chair – Teri Preston	Vice Chair – Sena Loyd
Commissioner – Charles Borders, Jr.	Commissioner – Ellen DeChristopher
Commissioner – Nathaniel Killgore	Commissioner – Vern Krahn
Commissioner – Richard Perry	

Staff

Hope Sullivan, Community Development Director
Heather Ferris, Planning Manager
Todd Reese, Senior Deputy District Attorney
Stephen Pottéy, Senior 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 AGENDA

1. CALL TO ORDER

(4:05:12) – Chairperson Preston called the meeting to order at 4:05 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(4:05:25) – Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Teri Preston	Present	
Vice Chair Sena Loyd	Present	
Commissioner Charles Borders, Jr.	Present	
Commissioner Ellen DeChristopher	Present	
Commissioner Nathaniel Killgore	Present	
Commissioner Vern Krahn	Present	
Commissioner Richard Perry	Present	

3. PLEDGE OF ALLEGIANCE

(4:05:42) – Chairperson Preston led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(4:06:11) – Chairperson Preston entertained public comments; however, none were forthcoming.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – DECEMBER 20, 2022

(4:06:46) – Chairperson Preston introduced the item and entertained comments or changes; however, none were forthcoming. She also entertained a motion.

(4:05:56) – Commissioner Borders moved to approve the minutes of the December 20, 2022 Growth Management Commission Minutes. The motion was seconded by Commissioner Killgore and carried 4-0-3 with Commissioners DeChristopher, Krahn, and Vice Chair Loyd abstaining as they were not present at the meeting.

6. MEETING ITEMS

6.A 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 2024 AND 2025, ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2026 AND 2027, 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.

(4:07:43) – Chairperson Preston introduced the item. Ms. Sullivan introduced Public Works Director Darren Schulz, Parks, Recreation, and Open Space Director Jennifer Budge, Health and Human Services Director Nicki Aaker, Deputy Fire Chief Aaron Lowe, Deputy Public Works Director Dan Stucky, Wastewater Utility Manager Andy Hummel, Water Utility Manager Eddy Quagliari, Public Works Operations Manager Rick Cooley, and Carson City School District Superintendent Andrew Feuling. She also gave background and reviewed the Staff Report, incorporated into the record, which contained historical data and Staff’s recommended allocations for 2024-2027, based on three percent growth and alternatives of two and two-and-a-half percent growth rates, describing how they would affect the number of available allocations.

(4:15:22) – Ms. Sullivan highlighted the State Demographer’s projection which estimated a population growth of 0.7 percent each year for the next five years. She relayed the Public Works Director’s recommendation that the maximum water usage threshold be modified from 15,000 gallons to 10,000 gallons for commercial and industrial users, above which a Growth Management Commission Approval would be required. Ms. Sullivan also recommended continuing the 2021 recommended finding to determine additional water use allocation by the Growth Management Commission which states: “*The Growth Management Commission must first find that the use utilizes water conservation measures and*

techniques. If that finding is made, the Growth Management Commission must consider if the use will promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism. If both such findings are made, an application under subsection 5 can be granted.”

(4:19:49) – Mr. Feuling conveyed his appreciation to Staff for a great working relationship. He also reviewed a presentation, incorporated into the record, outlining the Carson City School District *Enrollment Trends* and the *Student Allocation Forecast*. Mr. Feuling noted the declining student population trend, adding that there were 20 potential students per 100 units built. He also responded to clarifying questions. He attributed the reduction in student numbers to the aging population, having fewer children, and housing price increases.

(4:41:42) – Mr. Hummel and Mr. Quagliari reviewed the *Carson City Water and Wastewater Capacity Update* presentation, which is incorporated into the record, and responded to clarifying questions. Mr. Hummel explained to Chair Preston that the reusable water was being stored in a reservoir at Brunswick Canyon, and clarified that currently, the City parks are using City water. Chairperson Preston entertained public comments.

(5:18:45) – Heather Koche did not believe “people are using [water] wisely” and expressed concern that the water meters could be shut off or “hacked into.” She also believed that Carson City had been growing fast and was concerned that the new homes would “sit empty.” Ms. Koche recommended focusing on “small businesses downtown” and wished to see the roads get better. Maxine Nietz recommended the Commission focus on the individuals in the City and not worry about the developers. She believed that Carson City was becoming like Reno-Sparks which has 2,600 people per square mile and believed residents did not have unlimited resources. She objected to high-density residential units that would change the character of the City. Betsy Strasburg agreed with the previous comments and explained that the City departments, other than the Carson City Fire Department (CCFD) and the Carson City School District (CCSD) had anticipated an increase in resources and workload, and believed that it was not in the purview of the Commission to consider the following Staff Report excerpt: *“Unnecessarily limiting the number of building permits could have a negative impact on the ability of developers to obtain financing for proposed developments and have a generally suppressive effect on the Carson City economy.”* She recommended utilizing a fixed number for growth. Richard Nagel also suggested the use of a fixed number and noted that the Quill Water Treatment Plant was still in the design phase. He recommended utilizing the Combs Canyon Reservoir water for watering golf courses and parks and believed that the decline in the school enrollment could be because many students are being home-schooled or are attending private and charter schools.

(5:32:32) – Karen Stephens noted that the State has ranked 49th or 50th in education for the past 15 years and believed that parents were removing their children from public schools due to “inappropriate” education and have been home-schooling them. Ms. Stephens believed that the student decline rate should not determine the percentage of new homes and cited the “horrific” condition of the City’s roads. Thomas Berndt introduced himself as a 30-year resident of Carson City and believed that the City has “hit a sweet spot” and encouraged the Board to “keep it that way.” He recommended leveraging the new companies such as Tesla and the new Lithium mine to help improve the roads in Carson City. There were no other public comments.

(5:37:05) – Ms. Sullivan reminded the Commission that they were expected to make a recommendation to

the Board of Supervisors noting that the proposed resolution, incorporated into the record utilizes a methodology in place since 2006. Additionally, she reviewed the recommended maximum number of permits divided between developers (436) and general property owners (339), also incorporated into the record. Ms. Sullivan noted that based on the earlier presentations, Staff was recommending that the commercial and industrial daily water usage threshold be modified from 15,000 gallons per day annual average to 10,000 gallons per day annual average, above which Growth Management Commission approval would be required.

(5:28:21) – Commissioner Borders was not in favor of the three percent proposed growth and preferred a decrease. Ms. Sullivan noted that historically, many of the approvals had not turned into permits that year. Commissioner Perry also recommended reducing the growth from three percent to two percent citing transportation and roads issues which, he believed should be a consideration during the approval process. He believed that supply should be created to reduce high prices; however, he believed that the City lacked “starter homes” to attract a younger workforce. Commissioner Perry recommended working with agencies such as the Nevada Housing Authority to assist in first-time home buying. Vice Chair Loyd highlighted the need for affordable workforce housing and recommended two percent general growth and one percent growth in affordable workforce housing. Chairperson Preston cited a large increase in the City’s housing and population in the 1970s as a result of the Federal Housing Administration (FHA) farm loans, adding that the high housing prices have caused younger residents to move out of the area. Ms. Sullivan explained that Staff works with developers and informs them of the growth cap. Commissioner Killgore did not believe that large apartment complexes would solve the housing problem. Commissioner Borders reminded the Commission that their responsibility is to ensure the code is followed; however, the growth decision belongs to the Board of Supervisors. Commissioner DeChristopher noted that a lot of time had been spent on affordable housing during the last legislative session. She also stated that the quality of life in Carson City has changed as the population ages and was in favor of attracting young residents which required growth. She believed that the aging infrastructure was the issue at this time. Commissioner Krahn expressed support for Vice Chair Loyd’s suggestion as well and offered to make the motion. Discussion ensued regarding the “running out” of the special use permits and the requests for their renewals. Chair Preston also highlighted the high interest rates as a deterrent for home purchasers.

(6:21:05) – Commissioner Krahn moved to recommend to the Board of Supervisors approval of the draft resolution with the following amendments: a two percent maximum growth rate for *market rate* residential building permits, a one-percent growth rate for *affordable* housing, and a 10,000 gallon per day cap for a maximum average daily water usage for commercial and industrial building permits as a threshold.

On discussion, Commissioner Perry and Ms. Sullivan were in favor of Vice Chair Loyd’s recommendation of two percent general growth and one percent of affordable housing. Commissioner Perry recommended adding the term market rate to residential building permits and wished to use the word affordable instead of workforce housing to be consistent with Staff’s recommendation. Mr. Krahn agreed to the changes (presented in the motion in italics).

Commissioner Killgore seconded the motion.

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

7. PUBLIC COMMENT

(6:24:04) – Chairperson Preston entertained public comments; however, none were forthcoming.

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

(6:24:12) – Chairperson Preston adjourned the Growth Management Commission meeting at 6:24 p.m.

The Minutes of the May 31, 2023 Carson City Growth Management meeting are so approved on this 29th day of May, 2024.