

CARSON CITY GROWTH MANAGEMENT COMMISSION  
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A meeting of the Carson City Growth Management Commission was held during the regularly scheduled meeting of the Carson City Planning Commission on Wednesday, May 26, 2004, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, that beginning at 3:30 p.m.

**PRESENT:** Chairperson Richard Wipfli, Vice Chairperson John Peery, and Commissioners Allan Christianson, Mark Kimbrough, Roger Sedway, and Roy Semmens

**STAFF PRESENT:** Community Development Director Walter Sullivan, Chief Deputy District Attorney Mark Forsberg, Deputy City Engineer John Flansberg, Open Space Manager Juan Guzman, Principal Planner Lee Plemel, Senior Engineer Rob Fellows, Senior Planner Jennifer Pruitt, Recording Secretary Katherine McLaughlin (P.C. 5/26/04 Tape 1-2952)

**NOTE:** Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented or clarified the staff report/supporting documentation as well as any computerized slides that may have been shown. Any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

Chairperson Wipfli convened the Growth Management Commission. (For Minutes of the Planning Commission's actions for this date, please see its file.) A quorum of the Commission was present although Commissioner Mullet was absent.

**GM-04-073 - ACTION ON CARSON CITY'S 2004 GROWTH MANAGEMENT PROGRAM** - Senior Planner Jennifer Pruitt, Community Development Director Walter Sullivan, Sierra Pacific Power Company's Land Use Consultant Bill Bennett, Builders Association of Western Nevada Executive Director Rick DeMar - Ms. Pruitt's introduction included compliments to State and City agencies for their assistance. She noted for the record that 743 entitlements were approved for 2004. To date only 41 entitlements have been sold. This is five percent of the total entitlement and is 12 percent less than last year's purchases. Mr. Sullivan complimented Ms. Pruitt on her report and delineated the current policy to return unused entitlements to the Water Engineer to be voided and the 2004 allocations. Discussion noted that the previous policy of allowing two apartments to equal once residence in obtaining an entitlement had been eliminated. A change was not recommended to this policy. Public comments were solicited.

Mr. Bennett indicated that he is working with Carson City staff on an electrical master plan and with the Carson City Assessor to predict the City's growth rate. The methodology used to determine the amount of power required for segments of the community was briefly limned. The methodology estimated the low side of the overall usage for the community at 3.2 percent and the high side at 4.4 percent. The staff, the community, and the Commission should be aware of the process used to estimate future power needs. He expressed a desire to continue to work with staff on the City's growth rates. Discussion pointed out that the City's Growth Management Ordinance is based on the number of building lots. Sierra Pacific uses the land use to predict the amount of power needed in the future. Commissioner Peery expressed his concerns that this may not predict an adequate amount of power as individual uses vary from person to person. Mr. Bennett indicated that their Master Plan will be to the City soon. Additional public comments were solicited.

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Mr. Demar read from his letter the sentence encouraging the City to maintain the status quo at three percent. (A copy is in the file.) The Association had been chagrined at the State Demographer's indication that growth in the community had stopped. He felt that the program is and does work. Commissioner Peery also felt that there is no reason to fix the program as it isn't broke. Comments indicated concerns about the rapid growth in surrounding counties. Mr. Demar wished Commissioner Christiansen and Chairperson Wipfli well as this may be the last time he will get to address them and indicated that it had been a pleasure working with them. Additional public comments were solicited but none were given.

Commissioner Peery moved to recommend approval of the three percent maximum growth rate for 2005 based on Option 1, setting the Year 2005 building permit number at 765 residential building permits, and the 2006 maximum building permit number at 788 residential permits, and commercial/industrial threshold limits shall be 7,500 gallons per day of water usage with the understanding that the four stipulations, specifically, the unused entitlements for 2004 be voided and given back to the Water Engineer, and, of course, the three percent, and with the ratio maintained at 43 to 57 percent of the residential and the general property category and development project category respectively, and that the water limit shall be at 7,500 gallons. Commissioners Christianson and Semmens seconded the motion. Motion carried 6-0.

**RECESS THE GROWTH MANAGEMENT COMMISSION (1-3405)** - There being no other matters for consideration, Chairperson Wipfli recessed the Growth Management Commission.

The Minutes of the May 26, 2004, Carson City Growth Management Commission meeting

ARE SO APPROVED ON February 23, 2005.

/s/  
John Peery, Chairperson