

CARSON CITY GROWTH MANAGEMENT COMMISSION
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A meeting of the Carson City Growth Management Commission was held during the regularly scheduled Carson City Planning Commission meeting of Wednesday, August 25, 2004, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, that began at 3:30 p.m.

PRESENT: Chairperson John Peery, Vice Chairperson Mark Kimbrough, and Commissioners Steve Reynolds, Roger Sedway, Roy Semmens, and Bill Vance

STAFF PRESENT: Community Development Director Walter Sullivan, Principal Planner Lee Plemel, Senior Engineer Rob Fellows, Senior Planner Jennifer Pruitt, Deputy District Attorney Mary Margaret Madden, Recording Secretary Katherine McLaughlin (P.C. 8/25/04 Tape 1-0010)

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 Peery convened the Commission by declaring that a quorum of the Commission was present although Commissioner Mullet was absent.

GM-04-139 ACTION REGARDING A GROWTH MANAGEMENT APPROVAL OF WATER USAGE REQUEST FROM ACE ENGINEERING (1-1675) - Community Development Director Walter Sullivan, Public Works Operations Manager Tom Hoffert, Applicant Jaspal S. Sidhu - Discussion between Commissioner Kimbrough and Mr. Sullivan explained the reasons the Growth Management Commission had not considered the application as part of the special use permit process. Commission concerns regarding the volume of water required for the project in addition to that required for the freeway were expressed. Mr. Sullivan corrected Page 1, Paragraph 3, of the staff report to indicate that the correct volume of water should be 37,000 gallons rather than 73,000. Mr. Sullivan explained that the application could build a structure that would only use 7500 gallons or less of water per day if the special use permit is approved but not the water usage.

Mr. Hoffert explained the need to continue implementation of the five-year capital improvement program. The Growth Management Commission will be asked in October to authorize five new municipal wells. The application process requires the water and sewer usages to be calculated for an entire year. Mr. Hoffert must calculate the peak demand periods during the summer months. The capital improvement program is developed around this calculation. Five new wells are scheduled to be on line June 1, 2005. The importance of working with the Commission was explained. He also indicated that there will be two applications exceeding the 7,500 gallons per day limit next month and one or two more in the next six months. The City has adequate funding and a capital improvement program to handle growth at the rate established under the Growth Management Ordinance. He is presently in the process of updating the water and sewer master plans to forecast needs to 2025. It will be the guideline and funding for the capital improvement program. The five wells will provide the ability to meet growth demands for next year. Clarification explained that the plan is to drill two new wells and to rehabilitate/redrill three wells next year. The Commission will also see all of the wells which were constructed without the benefit of a special use permit. They are in the process of

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notifying everyone within 500 feet of the wells about them. The connection fees pay for expansion of the water and sewer utilities. The planned upgrade to a booster station for the Quill water treatment plant was described. It will then serve the college, Timberline, Lakeview, the area northwest of Carson Street and north of Winnie Lane to Highway 395 including the regional hospital facility and the Children's Home. The groundwater table has dropped and necessitates redrilling and re-equipping older wells. A presentation on the water system will be given at the Board of Supervisors meeting on September 16. Mr. Hoffert asked that he be allowed to make a similar presentation to the Commission so that a comprehensive understanding of the utility can be provided. The complexity of the current system was briefly limned. His beliefed that the utility will be able to meet all of the demands for service next year and that it should be able to continue to do so if the capital improvement program and its timeframes are maintained. He then explained the reasons for feeling that the City's deeper wells do not impact the shallow private wells. The capital improvement program requires drilling a new well every year. Justification for reserving capacity for future needs and/or emergencies was explained including the reason two new wells are to be drilled this year. The rehabilitation/redrill program normally does one or two wells a year. Last year metal fatigue caused a well to lose its casing. This is one of the wells to be redrilled this year. It has also become necessary to perform rehab/redrills earlier than originally scheduled. This is the reason five wells will be done next year. Funding for these wells has been allocated. The Waterfall Fire had created an additional impact on the system and the residents were asked to curtail their water usage on July 30. Justification for restricting outside irrigation on July 31 was provided. The conservation efforts allowed the system to replenish 70 percent of the storage capacity. The system can generate 20 to 21 million gallons of water during peak summer days. The residents, however, are using between 19 and 23 million gallons. If peak demand exceeds replenishment for several days in a row, they must ask the residents to voluntarily reduce their usage. Twenty percent of the storage capacity is maintained for fire safety purposes. Justification for the request that residents voluntarily reduce their irrigation during June was based on the loss of two wells and the inability to get replacement parts until July 1. The need for a regional water rights program was explained. A new water storage tank will be installed above the landfill in the Spring of 2005 and a second one is planned for southeast Carson City as part of the five-year plan. Justification for these additional tanks was provided. Sixty percent of the City's storage facilities are currently located on the west side of Carson City.

Mr. Sidhu indicated that they have almost completed the last correction to the plans that staff requested. They hope to commence construction next month. All of the units should be completed by December 2005. They do not want to have the buildings completed and be unable to use them. He asked that the Commission allow them to occupy 50 percent of the units in June and the remainder in December. Mr. Sullivan explained Condition 3 which required two new 4960 pressure zone wells to be in-service before any occupancy of the units is allowed. Mr. Hoffert explained that the condition should have been written to restrict occupancy to 7,500 gallons per day. He assured the Commission that the three rehab/redrill wells or the two new wells should be on-line by June 1, 2005. June 1 is the first day of the irrigation season. These wells are needed to meet the peak demand that will be created by the facility on June 1. Clarification indicated that without the two new wells the system will not be able to meet the growth demands for next year. Mr. Hoffert also explained that he now has in a City warehouse parts, motors and replacement pumps for each well. The previous policy was to keep a reasonable amount of backup parts, motors, and replacement pumps, however, this year's difficulty in obtaining a replacement pump indicated a need to have additional items on hand. Public comments were solicited but none were given.

Comments noted that the proposed motion will include the condition restricting the occupancy if the wells

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are not on line. It was pointed out that the applicant cannot address this situation. It is the City's responsibility. The applicant can open and occupy units and use up to 7,500 gallons of water a day. It is difficult to determine how many units this equates to as the units have one and two bedrooms. A general rule is that one hundred hotel/motel units use 7,500 gallons per day. Mr. Sullivan was unsure whether the apartments will be occupied by June 1. Chairperson Peery pointed out that this is 20 percent of the stated need. Commissioner Kimbrough felt that the Commission should have been made aware of the water concerns earlier. He was unsure whether it would be possible for the City to uphold its commitment. He also felt that developers would be troubled by the situation and concerned about whether they should build. Chairperson Peery pointed out that the City had not dipped into the 20 percent reserve in the past. The new hospital will use between 0.8 to 1.2 percent of the City's total capability when it is on line. Although he is nervous about the prospects, he had faith that it would not be necessary to dip into the fire safety reserves. He also noted Mr. Hoffert's comfort level with being able to meet the growth needs. Mr. Sullivan encouraged the Commission to accept Mr. Hoffert's offer to make the water and sewer presentations. He indicated that he will provide the Commission with a status report on the Growth Management allocations at that time. He then gave a brief history of the allotment usage since 1988 which indicated that the growth rate had used on an average 60 percent of the allotments. The growth rate is currently between 1 and 1.5 percent. The residential water usage, however, has increased almost four percent. The residents are using more water today than in the past. Mr. Hoffert then explained that two additional wells have just been developed but were not put on line this year. They will create additional capacity for next year. He was comfortable in stating that he will be able to meet demand next year due to these new wells. Their capacity was not available earlier this summer. Chairperson Peery thanked him for his comments and expressed his confidence in Mr. Hoffert's report.

Mr. Sidhu indicated that he did not have any other remarks to make. He expressed confidence in Mr. Hoffert's report and ability to provide the water necessary for his project.

Commissioner Vance moved to approve GM-04-139, an application from Jaspal S. Sidhu, Professional Engineer of Ace Engineering, representing Dolphin Bay Apartments to exceed the Growth Management water usage threshold of 7,500 gallons per day for the Dolphin Bay Apartments, 132 units and landscaping irrigation system, located at 730 Broadleaf Lane, for approximately 37,787 gallons of water per day, subject to the conditions of approval from the Public Works Operations Manager and as contained in the staff report. Commissioner Kimbrough seconded the motion. Motion carried 5-1-0-1 with Commissioner Semmens voting Naye and Commissioner Mullet absent.

There being no other matters for consideration by the Growth Management Commission, Chairperson Peery adjourned the Commission.

The Minutes of the August 25, 2004, Carson City Growth Management Commission meeting

ARE SO APPROVED ON September 29, 2004.

/s/
John Peery, Chairperson