

RESOLUTION NO. 2025-R-18

A RESOLUTION AMENDING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2026 AND 2027, ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR THE YEARS 2028 AND 2029, ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS AVAILABLE WITHIN THE DEVELOPMENT PROJECT AND GENERAL PROPERTY OWNER CATEGORIES AND ESTABLISHING A MAXIMUM AVERAGE DAILY WATER USAGE AND CRITERIA FOR DECISION MAKING FOR COMMERCIAL AND INDUSTRIAL BUILDING PERMITS AS A THRESHOLD FOR GROWTH MANAGEMENT COMMISSION REVIEW.

WHEREAS, Carson City Municipal Code (“CCMC”) Chapter 18.12 requires the Carson City Board of Supervisors (“Board”) to establish a fixed number of residential building permit allocations on a two-year rolling basis, to establish the number of residential building permit allocations available within the Development Project and General Property Owner categories and to establish a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review in order to manage growth within Carson City; and

WHEREAS, pursuant to CCMC Chapter 18.12 the Growth Management Commission met in a duly noticed public meeting on May 28, 2025 and recommended the maximum number of residential building permits to be made available for calendar years 2026 and 2027, and the Commission estimated the maximum number of residential building permits for calendar years 2028 and 2029; and

WHEREAS, the Board finds and declares pursuant to CCMC Chapter 18.12 that city water and wastewater treatment capacity, as well as other resources identified in CCMC 18.12.050(2), are essential resources that limit the available residential building permits authorized by this resolution.

NOW, THEREFORE, the Carson City Board of Supervisors hereby resolves that:

1. Beginning on the first city working day in January 2026, the Building Division of the Carson City Community Development Department (“Building Division”) shall make available a total of **774** residential Growth Management allocations for building permits. The 2025 year-end balance of unused allocations shall be voided and returned to the utility manager. The allocations for residential building permits shall be disbursed as follows:

(a) For the general property owner category, a subtotal of **332** residential permits (43% of total residential building permit allocation). A property owner may apply for a maximum of 30 residential building permits in Period 1 (January through March 2026) subject to the availability of building permits.

(b) For the development project category, a subtotal of **442** residential building permits (57% of total residential building permit allocation). Individual development projects qualified for inclusion on the project list shall be entitled to apply for an equal share of building permits

during Period 1 based on the number of qualified development projects that have applied to the Building Division for development project status as of the first City working day in January 2026. Where a development project has less lots or units than the total share of building permits allocated to it, the remaining building permits shall be distributed equally among the remaining development projects. Additional development projects may be added to the list during Period 1 and use any remaining building permits. If no additional permits are available in Period 1 in this category, development projects not on the list at the beginning of Period 1 may only apply for building permits from the general property owner category during Period 1 in accordance with the limitations set forth above and may be added to the development category anytime during Period 2 (April through June).

(c) Any residential building permits remaining from Period 1 shall be made available in Period 2 (April through June) and Period 3 (July through December) in accordance with CCMC 18.12.055.

2. Beginning on the first city working day in January 2027, the Building Division may, upon the Board's approval, make available pursuant to CCMC Chapter 18.12 a maximum total of **802** residential building permits, assuming three percent growth occurs in 2026. The building permits shall be disbursed as follows:

(a) For the general property owner category, a subtotal of **344** residential building permits may be made available. General property owners shall be entitled to apply for a maximum of 30 residential building permits in Period 1 subject to the availability of building permits.

(b) For the development project category, a subtotal of **458** residential building permits may be made available. Development projects qualified for inclusion on the project list shall be entitled to apply for building permits in accordance with paragraph 1(b), above.

(c) Any building permits remaining from Period 1 shall be made available for Periods 2 and 3 in accordance with CCMC Chapter 18.12.

3. For calendar year 2028, it is estimated that the Board may make available a maximum of **826** residential building permits, assuming continued three percent growth.

4. For calendar year 2029, it is estimated that the Board may make available a maximum of **851** residential building permits, assuming continued three percent growth.

5. Pursuant to CCMC Chapter 18.12, prior to issuance of building permits, any commercial or industrial projects proposed in 2026 that exceed the threshold of **10,000** gallons per day water usage must have the Growth Management Commission's review and approval to assure water availability.

6. In considering applications in response to subsection 5, 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.

7. Any building permits made available by this resolution shall be subject to all of the requirements of CCMC Chapter 18.12 (Carson City Growth Management Ordinance).

8. This resolution supersedes all prior resolutions establishing growth management allocations and shall have the full force and effect of law and be incorporated by this reference into CCMC Chapter 18.12.

ADOPTED this 3rd day of July 2025.

AYES: Supervisor Stacey Giomi  
Supervisor Maurice White  
Supervisor Curtis Horton  
Supervisor Lisa Schuette  
Mayor Lori Bagwell

NAYES: None

ABSENT: None

ATTEST:

ATTEST:  
CLERK'S  
SERVICE  
WILLIAM SCOTT HOEN, Clerk-Recorder

Lori Bagwell  
LORI BAGWELL Mayor