

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 30, 2000, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 3:30 p.m.

PRESENT: Chairperson Allan Christianson, Vice Chairperson Alan Rogers, and Commissioners Gayle Farley, Roger Sedway and Richard Wipfli

STAFF PRESENT: Community Development Director Walter Sullivan, Health Director Daren Winkelman, Parks and Recreation Director Steve Kastens, Assistant Fire Chief Steve Mihelic, Deputy District Attorney Neil Rombardo, Senior Planner Juan Guzman, and Recording Secretary Katherine McLaughlin (PC 5/30/00 Tape 1-0001)

NOTE: Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented/clarified the staff report/supporting documentation. 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 Christianson recessed the Planning Commission and immediately convened the session as the Growth Management Commission. (For Minutes of the Planning Commission items, see its folder. A quorum was present although Commissioners Mally and Larkin were absent.)

A. GM-99/00-1 - ANNUAL STATUS REPORT ON CARSON CITY'S 2000 GROWTH MANAGEMENT PROGRAM INCLUDING DISCUSSION AND ACTION ON A RESOLUTION ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMITS FOR 2001 AND 2002, ESTABLISHING ENTITLEMENT NUMBERS WITHIN CATEGORIES, AND OTHER MATTERS RELATED THERETO (1-0108) - Community Development Director Walter Sullivan's introduction noted that the process restricts the building permit allotments to three percent. This may not restrict the population growth to three percent. He also noted a USA Today news article concerning the City's intent to act on this item. Public comments were solicited. Ron Kipp, representing Landmark Homes and a member of the Builders Association of Western Nevada, indicated support for continuing the three percent rate. Additional public comments were solicited but none given. Mr. Sullivan then highlighted the commercial and industrial water use condition in Option 1 mandating a user appear before the Commission if more than 7,500 gallons per day are used. He thanked the Department Heads for attending the meeting to respond to any questions from the Commission. Commissioner Rogers thanked the Departments and Agencies for their response regarding the impact the three percent rate would have on them. He felt that the reports were extensive and that the process was working well as indicated by the lack of questions. Commissioner Wipfli stressed that the Commission was not just passing the item through without a proper amount of review/consideration. The Commission had considered this request numerous times in the past. The process works well and that he was, therefore, comfortable in making a motion. Commissioner Wipfli then moved that the Growth Management Commission approve a motion to recommend approval of the three percent maximum growth rate for 2001 based on Option 1 setting the Year 2001 building permit number at 679 residential building permits and setting

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the Year 2002 maximum building permit number at 699 residential permits. Commissioner Rogers seconded the motion. Motion carried 5-0. Mr. Sullivan and Chairperson Christianson explained the Board of Supervisors review process.

B. GM-99/00-2 - DISCUSSION AND ACTION ON A REQUEST FROM COSTCO WHOLESALE COMPANY (1-0339) - Discussion between the Commission and Community Development Director Walter Sullivan explained Lumos and Associates Project Civil Engineer Carl Cavolick's report regarding the water usage. Commission comments also noted the completeness of the report and the plan to use Xeriscape rather than have a lot of grass. Discussion also noted the applicant should not be held responsible for work the City Utility Department would have to do to expand the water resources. Mr. Sullivan suggested that the Commission direct the Utility Department to follow through on this condition and remove it from the applicant's list. Public comments were solicited but none given. Commissioner Rogers moved to approve GM-99/00-2, approval to exceed the maximum 7500 gallons average daily water usage for Costco Wholesaler Company located at 700 Old Clear Creek Road, APN 9-302-05, with two conditions of approval. Following discussion which indicated it was unnecessary to add the standard conditions, Commissioner Rogers continued his motion by recommending that the Water Department pursue equipping additional production wells within the 4880 and 4960 pressure zones. Commissioner Wipfli seconded the motion. Motion carried 5-0.

There being no other matters for consideration by the Growth Management Commission, Chairperson Christianson recessed the Growth Management Commission and immediately reconvened the session as the Planning Commission.

The Minutes of the May 31, 2000, Carson City Growth Management Commission meeting

ARE SO APPROVED ON _____ June 28 _____, 2000.

_____/s/_____
Alan Christianson, Chairperson