

**MINUTES**  
**Regular Meeting**  
**Carson City Growth Management Commission**  
**Wednesday, May 30, 2018 ● 3:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Mark Sattler</b>	<b>Vice Chair – Charles Borders, Jr.</b>
<b>Commissioner – Paul Esswein</b>	<b>Commissioner – Elyse Monroy</b>
<b>Commissioner – Teri Preston</b>	<b>Commissioner – Candace Stowell</b>
<b>Commissioner – Hope Tingle</b>	

**Staff**

Lee Plemel, Community Development Director  
Hope Sullivan, Planning Manager  
Dan Yu, Deputy District Attorney  
Dan Stuckey, City Engineer  
Steven Pottéy, Project Manager  
Tamar Warren, Deputy Clerk

**Other Attendees**

Darren Schulz, Carson City Public Works Director  
Sean Slamon, Carson City Fire Chief  
Nikki Aaker, Health and Human Services Department Director  
Richard Stokes, Superintendent Carson City School District  
Andrew J. Feuling, Carson City School District Director of Fiscal Services

**NOTE:** A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the recording secretary 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.

An audio recording of this meeting is available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

**1. CALL TO ORDER, ROLL CALL AND DETERMINATION OF A QUORUM ROLL**

(3:39:40) – Chairperson Sattler Called the Growth Management Commission to order.

(3:39:54) – Roll Was called and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived/Left</b>
Chairperson Mark Sattler	Present	
Vice Chairperson Charles Borders, Jr.	Present	
Commissioner Paul Esswein	Present	
Commissioner Elyse Monroy	Present	
Commissioner Teri Preston	Present	
Commissioner Candace Stowell	Present	
Commissioner Hope Tingle	Present	

**2. PUBLIC COMMENT**

(3:40:19) – Chairperson Sattler entertained public comment, noting that there will be a three-minute limit on comments. Mr. Plemel clarified that public comment will also be heard during the public hearing agenda item, adding that the commissioners will hear but are unable to reply to any comments at this time.

(3:40:54) – Maxine Nietz introduced herself and urged the Commission to avoid turning Carson City into California or Reno, adding “we don’t need a plethora of apartment buildings rising up to five and 10 stories”.

**3. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – MAY 31, 2017.**

**(3:42:10) – MOTION: I move to approve the minutes of May 31, 2017.**

<b>RESULT:</b>	<b>APPROVED (4-0-3)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Esswein
<b>AYES:</b>	Sattler, Borders, Esswein, Monroy
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Preston, Stowell, Tingle
<b>ABSENT:</b>	None

**4. PUBLIC HEARING MATTERS**

**4-A. GM-18-071 FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS A RESOLUTION ESTABLISHING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2019 AND 2020 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2021 AND 2022; 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.**

(3:42:47) – Chairperson Sattler introduced the item. Community Development Director Lee Plemel introduced himself and noted that the Commission will also hear from representatives of other City offices, present in the audience.

(3:44:23) – Mr. Plemel gave background and presented the Staff Report and late material, both of which are incorporated into the record. He also clarified that the Planning Commission will make a recommendation to the Board of Supervisors, the final approving body. Upon concluding his presentation, Mr. Plemel suggested authorizing 659 residential units and recommended that the industrial and commercial water threshold remain at 15,000 gallons per day for Growth Management Commission review. He noted that the City agencies’ comments were included in the agenda materials, in addition to those from Michelle Joy, Carson Tahoe Health Administration, who was unable to be present. Mr. Plemel also responded to clarifying questions by the Commissioners.

(4:06:42) – At the request of Commissioner Stowell, Carson City School District Superintendent Richard Stokes introduced himself and noted that they have seen growth unlike previous years, and mostly at the elementary

school level. He also believed that the 284 students at Carson Montessori School could be part of the Carson City School District, should that school close, a capacity they currently don't have and would require them to build a small new school.

(4:10:34) – Andrew (AJ) Feuling, Carson City School District Fiscal Services Director, praised Mr. Plemel's overlay of the approved developments' map onto the School District Map and stated that there was "obviously a concern for growth within the District", noting that historically, since 1980, the Carson City School District students comprised 13.3 to 15 percent of the total City population, and that they are "tracked over time". Mr. Feuling referenced a chart as part of the School District's memorandum, incorporated into the record, showing the projected growth and discussed how the District has managed the capacity issues. Commissioner Stowell inquired about revisiting attendance boundaries in the next few years "to create a better rezoning for all the different elementary schools" and to look into the socioeconomic changes. Mr. Feuling believed that these issues would be "looked at seriously" and by utilizing the City's "great GIS system". He cited the example of having additional room at Eagle Valley Middle School and how they could reallocate capacity. Discussion ensued regarding classroom utilization and adding to existing schools versus building new schools, and Commissioner Monroy was informed that a Facilities Master Plan existed but "needs to be prettier" prior to making it publicly available. Mr. Feuling explained that the new construction would address school safety issues such as "single point of entry". Mr. Stokes believed in limiting the number of elementary school students to 650 and gave the example of how they were working with the Lompa Ranch Development to dedicate a lot for a future school.

(4:39:53) – Commissioner Tingle expressed concern over middle and high school capacity issues once the elementary school students, who attend the newly built elementary schools, move up. Mr. Feuling explained that the elementary to middle and high school growth accommodates those graduating from private schools as well; however, some students opt to attend online high schools. Chairperson Sattler suggested discussing the infrastructure issues such as water and sewer.

(4:44:24) – Carson City Public Works Department Director Darren Schulz responded to Vice Chair Borders' questions regarding sewer capacity by noting that they monitor the in-flow on a monthly basis, which he believed fluctuates based on weather. He also attributed the reduction of average household usage to more efficient plumbing. Mr. Schulz also discussed the expansion plan, calling it "a relatively straight-forward design and construction". Commissioner Stowell inquired about exemptions and about the Carson Hills Apartments allocations. Mr. Plemel clarified that "if [Carson Hills Apartments] pulled building permits for 370 units, there would need to be 370 Growth Management Allocations available for them to pull at that time." He also noted that "a Growth Management Unit is only for the unit connecting to the water system"; therefore, residences requiring a well permit would not be required to obtain a Growth Management Allocation.

(4:50:48) – Commissioner Tingle noted that based on the census data, the median income in Carson City is \$49,832 with the median house sales price being \$292,896, making it unlikely for the median earner to afford a home. She also stressed the importance of looking into affordable homes. Discussion ensued regarding affordable housing and whether or not it related to Growth Management. Nikki Aaker, Carson City Health and Human Services Department Director, informed Commissioner Monroy that affordable housing is one of the Carson City Behavioral Health Task Force subcommittees. Commissioner Preston indicated that the middle income population issues were not being addressed and Ms. Aaker noted that they are looking into that as well, to the extent that they have changed the name of the taskforce to Workforce Housing. Commissioner Esswein was

informed that after six months, the developer housing would become available on a “first come, first served” basis.

(4:59:36) – Chairperson Sattler entertained public comments.

**PUBLIC COMMENT**

(4:59:55) – Aaron West, Sierra Nevada Builders Alliance, noted ‘we’re comfortable with the Growth Management numbers...[and] we’re excited to see the diversity housing products that [are] being submitted and brought to permit’. He indicated that they’ve seen, on average, a 50 percent increase in material costs in the last two years due to natural disasters and higher demand, and are faced with workforce availability issues. Mr. West also attributed the demand to “the job creation that’s taking place now and not the speculative development”, and wished to address the property tax implications of new construction in the future.

(5:03:03) – Maxine Nietz believed that “residential growth does not pay for itself”, calling it a known fact, as it reinforced the City’s inability to afford the services the families will require. She also stated that the City had approved homes on earthquake faults which would cause problems in the future and suggested reducing the allocations “without bumping into somebody’s cap”. Ms. Nietz noted that “the developers always want higher density than what the land is zoned for”. There were no additional comments; therefore, Chairperson Sattler entertained a motion. Commissioner Monroy thanked all the agencies present in the meeting and stated that she was ready to make a motion.

**(5:06:55) – MOTION: I move to recommend to the Board of Supervisors approval of a maximum of 659 residential building permit entitlements for 2019, with an allocation of 283 entitlements for the general property owner category and 376 entitlements for the development category, and to continue the commercial and industrial development annual average water usage threshold of 15,000 gallons per day for Growth Management Commission review, and distribution and allocations for future years as further provided in the draft Board of Supervisors Resolution.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Monroy
<b>SECONDER:</b>	Stowell
<b>AYES:</b>	Sattler, Borders, Esswein, Monroy, Preston, Stowell, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**5. PUBLIC COMMENT**

(5:08:14) – Chairperson Sattler entertained public comments; however, none were forthcoming.

**6. FOR POSSIBLE ACTION: TO ADJOURN AS THE GROWTH MANAGEMENT COMMISSION.**

(5:08:21) – Chairperson Sattler adjourned the Growth Management Commission and recessed the meeting.

The Minutes of the May 30, 2018 Carson City Growth Management meeting are so approved this 26th day of June, 2019.

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MARK SATTLER, Chair