

Item # 8C

**City of Carson City
Agenda Report**

Date Submitted: July 10, 2007

Agenda Date Requested: July 19, 2007
Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to adopt Resolution No. _____, a resolution amending the number of residential building permit allocations under the Carson City Growth Management Ordinance for the years 2008 and 2009 and estimating the number of residential building permits for the years 2010 and 2011; establishing the number of residential building permit allocations available 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. (File GM-07-056)

Staff Summary: The Carson City Growth Management ordinance requires the Board of Supervisors to establish the number of residential building permits that will be made available to developers and general property owners on a yearly basis. Historically, the number of permits has been based on a maximum city growth rate of 3%. The Board also establishes the daily water usage threshold for review of commercial and industrial projects.

Type of Action Requested:

- Resolution
- Ordinance
- Formal Action/Motion
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval May 30, 2007 by a vote of 5 Ayes, and 2 Nays.

Recommended Board Action: I move to adopt Resolution No. _____, Option 1, a resolution establishing 718 residential building permit allocations under the Carson City Growth Management Ordinance for the year 2008; establishing 57 percent or 409 of the residential building permit allocations for the development category and 43 percent or 309 allocations for the general property owner category; and establishing a maximum average daily water usage of 7,500 gallons per day for commercial and industrial building permits as a threshold for growth management commission review.

Explanation for Recommended Board Action: The Board has historically established the number of residential permits based on a maximum 3% city growth rate. See the attached materials for further information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.15 (Growth Management)

Fiscal Impact: N/A

Explanation of Impact: N/A


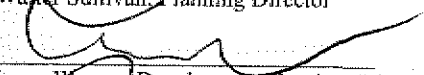
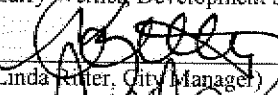
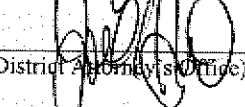
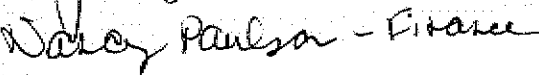
Funding Source: N/A

Alternatives: 1) Refer the matter back to Planning Commission for further review.
2) Deny

Supporting Material: Proposed Resolution (3 options)
Planning Commission case record
Growth Management Report

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:

 _____ (Walker Sullivan, Planning Director)	Date: <u>7/10/07</u>
 _____ (Larry Werner, Development Services Director/City Engineer)	Date: <u>7/10/07</u>
 _____ (Linda Renter, City Manager)	Date: <u>7/10/07</u>
 _____ (District Attorney's Office)	Date: <u>7/10/2007</u>
 Nancy Paulson - Finance	<u>7/10/07</u>

Board Action Taken:

Motion: _____

1) _____	Aye/Nay
2) _____	_____

(Vote Recorded By)

Rosemarys
copy



BAWN

Builders Association of Western Nevada

P.O. Box 1947
Carson City, NV 89702
Phone: 775-882-4353
Fax: 775-882-6087
<http://www.bawn.org>

Affiliated with National Association of Home Builders

June 4, 2007

Carson City Mayor & Board of Supervisors
Community Center, Sierra Room
851 East Williams Street
Carson City, NV

Dear Mayor Teixeira & Board of Supervisors,

Re: Growth Management Annual Review GM-07-056

In the annual reassessment of the Carson City Growth Management Ordinance, the Builders Association of Western Nevada would encourage the Board of Supervisors and the Mayor to continue supporting the 3% growth rate. For many years now the ordinance has served Carson City successfully and helped our community maintain a model growth rate. Thereby sustaining our economy and the building industry.

An interference with the ordinance at this time would incur additional obstacles when seeking financing for development projects.

BAWN supports the proposed redistribution of the growth management permits. This new distribution will more clearly administer a steady growth management ordinance. Thank you for your time.

Sincerely,

Sheena Beaver
Director of Governmental Affairs
Builders Association Western Nevada

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2 [OPTION I, 3% Growth Rate]
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4 RESOLUTION NO. 2007-R-
5 _____

6 A RESOLUTION AMENDING THE NUMBER OF RESIDENTIAL
7 BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY
8 GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2008 AND
9 2009 AND ESTIMATING THE NUMBER OF RESIDENTIAL BUILDING
10 PERMITS FOR THE YEARS 2010 AND 2011; ESTABLISHING THE
11 NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS
12 AVAILABLE WITHIN THE DEVELOPMENT AND GENERAL
13 PROPERTY OWNER CATEGORIES; AND ESTABLISHING A
14 MAXIMUM AVERAGE DAILY WATER USAGE FOR COMMERCIAL
15 AND INDUSTRIAL BUILDING PERMITS AS A THRESHOLD FOR
16 GROWTH MANAGEMENT COMMISSION REVIEW.
17

18 WHEREAS, Carson City Municipal Code Section 18.12 requires the Board of
19 Supervisors of Carson City to establish a fixed number of residential building permits on a
20 two year rolling basis to manage growth within Carson City; and

21 WHEREAS, pursuant to Carson City Municipal Code Section 18.12 the Growth
22 Management Commission met in a duly noticed public hearing on May 30, 2007, and
23 recommended the number of residential building permits to be made available to calendar
24 years 2008 and 2009, and the Commission estimated the number of residential building
25 permits for calendar years 2010 and 2011; and

26 WHEREAS, the Board of Supervisors now finds and declares pursuant to Carson
27 City Municipal Code Section 18.12 that city water and wastewater treatment capacity are
28 limiting essential resources that limits the available residential building permits authorized by
29 this resolution; and

30 WHEREAS, the Board of Supervisors now desires to fix, by resolution, the available
31 number of building permits and the categories for said permits.

32 NOW, THEREFORE, the Board of Supervisors hereby resolves:

33 A. Beginning on the first city working day in January 2008, the Development
34 Services Building Division shall make available, pursuant to Carson City Municipal Code
35 Section 18.12 a total of 718 residential building permits. The 2008 year end balance of
36 unused permits shall be voided and returned to the utility manager. The building permits

1 shall be disbursed as follows:

2 1. For the general property owner category, a subtotal of 309 residential
3 permits (43% of total residential building permit allocation). General property owners shall
4 be entitled to apply for a maximum of 20 residential building permits in Period 1 based on
5 the availability of building permits.

6 2. For the development project category, a subtotal of 409 residential
7 building permits (57% of total residential building permit allocation). Individual
8 development projects qualified for inclusion on the project list shall be entitled to apply for
9 an equal share of building permits during Period 1 based on the number of qualified
10 development projects on the first City working day in January 2008. Where a development
11 project has less lots or units than the total share of building permits allocated to it, the
12 remaining building permits shall be distributed equally among the remaining development
13 projects. Additional development projects may be added to the list during Period 1 and use
14 any remaining building permits if the units or recorded lots of the qualifying projects on the
15 list total less than the number of building permits allocated to the development category.
16 Otherwise, development projects not on the list at the beginning of Period 1 may only apply
17 for building permits from the general property owner category during Period 1 in accordance
18 with the limitations set forth above but may be added to the development category anytime
19 during Period 2.

20 3. Any residential building permits remaining from Period 1 shall be
21 made available in Periods 2 and 3 in accordance with Carson City Municipal Code Section
22 18.12.

23 B. Beginning on the first city working day in January 2009, the Building
24 Department shall upon Board of Supervisors' approval make available pursuant to Carson
25 City Municipal Code Section 18.12 a total of 739 residential building permits. The building
26 permits shall be disbursed as follows:

27 1. For the general property owner category, a subtotal of 318 residential
28 building permits shall be made available. General property owners shall be entitled to apply

1 for a maximum of 20 residential building permits in Period 1 based on the availability of
2 building permits.

3 2. For the development project category, a subtotal of 421 residential
4 building permits shall be made available. Development projects qualified for inclusion on
5 the project list shall be entitled to apply for building permits in accordance with paragraph
6 A(2), above.

7 3. Any building permits remaining from Period 1 shall be made available
8 for Periods 2 and 3 in accordance with Carson City Municipal Code Section 18.12.

9 C. For calendar year 2010, it is estimated that the Board of Supervisors may
10 make available 761 residential building permits.

11 D. For calendar year 2011, it is estimated that the Board of Supervisors may
12 make available 784 residential building permits.

13 E. Pursuant to Carson City Municipal Code Section 18.12, prior to issuance of
14 building permits, any commercial or industrial projects proposed in 2008 which exceed the
15 threshold of 7,500 gallons per day water usage must have the Growth Management
16 Commission's review and approval to assure water availability.

17 F. Any building permits made available by this resolution shall be subject to all
18 of the requirements of Carson City Municipal Code Chapter 18.12 (Carson City Growth
19 Management Ordinance).

20 G. This resolution supersedes all prior resolutions establishing growth
21 management allocations and shall have the full force and effect of law and be incorporated
22 by this reference into Carson City Municipal Code Chapter 18.12.
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ADOPTED this _____ day of _____, 2007.

VOTE: AYES:

NAYS:

ABSENT:

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

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2 [OPTION II, 2.5% Growth Rate]
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4 RESOLUTION NO. 2007-R-
5 _____

6 A RESOLUTION AMENDING THE NUMBER OF RESIDENTIAL
7 BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY
8 GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2008 AND
9 2009 AND ESTIMATING THE NUMBER OF RESIDENTIAL BUILDING
10 PERMITS FOR THE YEARS 2010 AND 2011; ESTABLISHING THE
11 NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS
12 AVAILABLE WITHIN THE DEVELOPMENT AND GENERAL
13 PROPERTY OWNER CATEGORIES; AND ESTABLISHING A
14 MAXIMUM AVERAGE DAILY WATER USAGE FOR COMMERCIAL
15 AND INDUSTRIAL BUILDING PERMITS AS A THRESHOLD FOR
16 GROWTH MANAGEMENT COMMISSION REVIEW.
17

18 WHEREAS, Carson City Municipal Code Section 18.12 requires the Board of
19 Supervisors of Carson City to establish a fixed number of residential building permits on a
20 two year rolling basis to manage growth within Carson City; and

21 WHEREAS, pursuant to Carson City Municipal Code Section 18.12 the Growth
22 Management Commission met in a duly noticed public hearing on May 30, 2007, and
23 recommended the number of residential building permits to be made available to calendar
24 years 2008 and 2009, and the Commission estimated the number of residential building
25 permits for calendar years 2010 and 2011; and

26 WHEREAS, the Board of Supervisors now finds and declares pursuant to Carson
27 City Municipal Code Section 18.12 that city water and wastewater treatment capacity are
28 limiting essential resources that limits the available residential building permits authorized by
29 this resolution; and

30 WHEREAS, the Board of Supervisors now desires to fix, by resolution, the available
31 number of building permits and the categories for said permits.

32 NOW, THEREFORE, the Board of Supervisors hereby resolves:

33 A. Beginning on the first city working day in January 2008, the Development
34 Services Building Division shall make available, pursuant to Carson City Municipal Code
35 Section 18.12 a total of 598 residential building permits. The 2008 year end balance of
36 unused permits shall be voided and returned to the utility manager. The building permits

1 shall be disbursed as follows:

2 1. For the general property owner category, a subtotal of 257 residential
3 permits (43% of total residential building permit allocation). General property owners shall
4 be entitled to apply for a maximum of 20 residential building permits in Period 1 based on
5 the availability of building permits.

6 2. For the development project category, a subtotal of 341 residential
7 building permits (57% of total residential building permit allocation). Individual
8 development projects qualified for inclusion on the project list shall be entitled to apply for
9 an equal share of building permits during Period 1 based on the number of qualified
10 development projects on the first City working day in January 2008. Where a development
11 project has less lots or units than the total share of building permits allocated to it, the
12 remaining building permits shall be distributed equally among the remaining development
13 projects. Additional development projects may be added to the list during Period 1 and use
14 any remaining building permits if the units or recorded lots of the qualifying projects on the
15 list total less than the number of building permits allocated to the development category.
16 Otherwise, development projects not on the list at the beginning of Period 1 may only apply
17 for building permits from the general property owner category during Period 1 in accordance
18 with the limitations set forth above but may be added to the development category anytime
19 during Period 2.

20 3. Any residential building permits remaining from Period 1 shall be
21 made available in Periods 2 and 3 in accordance with Carson City Municipal Code Section
22 18.12.

23 B. Beginning on the first city working day in January 2009, the Building
24 Department shall upon Board of Supervisors' approval make available pursuant to Carson
25 City Municipal Code Section 18.12 a total of 613 residential building permits. The building
26 permits shall be disbursed as follows:

27 1. For the general property owner category, a subtotal of 264 residential
28 building permits shall be made available. General property owners shall be entitled to apply

1 for a maximum of 20 residential *building* permits in Period 1 based on the availability of
2 building permits.

3 2. For the development project category, a subtotal of 349 residential
4 building permits shall be made available. Development projects qualified for inclusion on
5 the project list shall be entitled to apply for building permits in accordance with paragraph
6 A(2), above.

7 3. Any building permits remaining from Period 1 shall be made available
8 for Periods 2 and 3 in accordance with Carson City Municipal Code Section 18.12.

9 C. For calendar year 2010, it is estimated that the Board of Supervisors may
10 make available 628 residential building permits.

11 D. For calendar year 2011, it is estimated that the Board of Supervisors may
12 make available 644 residential building permits.

13 E. Pursuant to Carson City Municipal Code Section 18.12, prior to issuance of
14 building permits, any commercial or industrial projects proposed in 2008 which exceed the
15 threshold of 7,500 gallons per day water usage must have the Growth Management
16 Commission's review and approval to assure water availability.

17 F. Any building permits made available by this resolution shall be subject to all
18 of the requirements of Carson City Municipal Code Chapter 18.12 (Carson City Growth
19 Management Ordinance).

20 G. This resolution supersedes all prior resolutions establishing growth
21 management allocations and shall have the full force and effect of law and be incorporated
22 by this reference into Carson City Municipal Code Chapter 18.12.

ADOPTED this _____ day of _____, 2007.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

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2 [OPTION III, 2% Growth Rate]
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4 RESOLUTION NO. 2007-R-
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7 BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY
8 GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2008 AND
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15 AND INDUSTRIAL BUILDING PERMITS AS A THRESHOLD FOR
16 GROWTH MANAGEMENT COMMISSION REVIEW.
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18 WHEREAS, Carson City Municipal Code Section 18.12 requires the Board of
19 Supervisors of Carson City to establish a fixed number of residential building permits on a
20 two year rolling basis to manage growth within Carson City; and

21 WHEREAS, pursuant to Carson City Municipal Code Section 18.12 the Growth
22 Management Commission met in a duly noticed public hearing on May 30, 2007, and
23 recommended the number of residential building permits to be made available to calendar
24 years 2008 and 2009, and the Commission estimated the number of residential building
25 permits for calendar years 2010 and 2011; and

26 WHEREAS, the Board of Supervisors now finds and declares pursuant to Carson
27 City Municipal Code Section 18.12 that city water and wastewater treatment capacity are
28 limiting essential resources that limits the available residential building permits authorized by
29 this resolution; and

30 WHEREAS, the Board of Supervisors now desires to fix, by resolution, the available
31 number of building permits and the categories for said permits.

32 NOW, THEREFORE, the Board of Supervisors hereby resolves:

33 A. Beginning on the first city working day in January 2008, the Development
34 Services Building Division shall make available, pursuant to Carson City Municipal Code
35 Section 18.12 a total of 478 residential building permits. The 2008 year end balance of
36 unused permits shall be voided and returned to the utility manager. The building permits

1 shall be disbursed as follows:

2 1. For the general property owner category, a subtotal of 206 residential
3 permits (43% of total residential building permit allocation). General property owners shall
4 be entitled to apply for a maximum of 20 residential building permits in Period 1 based on
5 the availability of building permits.

6 2. For the development project category, a subtotal of 272 residential
7 building permits (57% of total residential building permit allocation). Individual
8 development projects qualified for inclusion on the project list shall be entitled to apply for
9 an equal share of building permits during Period 1 based on the number of qualified
10 development projects on the first City working day in January 2008. Where a development
11 project has less lots or units than the total share of building permits allocated to it, the
12 remaining building permits shall be distributed equally among the remaining development
13 projects. Additional development projects may be added to the list during Period 1 and use
14 any remaining building permits if the units or recorded lots of the qualifying projects on the
15 list total less than the number of building permits allocated to the development category.
16 Otherwise, development projects not on the list at the beginning of Period 1 may only apply
17 for building permits from the general property owner category during Period 1 in accordance
18 with the limitations set forth above but may be added to the development category anytime
19 during Period 2.

20 3. Any residential building permits remaining from Period 1 shall be
21 made available in Periods 2 and 3 in accordance with Carson City Municipal Code Section
22 18.12.

23 B. Beginning on the first city working day in January 2009, the Building
24 Department shall upon Board of Supervisors' approval make available pursuant to Carson
25 City Municipal Code Section 18.12 a total of 488 residential building permits. The building
26 permits shall be disbursed as follows:

27 1. For the general property owner category, a subtotal of 210 residential
28 building permits shall be made available. General property owners shall be entitled to apply

1 for a maximum of 20 residential building permits in Period 1 based on the availability of
2 building permits.

3 2. For the development project category, a subtotal of 278 residential
4 building permits shall be made available. Development projects qualified for inclusion on
5 the project list shall be entitled to apply for building permits in accordance with paragraph
6 A(2), above.

7 3. Any building permits remaining from Period 1 shall be made available
8 for Periods 2 and 3 in accordance with Carson City Municipal Code Section 18.12.

9 C. For calendar year 2010, it is estimated that the Board of Supervisors may
10 make available 498 residential building permits.

11 D. For calendar year 2011, it is estimated that the Board of Supervisors may
12 make available 508 residential building permits.

13 E. Pursuant to Carson City Municipal Code Section 18.12, prior to issuance of
14 building permits, any commercial or industrial projects proposed in 2008 which exceed the
15 threshold of 7,500 gallons per day water usage must have the Growth Management
16 Commission's review and approval to assure water availability.

17 F. Any building permits made available by this resolution shall be subject to all
18 of the requirements of Carson City Municipal Code Chapter 18.12 (Carson City Growth
19 Management Ordinance).

20 G. This resolution supersedes all prior resolutions establishing growth
21 management allocations and shall have the full force and effect of law and be incorporated
22 by this reference into Carson City Municipal Code Chapter 18.12.

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ADOPTED this _____ day of _____, 2007.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

**CARSON CITY PLANNING COMMISSION
CASE RECORD**

MEETING DATE: May 30, 2007

AGENDA ITEM NO.: H-1a

APPLICANT(s) NAME:
PROPERTY OWNER(s):

FILE NO.: GM-07-056

ASSESSOR PARCEL NO(s):
ADDRESS:

APPLICANT'S REQUEST: Action to recommend to the Board of Supervisors a Growth Management Resolution for the establishment of a growth management rate, number of residential unit building permit entitlements, and the commercial and industrial daily water usage threshold for the year 2008.

COMMISSIONERS PRESENT: PEERY VANCE SEMMENS
 BISBEE MULLET REYNOLDS KIMBROUGH

STAFF REPORT PRESENTED BY: Lee Plemel & Walter Sullivan REPORT ATTACHED

STAFF RECOMMENDATION: APPROVAL DENIAL

APPLICANT REPRESENTED BY: staff/Lee Plemel

APPLICANT/AGENT
PRESENT

APPLICANT/AGENT
SPOKE

APPLICANT/AGENT
NOT PRESENT

APPLICANT/AGENT
DID NOT SPEAK

PERSONS SPOKE IN FAVOR OF THE PROPOSAL

PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

MOTION WAS MADE TO RECOMMEND APPROVAL AS RECOMMENDED BY STAFF: 718 entitlements with a growth rate of 3%; 43%/57%; 7500 gal/day

- WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT
- WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT AS MODIFIED
- WITH THE FINDINGS AND CONDITIONS OF THE COMMISSION ENUMERATED ON THIS CASE RECORD

MOVED: Kimbrough SECOND: Reynolds PASSED: 5 /AYE 2 /NO /DQ /ABSENT /ABSTAINED
BV,RS

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: 7-19-07

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CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

MEMORANDUM

TO: Mayor and Supervisors
FROM: Development Services, Planning Division *WS*
DATE: June 26, 2007
SUBJECT: 2008 Growth Management Commission Report to Board

On May 30, 2007, the Growth Management Commission (Planning Commission) recommended the following allocations for 2008 by a vote of 5-2:

- A total of 718 residential building permit entitlements based upon a city growth rate of 3%;
- A distribution of 309 entitlements (43%) for the general property owner category and 409 entitlements (57%) for the development category;
- A growth management review threshold of 7,500 gallons per day for commercial and industrial projects.

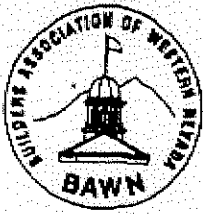
The growth rate basis, distribution percentages and commercial/industrial review threshold are consistent with allocation practices for the past number of years. The two dissenting votes against the motion were based upon the concern that if the total number of building permit allocations were issued over consecutive years and the City growth rate actually reached 3% there would not be enough water available to serve the City. This concern was stated despite the Utility Department's information concluding that the water utility can accommodate a growth rate of 3%.

Attached is the Planning Commission growth management report with further discussion, growth management history and comments from various city departments and outside agencies. The Growth Management Resolution alternatives will be brought to the Board of Supervisors for adoption on July 19, 2007. This information is being provided to you in advance per the requirements of the Growth Management Ordinance.

Of note this year and further discussed in the attached report is an allocation management system that makes unused allocations available to developers and property owners earlier in the year than have been available under past practices. Refer to the discussion in the staff report and Attachments J and K for more explanation on the allocation system, which is in compliance with the building permit allocation provisions of CCMC 18.12.055.

Please contact Walter Sullivan or Lee Plemel in the Planning Division at 887-2180 if you have any questions regarding growth management or the attached information.

PLANNING DIVISION • 2621 Northgate Lane, Suite 62 • Carson City, Nevada 89706
Phone: (775) 887-2180 Fax: (775) 887-2278 E-mail: plandiv@ci.carson-city.nv.us



BAWN

Builders Association of Western Nevada

P.O. Box 1947
Carson City, NV 89702
Phone: 775-882-4353
Fax: 775-882-6087
<http://www.bawn.org>

Affiliated with National Association of Home Builders

June 4, 2007

Carson City Mayor & Board of Supervisors
Community Center, Sierra Room
851 East Williams Street
Carson City, NV

Dear Mayor Teixeira & Board of Supervisors,

Re: Growth Management Annual Review GM-07-056

In the annual reassessment of the Carson City Growth Management Ordinance, the Builders Association of Western Nevada would encourage the Board of Supervisors and the Mayor to continue supporting the 3% growth rate. For many years now the ordinance has served Carson City successfully and helped our community maintain a model growth rate. Thereby sustaining our economy and the building industry.

An interference with the ordinance at this time would incur additional obstacles when seeking financing for development projects.

BAWN supports the proposed redistribution of the growth management permits. This new distribution will more clearly administer a steady growth management ordinance. Thank you for your time.

Sincerely,

Sheena Beaver
Director of Governmental Affairs
Builders Association Western Nevada



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

Memorandum

To: Lee Plemel, Principal Planner
CC: Judy Jackson, Permit Center Supervisor
From: Kevin Gattis, Chief Building Official *M*
Date: 3/15/2007
Re: Growth Management Ordinance

Currently the Building Division level of service is primarily dependent on the issuance of building permits in a time frame that is responsive to the customers needs. Past experience has shown that we can adequately serve the residential construction industry under the current growth management program. However, there has been a shift in the types of structures being built in Carson City from mainly residential in the past to commercial and light industrial. The "One Stop Shop" Permit Center continues to function well with regards to customer service.

Several years ago, a Voice Response Inquiry System was implemented in an attempt to reduce phone calls and provide customers direct access to tracking of projects. It has been found that the system is not being utilized by the costumers and is not cost effective. The Building Division has eliminated the Voice Inquiry System and replaced it with an up to date Web Site which will provide customers access to important code and permitting information as well as the ability to download forms and applications.

Customers pay for this level of service through fees collected from building permits. The fees are then placed in an Enterprise Fund to support the service provided.

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BUILDING DIVISION • 2621 Northgate Lane, Suite 6 • Carson City, Nevada 89706
Phone: (775) 887-2310 Fax: (775) 887-2202 e-mail: bldgdiv@ci.carson-city.nv.us





MEMORANDUM

TO: Carson City Planning Commission
FROM: Andrew Burnham, Public Works Director
DATE: March 30, 2007
SUBJECT: Growth Management Report 2007

Thank you for the opportunity to inform you of the status of our operations and our ability to server Carson City at a projected growth rate of 3% through 2010.

The operational reports are as follows:

WATER OPERATIONS:

Carson City's existing usable water rights are 16,660.81 acre-feet per year.

Carson City must allocate 1,309.24 acre-feet to remaining approved undeveloped lots. It is estimated that in 2007, Carson City's water usage will be approximately 13,500 acre-feet. This number includes State, commercial and industrial usage. Subtracting the predicted 2007 water usage of 13,500 acre-feet and outstanding water commitments of 1,309.24 acre-feet from Carson City's usable water rights of 16,660.81, a balance of 1,851.57 acre-feet remains, which may be allocated towards new development.

Carson City continues to utilize conjunctive use water management. During the some what above normal precipitation year of 2006, Carson City met its annual water needs from 53% groundwater and 47% surface sources. Carson City was able to use all of the leased Mud Lake surface water sources in 1998 through 2006. It is the goal of Utilities to provide the equipment for and operate the water system so that Carson City's needs can be fulfilled with either groundwater or surface sources dependent upon availability, allowing true conjunctive use water management.

Carson City will continue the outside water management program during the 2007 irrigation season which includes a THREE-DAY-A-WEEK schedule where odd-numbered addresses water on Tuesday, Thursday and Saturday and even-numbered addresses water on Sunday, Wednesday and Friday, with no watering between the hours of 10:00 a.m. to 6:00 p.m. Watering on Mondays is prohibited. This allows time for resting of the system and filling of tanks.

Carson City Utilities Staff updated the Board of Supervisors on April 2, 1998, regarding the State Engineer Order 1140. Order 1140 allows Carson City to pump additional Eagle Valley groundwater during drought years. This will allow Carson City to pump a

maximum of 11,700 acre-feet from the Eagle Valley ground water basin for a one year period provided that the average ground water pumped from Eagle Valley over a period of five consecutive drought years will not exceed 9,900 acre-feet annually.

Carson City Public Works can accommodate the projected growth for the remainder of 2007 through 2010, dependent on the completion of the planned capital improvement projects regarding storage, treatment, distribution, and location of new sources.

WASTEWATER RECLAMATION PLANT (WWRP) AND SEWER OPERATIONS:

Waste water flows to the plant remain relatively flat as a result of sewer line rehabilitation and/or replacement. The flow to the plant is 5.234 million gallons per day (MGD). The projected flow in 2010 is approximately 5.89 MGD average. The WWRP can accommodate the projected growth for the remainder of 2007 through 2010.

The leading issue at this time is the seepage from Brunswick Reservoir that discharges to the Carson River. On March 27, 2007, Public Works met with the Nevada Division of Environmental Protection (NDEP) and the decision was made to submit an application for a permit from the State to allow this discharge. Assurances were made by NDEP that the permit would be issued. Once obtained, the permit to discharge will provide time for Carson City to evaluate long range options that would be most beneficial to the community. Expansion and upgrades to the existing plant are necessary to accommodate build out and improve effluent quality for the existing reuse program. However, obtaining a permit to discharge the seeps and increasing our focus on sewer line replacement and rehabilitation, allows us the opportunity to accomplish the Capital Improvement Program in smaller increments.

TRANSPORTATION:

The Carson City Public Works Department is responsible for the construction and maintenance of the City's street network as well as bicycle and pedestrian facilities and a transit system. Additionally, the City works closely with the Nevada Department of Transportation, which owns and operates state highways in the City – including the Carson City Freeway.

With respect to the planned growth of the City and how that may be expected to impact the City's transportation system, the potential development rate of 3% through 2010 included in the letter of March 14, 2007, could be accommodated by the existing and planned transportation system.

Public Works staff, who serve both the Carson City Regional Transportation Commission (CCRTC) and the Carson Area Metropolitan Planning Organization (CAMPO) are familiar with the current system, the improvements that are planned to be implemented by the year 2010, and the planned improvements through the year 2025. With this knowledge, we have determined that the current system is operating well, and that significant projects are underway that will expand the capacity of the system and improve the operations. These notable, significant projects include the continued extension of the Carson City Freeway, the extension of North Stewart Street, the widening of Fairview Drive, and intersection improvements at Clearview Drive and Carson Street.

One of the important tools available for these evaluations is a travel demand model previously developed by the City, and now being operated and improved as part of CAMPO responsibilities. This model, based on existing and forecasted land use and socioeconomic data developed in cooperation with the Carson City Planning Division, forecasts traffic volumes by street for the year 2030. A major update and expansion effort of this model is nearly complete, and allows for evaluations of the impacts of changes in the land use base, the transportation network, or both.

LANDFILL OPERATIONS:

The Carson City Sanitary Landfill (CCSL) has a current life expectancy of approximately 50 years. The City recently obtained a revised permit allowing the expansion of the *Construction/Demolition (Class III) disposal site, which in-turn provides for vertical expansion of the Municipal Solid Waste (Class I) site.* With continued proper management and advancements in technologies, the community's landfill may extend beyond the 50 year projection.

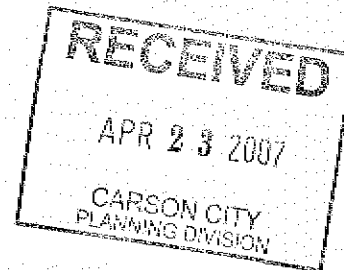
Carson City continues to provide a Household Hazardous Waste Program which reduces the amount of contaminants that are disposed in the landfill or otherwise disposed illegally to the environment. This program is free to Carson City residents.

Carson City has become the leader in recycling in Nevada. Carson City's current recyclables diversion rate is 47%. This is primarily from commercial business recycling programs and large scale programs implemented at the landfill (i.e., scrap metal, tires, wood waste, etc.), along with the curbside recycling program.



DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES

901 S. Stewart Street, Suite 2002
Carson City, Nevada 89701
(775) 684-2800 • Fax (775) 684-2811
<http://water.nv.gov>



April 19, 2007

Lee Plemel
Principal Planner
Carson City Planning Division
2621 Northgate Lane, Suite 62
Carson City, NV 89706-13319

Re: Carson City Water Rights

Dear Mr. Plemel:

This letter is in response to your letter dated March 14, 2007 to Tracy Taylor with the Nevada Division of Water Resources.

This office has reviewed the population growth assumptions presented in your letter and compared estimated water use values with Carson City's usable water rights. Based on the population growth estimates provided in your letter and records at the Division of Water Resources, the Division of Water Resources finds that Carson City has sufficient water rights to support the estimated growth through the year 2010.

If you have any questions, please call me at 684-2800.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray H. Davis".

Ray Davis P.E.
Water Planning Section

MEMO

March 29, 2007

TO: Growth Management

FROM: S. Giomi, Fire Chief
B. Van Cleemput, Assistant Chief/Fire Marshal

RE: Growth Management Impact to Carson City Fire Department

Emergency response resources are presently at their limit. This applies to both EMS and fire resources. To the extent that growth impacts our calls for service we cannot tolerate increased call volumes without increased resources. The average growth rate over the past 5 years has been 1.34% annually, over that same period of time the average annual increase in calls for service have been 6.26%. We are presently utilizing mutual aid agreements, on average, one to two times every other day, and in some cases daily.

I believe this impact is attributable to several factors. Fire statistics from the U.S. Fire Administration indicate that as a community reaches a population of 50,000, the incidence of fires and other emergency responses increase. This is attributable to several factors; incidences of crime, socio-economic diversity of the population, and the relative age of the built environment are the most prevalent. All of these national factors are present in Carson City. In addition, Carson City has other contributing factors. We live in a wildland fire enjoyment, we have a relatively high number of senior citizens in the community, we are a regional hub for employment, shopping, and medical services. All of these factors are contributory to our growth in call volume.

We are also experiencing increases challenged in providing fire protection due to the build-out of the city's core area. As growth moves to the outer reaches of the community, the ability for the fire department to provide timely emergency responses for both fire and medical emergencies is taxed. Response times to remote locations can exceed 9 minutes, a number that is beyond recommendations for medical and fire responses. In addition to longer response times, building in the wildland/urban interface environment increases the need for resources in the event of a wildland fire. We have attempted to mitigate the threat to homes in the urban interface by implementing code changes to address the most prevalent concerns, but the fact remains, if a fire occurs the number of responding fire units will need to be sufficient to address the threat.

In summary, the Fire Department is beyond its capacity to provide fire and EMS protection to the community. Average response times are increasing, dependence upon out of county mutual aid is increasing, and the instances of near miss events is increasing. In short, we cannot support additional growth without increased resources (both human resources and capital



MEMORANDUM

TO: Planning and Community Development Department

FROM: Sheila Banister *SB*
Chief Juvenile Probation Officer

DATE: March 16, 2007

SUBJECT: Growth Management Comments

With a projected growth rate of 3% per year it is anticipated that the Carson City Juvenile Probation and Detention departments will undoubtedly experience an increase both in juvenile referrals and youth detained in our detention center.

A high percentage of the youth we are currently serving have multiple problems including psychiatric and mental health issues in addition to aggressive tendencies. Due to the complexity of these cases our probation officers are spending a great deal of their time transporting youth to various medical appointments as well as placements in residential facilities in Reno and Las Vegas. It is anticipated that in the up-coming year a Probation Officer Aide position will be requested to relieve the demands placed upon the officers and to provide courtroom security which has become increasingly more critical. Additionally with the dramatic increase in Hispanic population it is anticipated that an additional bi-lingual probation officer will be essential to provide the necessary services to this population. Currently the department has one bi-lingual probation officer whose caseload is primarily Hispanic. In addition to providing caseload services he is spread thin addressing the increasing gang problem facing our community.

With the addition of the Probation Services building the department continues to experience difficulty in adequately staffing two separate buildings. The clerical staff have been challenged attempting to provide coverage.

Additionally unfunded mandates by the State have increased clerical duties significantly as the statistical information we are mandated to report is enormous. It is anticipated that at least a part time clerical staff will be needed.

Continuing to provide public safety will remain paramount for the Juvenile Probation/Detention Department. All efforts will be made to continue to provide the utmost of services.

SB:vh

MEMO

To: Lee Plemel, Principal Planner

From: Roger Moellendorf, Parks & Recreation Director

Subject: Growth Impacts on the Parks & Recreation Department

Date: March 30, 2006

A growth rate of 3 percent will have significant impacts on the level of service that the Parks & Recreation Department can provide to the residents of Carson City. As new subdivisions are developed, additional neighborhood parks will be funded through our Residential Construction Tax (RCT) program, however, this will strain our ability to maintain these areas with our existing budget and staff. While RCT provides a sufficient mechanism to develop these parks it doesn't provide funding for maintenance. The current downturn in sales tax revenues coupled with property tax lulls are causing further strain to operation and maintenance efforts. The legislature is considering a bill that will allow RCT funds to be used for maintenance of parks and recreation facilities. This change would help provide some needed funds towards maintenance of existing facilities. Also, the Board of Supervisors will be considering adopting a new Landscape Maintenance District Ordinance in the near future. This ordinance if adopted, will allow the city to approve landscape maintenance districts and allocate costs to the districts for the maintenance of parks and recreation facilities as well as pathways and other improvements. This measure will be critical if Carson City hopes to fund maintenance for future subdivision parks, open space and public landscaping.

Mills Park is our only community park and it receives a tremendous amount of use. Currently there is a need for another park similar in size. A growth rate of 3 percent will most likely increase the need for an additional community park. As mentioned above, while a funding mechanism exists for neighborhood parks there is no such mechanism for community parks and it is doubtful that Question 18 funds will be adequate for this type of development.

In general, we would expect an increasing population will result in increased use of our current facilities and recreation programs. This increase in population will also exacerbate an already acute shortage of indoor recreational facilities. Our Department is currently planning a multi-purpose indoor recreation center. This center will only help meet our current

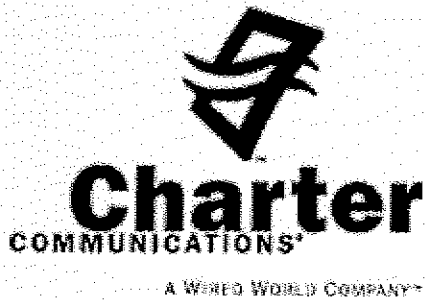
minimum indoor recreation space needs. It is conceivable that one or two other such facilities will have to be built in the next 20 years.

If the current trend of an increasing senior population continues, we may face pressure to supply more programs for this population. If the city attracts growth from singles and young families we will most likely have to expand programs such as Latch Key, swimming lessons, and youth sports. Registration for our Latch Key and Summer Camps are experiencing unprecedented increases. In addition, new soccer fields and baseball/softball fields may have to be constructed.

An influx of diverse growth may change the way we provide services and the types of services we provide. It is difficult to predict with certainty the needs, desires and the expectations of the population making up this growth. Our Department is already seeing an increase in demand for adult soccer fields and baseball fields that is being fueled mainly by the increase in adult Hispanics.

The recently adopted "Parks and Recreation Master Plan" and the "Unified Pathways Master Plan" which are sub-components of the "Comprehensive Land Use Master Plan" are proving to be valuable tools in planning for future growth. Some trends are already surfacing such as a strong community desire for a community wide trail and pathway network. National trends and local experience indicate that trails are very popular, and walking is the most popular form of exercise, so it can be assumed that the desire for more trails will only increase with increased growth. In addition, both of these master plans have been developed through an exhaustive and extensive utilization of public input. As a result, expectations from the public may be exceedingly high which may produce recreational demands that are significantly higher than a corresponding increase in population.

In summary, it is difficult to predict with certainty all the impacts growth will exact on our ability to provide adequate services. Changing demographics and the diversity of the growth is as important as the rate of growth itself.



03/21/07

Dear Lee Plemel,

This is just to confirm that we will be able to accommodate the 3% increase in population referred to in your letter, dated March 14, 2007. It was in regards to Growth Management Ordinance Requirements.

If there is anything else that you need from us, please let me know. My direct line is 775-783-8004, ext.107.

Sincerely,

Lisa Arnold
Administrative Coordinator
1338 Centerville Lane
Gardnerville, NV 89410



CARSON CITY, NEVADA

H1a

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

MEMORANDUM

TO: Planning Commission
FROM: Planning Division *SP WJ*
DATE: May 30, 2007
SUBJECT: GM-07-056 – 2008 Growth Management Allocations

STAFF RECOMMENDED MOTION: I move to recommend to the Board of Supervisors approval of a total of 718 residential building permit entitlements for 2008 based upon a population growth rate of 3%, with an allocation of 43% or 309 entitlements for the general property owner category and 57% or 409 entitlements for the development category, and retaining the existing commercial and industrial development water usage threshold of 7,500 gallons per day for Growth Management Commission review.

BACKGROUND:

Per the Carson City Municipal Code (CCMC) Title 18, Chapter 18.12 (Growth Management Ordinance), the Growth Management Commission is charged with reviewing the information provided by various affected city departments and outside agencies and submitting a recommendation to the Board of Supervisors on:

1. Establishing a fixed number of residential building permits to be made available in the following two years (2008 and 2009, on a two-year rolling calendar basis) and estimating the number to be made available in the third and fourth years (2010 and 2011).
2. Establishing a distribution of the total building permit entitlements between the "general property owner" and "development project" (31 or more lots or units) categories.
3. Establishing a maximum average daily water usage for commercial and industrial building permits as a threshold for Commission review.

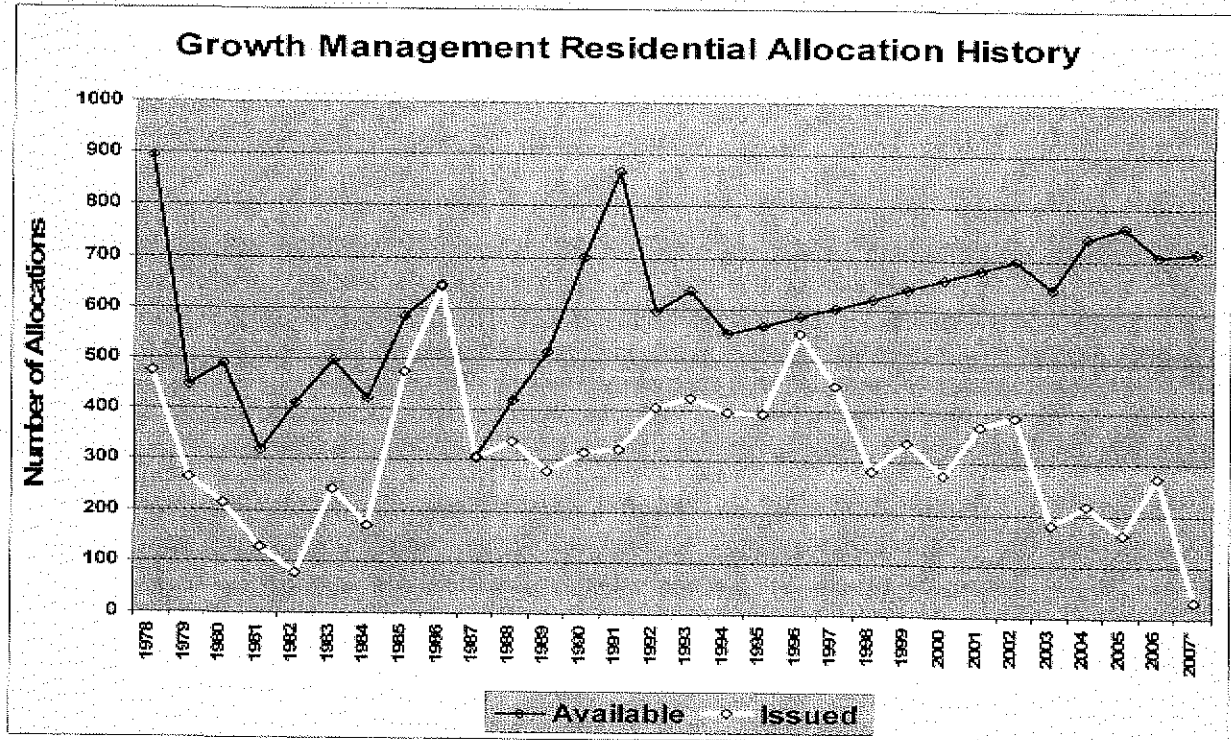
2008 will be the 31st year of issuing permits under the Growth Management ordinance. For most of the Growth Management program's history, the total number of building permit entitlements in a given year has been based upon a maximum growth rate of 3%. Entitlements have historically been allocated between the "general property owner" and "development project" categories in a 43%-57% split, respectively.

PLANNING DIVISION • 2621 Northgate Lane, Suite 62 • Carson City, Nevada 89706
Phone: (775) 887-2180 Fax: (775) 887-2278 E-mail: plandiv@ci.carson-city.nv.us

Attachments D through H provide historical data regarding the number of permits available, the number of permits used by the general property owner and development categories, and permits used by type of residence. Following is a summary of some of the historic data:

- An average of 323 residential permits per year have been issued since 1978 (29 years).
- An average of 294 permits per year were issued in the last 10 years (1997-2006).
- An average of 244 permits per year were issued in the last 5 years (2002-2006).

Following is a graphic representation of the number of permits available and the number of permits issued since 1978 (*2007 issued as of May 10).



DISCUSSION:

In mid-March 2007, the Planning Division solicited comments from various City departments, the school district, and various city and state agencies regarding their ability to accommodate a 3% growth rate within Carson City. Comments received are attached at the back of this report. Of important note, the Nevada Division of Water Resources and the Carson City Utilities Department have indicated that the water and wastewater systems can accommodate a projected 3% growth rate.

While the actual number of permits issued has not approached the number allocated since 1996, staff recommends continuing the allocation system based upon a maximum growth rate of 3%. It is not anticipated that the actual permits issued would reach the maximum in the short-term, but the allocation would allow the maximum flexibility in providing building permits as several new subdivision begin to development within the next few years.

A complete list of available buildable (vacant) lots and approved projects is included as Attachment I. City records indicate that there are approximately 285 vacant subdivision lots (as of May 2007) with 1,546 lots remaining to be recorded from various approved subdivision maps. With a few multi-family residential projects anticipated within a few months, this brings the total approved residential units that have not yet received growth management entitlements to

approximately 2,000. It is anticipated that the majority of these potential units would be phased over a number of years, much as they have been over the past decade.

To further put this into context, Carson City currently has approximately 24,000 residential units. The Carson City Master Plan includes a Land Use Plan to serve a population of approximately 75,000 to 80,000, or approximately 32,000 residential units, commensurate with the City's ability to provide water (based on water rights owned by the City) and meet wastewater capacities. This leaves a total of approximately 8,000 residential units remaining to be developed to reach the "buildout" capacity of Carson City. The 2,000 approved lots/units represents approximately one-fourth of the remaining units (2,000 of 8,000).

Building Permit Allocation Process

The process of allocating the available building permits for a given year is spelled out in CCMC 18.12.055[1] (Obtaining a Building Permit). Historically over the last 10-plus years, developers have been limited to 35 permits per project during the first quarter of the year and 17 in the second quarter. Staff believes this dates back to a specific year when demand for permits approached the number of available permits, as it is not a specific regulation in the code. Staff believes that such a limitation is currently unnecessary given the large number of permits that have been remaining in recent years and the limited number of development category projects.

Staff recommends returning to the yearly allocation distribution program identified in CCMC 18.12.055(1), which is graphically represented in Attachment J. In general, development category permits are divided up between developers at the beginning of the year. All remaining building permits at the end of the first quarter of the year are then combined into a single "pool," making more permits available across categories. Staff believes that this will maintain the integrity of the allocation process should the number of permits approach the maximum allocated while not unduly limiting permits earlier in the year. Attachment K shows how permits would be made available assuming the 3% growth rate scenario for 2008.

ALTERNATIVES AND CONCLUSION:

Per the Growth Management Ordinance, the Growth Manage Commission must recommend the total number of available permits and the distribution between categories for the years 2008 and 2009 and recommend an estimated number of total permits available for 2010 and 2011. A distribution of 43% to the "general property owner" category and 57% to the "development project" category has historically been established and is recommended to the Commission to continue. The following table shows allocation alternatives for various growth rates that may be considered by the Commission (see Attachment L for methodology).

Permit Allocation Alternatives

Rate	Category	2008	2009	2010	2011
3.0%	Total	718	739	761	784
	General	309 (43%)	318 (43%)	--	--
	Development	409 (57%)	421 (57%)	--	--
2.5%	Total	598	613	628	644
	General	257 (43%)	264 (43%)	--	--
	Development	341 (57%)	349 (57%)	--	--
2.0%	Total	478	488	498	508
	General	206 (43%)	210 (43%)	--	--
	Development	272 (57%)	278 (57%)	--	--

Carson City has historically based the number of available permits in a given year on an assumed growth rate of 3%. Comments indicate that such growth can be accommodated with

available and planned water and wastewater resources. Certain City departments have indicated the need for additional staffing to maintain or improve the level of service provided. However, staff recommends that the Growth Management Commission recommend the 3% growth rate based on the projected ability to provide water and wastewater resources for such growth. Other issues such as staffing should be addressed by the Board of Supervisors based upon actual future growth.

Please contact Lee Plemel or Walter Sullivan in the Planning Division at 887-2180 with questions.

Attachments:

- A) Option 1 Resolution (3.0% growth)
- B) Option 2 Resolution (2.5% growth)
- C) Option 3 Resolution (2.0 % growth)
- D) Allocation History Graph, Number of Permits
- E) Allocation History Graph, Percentage Issued
- F) Allocation History Graph, Residential Type
- G) Allocation History Table
- H) Developer & General Categories, History Table & Graph
- I) Buildable Lots and Approved Projects List
- J) Building Permit Allocation Flow Chart
- K) Building Permit Allocations for 2008 (3%)
- L) Methodology, Number of Available Permit
- M) Demographer Population Projections
- N) CCMC 18.12, Growth Management
- O) Agency Comments

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[OPTION I, 3% Growth Rate]

RESOLUTION NO. 2007-R-_____

A RESOLUTION AMENDING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2008 AND 2009 AND ESTIMATING THE NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2010 AND 2011; ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS AVAILABLE 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.

WHEREAS, Carson City Municipal Code Section 18.12 requires the Board of Supervisors of Carson City to establish a fixed number of residential building permits on a two year rolling basis to manage growth within Carson City; and

WHEREAS, pursuant to Carson City Municipal Code Section 18.12 the Growth Management Commission met in a duly noticed public hearing on May 30, 2007, and recommended the number of residential building permits to be made available to calendar years 2008 and 2009, and the Commission estimated the number of residential building permits for calendar years 2010 and 2011; and

WHEREAS, the Board of Supervisors now finds and declares pursuant to Carson City Municipal Code Section 18.12 that city water and wastewater treatment capacity are limiting essential resources that limits the available residential building permits authorized by this resolution; and

WHEREAS, the Board of Supervisors now desires to fix, by resolution, the available number of building permits and the categories for said permits.

NOW, THEREFORE, the Board of Supervisors hereby resolves:

A. Beginning on the first city working day in January 2008, the Development Services Building Division shall make available, pursuant to Carson City Municipal Code Section 18.12 a total of 718 residential building permits. The 2008 year end balance of unused permits shall be voided and returned to the utility manager. The building permits

1 shall be disbursed as follows:

2 1. For the general property owner category, a subtotal of 309 residential
3 permits (43% of total residential building permit allocation). General property owners shall
4 be entitled to apply for a maximum of 20 residential building permits in Period 1 based on
5 the availability of building permits.

6 2. For the development project category, a subtotal of 409 residential
7 building permits (57% of total residential building permit allocation). Individual
8 development projects qualified for inclusion on the project list shall be entitled to apply for
9 an equal share of building permits during Period 1 based on the number of qualified
10 development projects on the first City working day in January 2008. Where a development
11 project has less lots or units than the total share of building permits allocated to it, the
12 remaining building permits shall be distributed equally among the remaining development
13 projects. Additional development projects may be added to the list during Period 1 and use
14 any remaining building permits if the units or recorded lots of the qualifying projects on the
15 list total less than the number of building permits allocated to the development category.
16 Otherwise, development projects not on the list at the beginning of Period 1 may only apply
17 for building permits from the general property owner category during Period 1 in accordance
18 with the limitations set forth above but may be added to the development category anytime
19 during Period 2.

20 3. Any residential building permits remaining from Period 1 shall be
21 made available in Periods 2 and 3 in accordance with Carson City Municipal Code Section
22 18.12.

23 B. Beginning on the first city working day in January 2009, the Building
24 Department shall upon Board of Supervisors' approval make available pursuant to Carson
25 City Municipal Code Section 18.12 a total of 739 residential building permits. The building
26 permits shall be disbursed as follows:

27 1. For the general property owner category, a subtotal of 318 residential
28 building permits shall be made available. General property owners shall be entitled to apply

1 for a maximum of 20 residential building permits in Period 1 based on the availability of
2 building permits.

3 2. For the development project category, a subtotal of 421 residential
4 building permits shall be made available. Development projects qualified for inclusion on
5 the project list shall be entitled to apply for building permits in accordance with paragraph
6 A(2), above.

7 3. Any building permits remaining from Period 1 shall be made available
8 for Periods 2 and 3 in accordance with Carson City Municipal Code Section 18.12.

9 C. For calendar year 2010, it is estimated that the Board of Supervisors may
10 make available 761 residential building permits.

11 D. For calendar year 2011, it is estimated that the Board of Supervisors may
12 make available 784 residential building permits.

13 E. Pursuant to Carson City Municipal Code Section 18.12, prior to issuance of
14 building permits, any commercial or industrial projects proposed in 2008 which exceed the
15 threshold of 7,500 gallons per day water usage must have the Growth Management
16 Commission's review and approval to assure water availability.

17 F. Any building permits made available by this resolution shall be subject to all
18 of the requirements of Carson City Municipal Code Chapter 18.12 (Carson City Growth
19 Management Ordinance).

20 G. This resolution supersedes all prior resolutions establishing growth
21 management allocations and shall have the full force and effect of law and be incorporated
22 by this reference into Carson City Municipal Code Chapter 18.12.

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ADOPTED this _____ day of _____, 2007.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

[OPTION II, 2.5% Growth Rate]

RESOLUTION NO. 2007-R-_____

A RESOLUTION AMENDING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2008 AND 2009 AND ESTIMATING THE NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2010 AND 2011; ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS AVAILABLE 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.

WHEREAS, Carson City Municipal Code Section 18.12 requires the Board of Supervisors of Carson City to establish a fixed number of residential building permits on a two year rolling basis to manage growth within Carson City; and

WHEREAS, pursuant to Carson City Municipal Code Section 18.12 the Growth Management Commission met in a duly noticed public hearing on May 30, 2007, and recommended the number of residential building permits to be made available to calendar years 2008 and 2009, and the Commission estimated the number of residential building permits for calendar years 2010 and 2011; and

WHEREAS, the Board of Supervisors now finds and declares pursuant to Carson City Municipal Code Section 18.12 that city water and wastewater treatment capacity are limiting essential resources that limits the available residential building permits authorized by this resolution; and

WHEREAS, the Board of Supervisors now desires to fix, by resolution, the available number of building permits and the categories for said permits.

NOW, THEREFORE, the Board of Supervisors hereby resolves:

A. Beginning on the first city working day in January 2008, the Development Services Building Division shall make available, pursuant to Carson City Municipal Code Section 18.12 a total of 598 residential building permits. The 2008 year end balance of unused permits shall be voided and returned to the utility manager. The building permits

1 shall be disbursed as follows:

2 1. For the general property owner category, a subtotal of 257 residential
3 permits (43% of total residential building permit allocation). General property owners shall
4 be entitled to apply for a maximum of 20 residential building permits in Period 1 based on
5 the availability of building permits.

6 2. For the development project category, a subtotal of 341 residential
7 building permits (57% of total residential building permit allocation). Individual
8 development projects qualified for inclusion on the project list shall be entitled to apply for
9 an equal share of building permits during Period 1 based on the number of qualified
10 development projects on the first City working day in January 2008. Where a development
11 project has less lots or units than the total share of building permits allocated to it, the
12 remaining building permits shall be distributed equally among the remaining development
13 projects. Additional development projects may be added to the list during Period 1 and use
14 any remaining building permits if the units or recorded lots of the qualifying projects on the
15 list total less than the number of building permits allocated to the development category.
16 Otherwise, development projects not on the list at the beginning of Period 1 may only apply
17 for building permits from the general property owner category during Period 1 in accordance
18 with the limitations set forth above but may be added to the development category anytime
19 during Period 2.

20 3. Any residential building permits remaining from Period 1 shall be
21 made available in Periods 2 and 3 in accordance with Carson City Municipal Code Section
22 18.12.

23 B. Beginning on the first city working day in January 2009, the Building
24 Department shall upon Board of Supervisors' approval make available pursuant to Carson
25 City Municipal Code Section 18.12 a total of 613 residential building permits. The building
26 permits shall be disbursed as follows:

27 1. For the general property owner category, a subtotal of 264 residential
28 building permits shall be made available. General property owners shall be entitled to apply

1 for a maximum of 20 residential building permits in Period 1 based on the availability of
2 building permits.

3 2. For the development project category, a subtotal of 349 residential
4 building permits shall be made available. Development projects qualified for inclusion on
5 the project list shall be entitled to apply for building permits in accordance with paragraph
6 A(2), above.

7 3. Any building permits remaining from Period 1 shall be made available
8 for Periods 2 and 3 in accordance with Carson City Municipal Code Section 18.12.

9 C. For calendar year 2010, it is estimated that the Board of Supervisors may
10 make available 628 residential building permits.

11 D. For calendar year 2011, it is estimated that the Board of Supervisors may
12 make available 644 residential building permits.

13 E. Pursuant to Carson City Municipal Code Section 18.12, prior to issuance of
14 building permits, any commercial or industrial projects proposed in 2008 which exceed the
15 threshold of 7,500 gallons per day water usage must have the Growth Management
16 Commission's review and approval to assure water availability.

17 F. Any building permits made available by this resolution shall be subject to all
18 of the requirements of Carson City Municipal Code Chapter 18.12 (Carson City Growth
19 Management Ordinance).

20 G. This resolution supersedes all prior resolutions establishing growth
21 management allocations and shall have the full force and effect of law and be incorporated
22 by this reference into Carson City Municipal Code Chapter 18.12.

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ADOPTED this _____ day of _____, 2007.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ATTEST:

MARV TEIXEIRA, Mayor

ALAN GLOVER, Clerk-Recorder

[OPTION III, 2% Growth Rate]

RESOLUTION NO. 2007-R-_____

A RESOLUTION AMENDING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2008 AND 2009 AND ESTIMATING THE NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2010 AND 2011; ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS AVAILABLE 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.

WHEREAS, Carson City Municipal Code Section 18.12 requires the Board of Supervisors of Carson City to establish a fixed number of residential building permits on a two year rolling basis to manage growth within Carson City; and

WHEREAS, pursuant to Carson City Municipal Code Section 18.12 the Growth Management Commission met in a duly noticed public hearing on May 30, 2007, and recommended the number of residential building permits to be made available to calendar years 2008 and 2009, and the Commission estimated the number of residential building permits for calendar years 2010 and 2011; and

WHEREAS, the Board of Supervisors now finds and declares pursuant to Carson City Municipal Code Section 18.12 that city water and wastewater treatment capacity are limiting essential resources that limits the available residential building permits authorized by this resolution; and

WHEREAS, the Board of Supervisors now desires to fix, by resolution, the available number of building permits and the categories for said permits.

NOW, THEREFORE, the Board of Supervisors hereby resolves:

A. Beginning on the first city working day in January 2008, the Development Services Building Division shall make available, pursuant to Carson City Municipal Code Section 18.12 a total of 478 residential building permits. The 2008 year end balance of unused permits shall be voided and returned to the utility manager. The building permits

1 shall be disbursed as follows:

2 1. For the general property owner category, a subtotal of 206 residential
3 permits (43% of total residential building permit allocation). General property owners shall
4 be entitled to apply for a maximum of 20 residential building permits in Period 1 based on
5 the availability of building permits.

6 2. For the development project category, a subtotal of 272 residential
7 building permits (57% of total residential building permit allocation). Individual
8 development projects qualified for inclusion on the project list shall be entitled to apply for
9 an equal share of building permits during Period 1 based on the number of qualified
10 development projects on the first City working day in January 2008. Where a development
11 project has less lots or units than the total share of building permits allocated to it, the
12 remaining building permits shall be distributed equally among the remaining development
13 projects. Additional development projects may be added to the list during Period 1 and use
14 any remaining building permits if the units or recorded lots of the qualifying projects on the
15 list total less than the number of building permits allocated to the development category.
16 Otherwise, development projects not on the list at the beginning of Period 1 may only apply
17 for building permits from the general property owner category during Period 1 in accordance
18 with the limitations set forth above but may be added to the development category anytime
19 during Period 2.

20 3. Any residential building permits remaining from Period 1 shall be
21 made available in Periods 2 and 3 in accordance with Carson City Municipal Code Section
22 18.12.

23 B. Beginning on the first city working day in January 2009, the Building
24 Department shall upon Board of Supervisors' approval make available pursuant to Carson
25 City Municipal Code Section 18.12 a total of 488 residential building permits. The building
26 permits shall be disbursed as follows:

27 1. For the general property owner category, a subtotal of 210 residential
28 building permits shall be made available. General property owners shall be entitled to apply

1 for a maximum of 20 residential building permits in Period 1 based on the availability of
2 building permits.

3 2. For the development project category, a subtotal of 278 residential
4 building permits shall be made available. Development projects qualified for inclusion on
5 the project list shall be entitled to apply for building permits in accordance with paragraph
6 A(2), above.

7 3. Any building permits remaining from Period 1 shall be made available
8 for Periods 2 and 3 in accordance with Carson City Municipal Code Section 18.12.

9 C. For calendar year 2010, it is estimated that the Board of Supervisors may
10 make available 498 residential building permits.

11 D. For calendar year 2011, it is estimated that the Board of Supervisors may
12 make available 508 residential building permits.

13 E. Pursuant to Carson City Municipal Code Section 18.12, prior to issuance of
14 building permits, any commercial or industrial projects proposed in 2008 which exceed the
15 threshold of 7,500 gallons per day water usage must have the Growth Management
16 Commission's review and approval to assure water availability.

17 F. Any building permits made available by this resolution shall be subject to all
18 of the requirements of Carson City Municipal Code Chapter 18.12 (Carson City Growth
19 Management Ordinance).

20 G. This resolution supersedes all prior resolutions establishing growth
21 management allocations and shall have the full force and effect of law and be incorporated
22 by this reference into Carson City Municipal Code Chapter 18.12.

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ADOPTED this _____ day of _____, 2007.

VOTE: AYES:

NAYS:

ABSENT:

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

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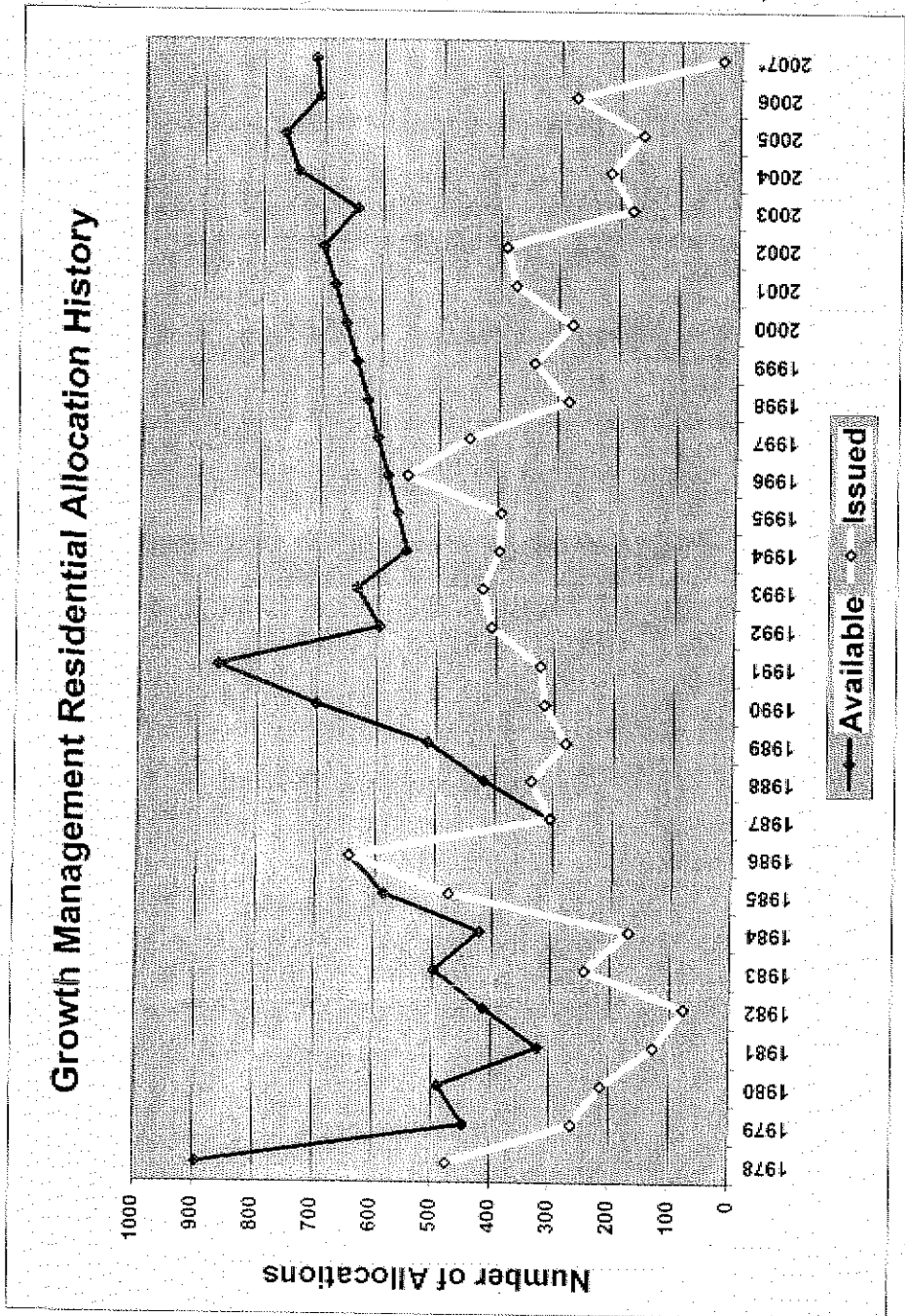
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Growth Management History



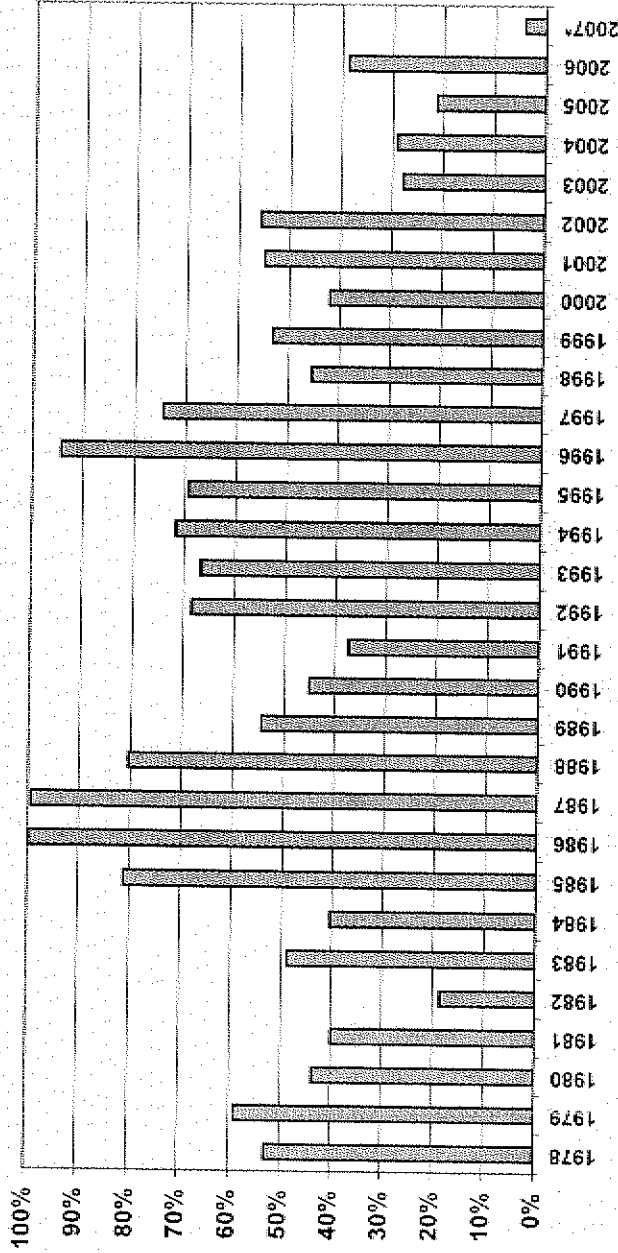
323 Avg. Issued/yr. 1978-2006 (29 years)
 294 Avg. Issued/yr. 1997-2006 (10 years)
 244 Avg. Issued/yr. 2002-2006 (5 years)

56% Avg. % of Available Issued 1978-2006
 44% Avg. % of Available Issued 1997-2006
 35% Avg. % of Available Issued 2002-2006

* 2007 as of May 15

Growth Management History

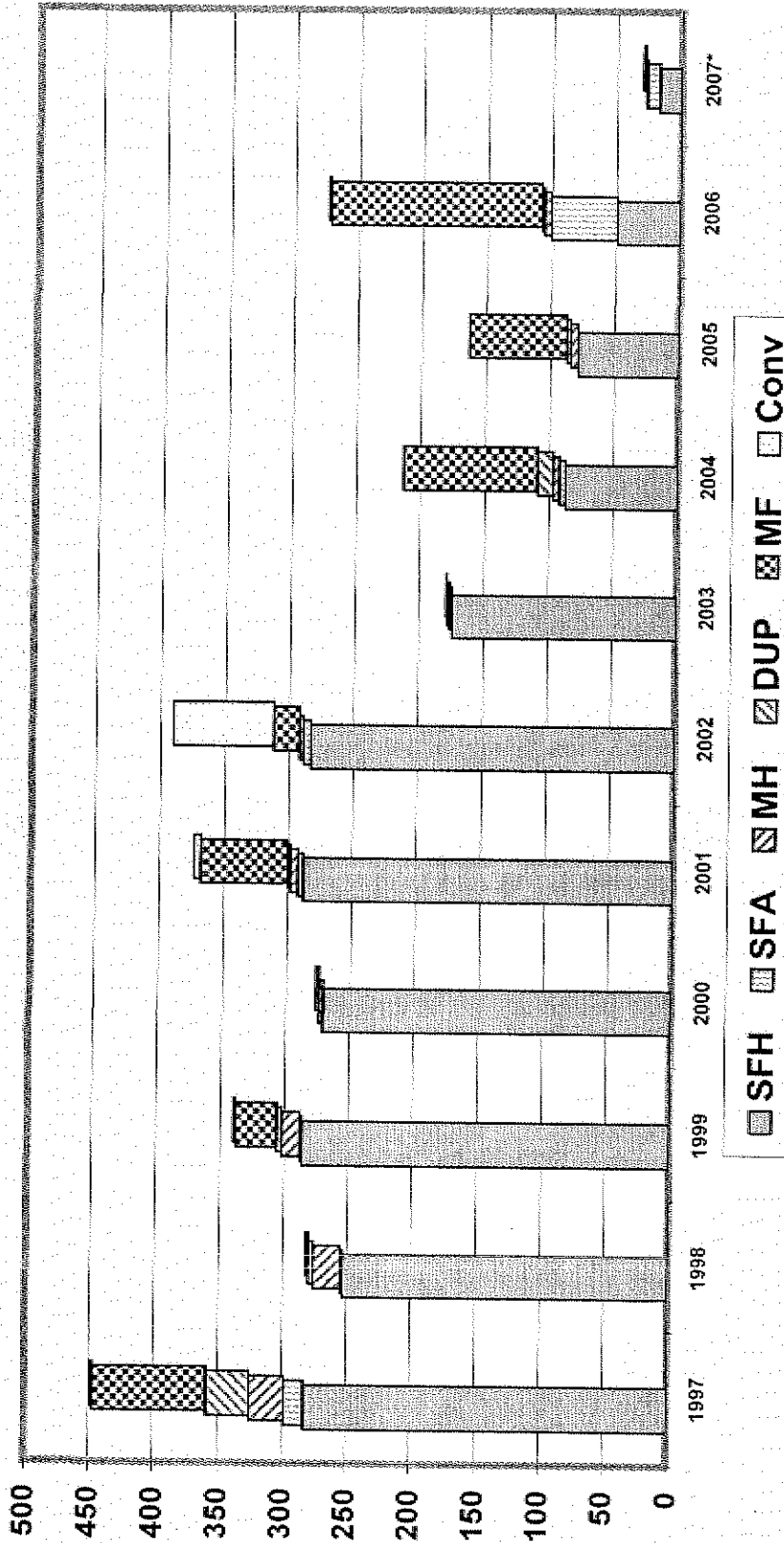
Percentage of Available Allocations Issued



* As of May 15

Growth Management History

Total GM Allocations Issued by Type



SFH: Single Family Detached
 SFA: Single Family Attached
 MH: Mobile Home
 DUP: Duplex
 MF: Multi-family (3+ units)
 Conv: Conversion of existing residence from well to city water

* As of May 15

Growth Management History

Year	Available	Issued	%	Devel. Available	Dev. Used	Dev. % used	General Available	Gen. used	Gen. % used	SFH	SFH %	SFA	SFA %	MH	MH %	DUP & MF	DUP	MF	Conv	
1978	895	474	53%																	
1979	446	263	59%																	
1980	490	214	44%																	
1981	320	128	40%																	
1982	414	77	19%																	
1983	498	243	49%																	
1984	421	170	40%																	
1985	584	474	81%																	
1986	645	644	100%																	
1987	306	304	99%																	
1988	419	337	80%																	
1989	514	280	54%																	
1990	702	316	45%																	
1991	868	324	37%																	
1992	597	408	68%																	
1993	636	424	67%																	
1994	553	396	72%																	
1995	569	394	69%																	
1996	586	553	94%																	
1997	604	449	74%	344	245	71%	260	204	78%	283	63%	15	3%	27	6%	34	8%	88	20%	2
1998	622	282	45%	355	163	46%	267	119	45%	253	90%	2	1%	21	7%	4	1%	0	0%	2
1999	640	340	53%	365	182	50%	275	158	57%	286	84%	2	1%	14	4%	4	1%	32	9%	2
2000	660	277	42%	376	180	48%	284	97	34%	271	98%	0	0%	3	1%	0	0%	0	0%	3
2001	679	373	55%	387	248	64%	292	125	43%	288	77%	4	1%	6	2%	2	1%	68	18%	5
2002	699	390	56%	398	195	49%	301	195	65%	283	73%	6	2%	3	1%	0	0%	20	5%	78
2003	642	179	28%	366	98	27%	276	81	29%	174	97%	0	0%	2	1%	2	1%	0	0%	1
2004	743	216	29%	424	28	7%	319	188	59%	87	40%	5	2%	5	2%	12	6%	104	48%	0
2005	765	163	21%	436	94	22%	329	69	21%	78	48%	0	0%	6	4%	3	2%	76	47%	0
2006	708	274	39%	404	118	29%	304	156	51%	49	18%	52	19%	5	2%	2	1%	164	60%	2
2007*	715	30	4%	408	17	4%	307	13	4%	17	57%	10	33%	1	3%	0	0%	0	0%	2

* As of May 15, 2007

Dwelling types:

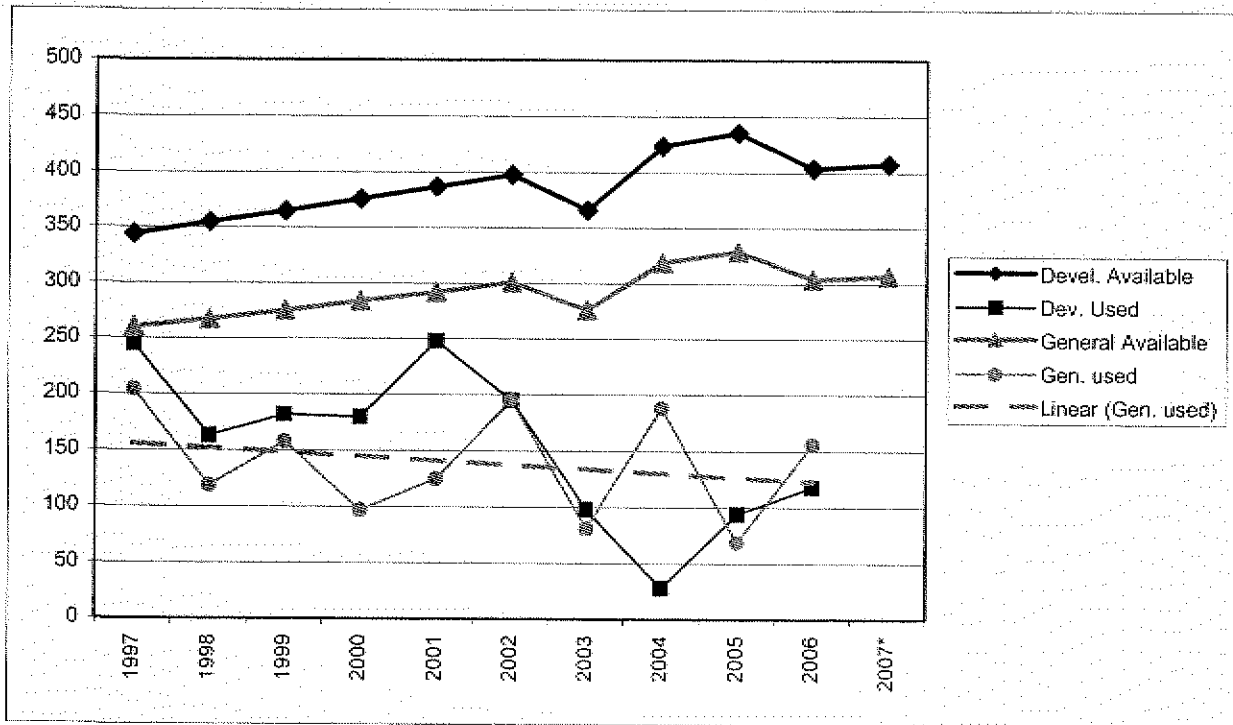
SFH: Single Family Detached
 SFA: Single Family Attached
 MH: Mobile Home

DUP: Duplex
 MF: Multi-family (3+ units)
 Conv: Conversion of existing residence from well to city water

Developer v. General Allocations Issued

	Available	Issued	%	Devel. Available	Devel. Used	Dev. % used	General Available	Gen. used	Gen. % used
1997	604	449	74%	344	245	71%	260	204	78%
1998	622	282	45%	355	163	46%	267	119	45%
1999	640	340	53%	365	182	50%	275	158	57%
2000	660	277	42%	376	180	48%	284	97	34%
2001	679	373	55%	387	248	64%	292	125	43%
2002	699	390	56%	398	195	49%	301	195	65%
2003	642	179	28%	366	98	27%	276	81	29%
2004	743	216	29%	424	28	7%	319	188	59%
2005	765	163	21%	436	94	22%	329	69	21%
2006	708	274	39%	404	118	29%	304	156	51%
2007*	715	30	4%	408	17	4%	307	13	4%
Avg. 1997-2006 (10 yrs.)			41%		143	41%		128	48%
Avg. 2002-2006 (5 yrs.)			35%		107	27%		138	45%

* As of May 15, 2007



Carson City Buildable Lot Information

Recorded Subdivision Lots

Approval Date	File No.	Development Name	Lots		Vacant Lots	Location
			Approved			
2	Dec-92 S-89/90-7	Caballeros Acres	21		3	N.E. and S.E. of Schulz Way/Race Track Rd
38	Oct-04 TSM-04-132	Carmine Street Subdivision	15		12	North of Hwy 50 East and South of Carmine Street
4	Jul-93 P-92/93-4	Cottonwood Court	20		8	North of Fifth St, east of Roof St
6	Dec-95 S-94/95-3	Empire Ranch Estates	116		2	South of US Hwy 50 East, and east of North Edmonds Dr
7	Nov-93 S-92/93-3	Garson Manor Subdivision	16		1	N.E. corner of Sherman Lane and Graves Lane
8	Jul-92 S-91/92-6	Goni Canyon Estates, Phase I Goni Canyon Estates, Phase 2 Goni Canyon Estates, Phase III	41 42 16		5 4 2	South of Fermi Rd; Goni Rd extension
10	Mar-94 P-93/94-2	Heritage Park at Quail Run Phase 5 Phase 6			8 19	Corner of Fairview Dr and Saliman Rd
11	Sep-96 S-95/96-6 S-96/97-3	Hidden Meadows Estates #1 Hidden Meadows Estates #2 Hidden Meadows Estates #4	31 25 30		2 1 4	East of Carson River Rd and south of Fifth St
12	May-87 S-87-1	Highland Estates	60		7	"C" Hill, west of Lake Glen Manor
13	Oct-98 S-97/98-6	Kerrine Court	14		1	Baker Dr.
14	Nov-92 P-92/93-2	Kings Meadow Phase 3			4	Approximately 2,300 ft. west of North Ormsby Blvd, north of Kings Canyon Rd
15	Jul-87 Parcel Maps	Kingston Park	28		13	At the west end of Long St extension
5/10/79	S-79-4					
5/10/79	S-79-5					
16	Nov-92 P-92/93-1	Lakeview Subdivision Long Ranch Estates PUD, 1A Phase IB Phase 6	258 31 30 29		35 1 12 2	South of Carson City/Washoe County line, west of US Hwy 395 North Approximately 1,000 ft. west of North Ormsby Blvd, and north and south of Kings Canyon Rd
17						
18	May-90 S-88/89-5	Manzanita Heights Subdivision	27		1	North of W. Bonanza Dr, end of Manzanita Terrace extension
20	Feb-93 S-92/93-2	North Canyon Estates	44		3	South of Kelvin Rd, east of Goni Rd (SF21000)
22	Feb-99 S-98/99-2	Rasner Place	7		1	Baker Drive /Koontz Ln.
23	Dec-77 P-88/89-2	River Knolls, Phase VI	71		1	South portion of Gregg St, south of US Hwy 50 East
25	Oct-78 PUD 9/78	Riverview PUD	262		15	End of Fifth St, north of Eagle Valley Junior High School

Carson City Buildable Lot Information

Recorded Subdivision Lots (continued)

Approval Date	File No.	Development Name	Lots		Location
			Approved	Vacant Lots	
28	Oct-93 P-93/94-1	Silver Oak PUD (1,128 total)** Phase 1 Phase 5 Phase 12 Phase 16 Phase 18 Phase 19	70 33 60 57 21 10	2 2 3 50 6 9	West of N. Carson Street north of Winnie Lane **Dec 2003 BOS approved amendment of PUD to delete 49 residential lots and Oct 2004 BOS approved amendment of PUD to delete 30 residential lots due to Carson Tahoe Hospital land purchase. Silver Oak PUD
29	Jul-73 S-87/88-3	Sky Ridge Subdivision	239	3	East of Saliman Rd
32	Nov-93 S-93/94-1	South Valley Estates	17	1	At Bigelow and Appian Way
33	Dec-87 P-87/88-1	Spring Meadows PUD	44	2	"C" Hill, west of Lake Glen Manor
34	Nov-05 TSM-05-160	Sundance Ridge II (SFA)	32	22	West of Lepire Drive
35	Oct-78 no file #	Timberline	101	10	West end of Combs Canyon Rd
37	Jan-90 S-89/90-3	Wellington Crescent Subdivision	59	8	North of Ash Canyon Rd and approximately 1,300 ft. west of Winnie Lane

Total of Vacant Subdivision Lots: 285

Approved Tentative Maps with Lots Pending to Record

Approval Date	File No.	Development Name	Lots		Location
			Approved	Remaining	
Sep-06	TPUD-06-146	Clearview Ridge	75	75	West side of Cochise, south side of Roventini
Sep-06	TSM-06-168	Combs Canyon I	23	23	West side of Combs Canyon Rd., north of Timberline Dr.
Sep-06	TSM-07-027	Combs Canyon II	19	19	East side of Combs Canyon Rd.
Feb-06	TPUD-05-229	Corte Reale	12	12	Northwest corner of Silver Oak development
Jan-05	TPUD-05-191	Eagle Village	36	36	North side of Eagle Station Lane
Nov-06 & -199	LDM-06-198	Lehman Properties	23	23	North of the Goni Rd. terminus
Dec-06	TPUD-07-202	Milis Landing	94	94	West side of State St., north of William St.
Sep-06	TPUD-06-143	Newport Village	43	43	North side of Nye Ln, west of College Pkwy.
Mar-07	TPUD-07-010	Ross Park PUD	23	23	Between Snyder Ave., California St. & Appian Wy.
Oct-05	TSM-05-144	Schultz Ranch Development	521	521	Race Track Road vicinity, east of Center Dr.
Oct-93	P-93/94-1	Silver Oak PUD	1,128	476	West of N. Carson Street north of Winnie Lane
	TSM-06-203	Summerhawk	201	201	West of Rhodes St. & Betts St., south of C-Hill

Total Approved Tentative Map Lots Pending: 1,546

Subtotal of Vacant and Pending Subdivision Lots: 1,831

Carson City Buildable Lot Information

Multi-Family Residential Major Project Reviews

Review Date	File No.	Development Name	Number of units	Location
Jan-06	MPR-06-005	Brown St Apts	57	
Jun-06	MPR-06-095	Brown Street Townhomes	40	
May-06	MPR-06-057	Heather Glen Apts	28	
Apr-06	MPR-06-048	Lepire Drive Apts	8	
Feb-06	MPR-06-012	5th Street Apts	16	

Total Potential Units: 149

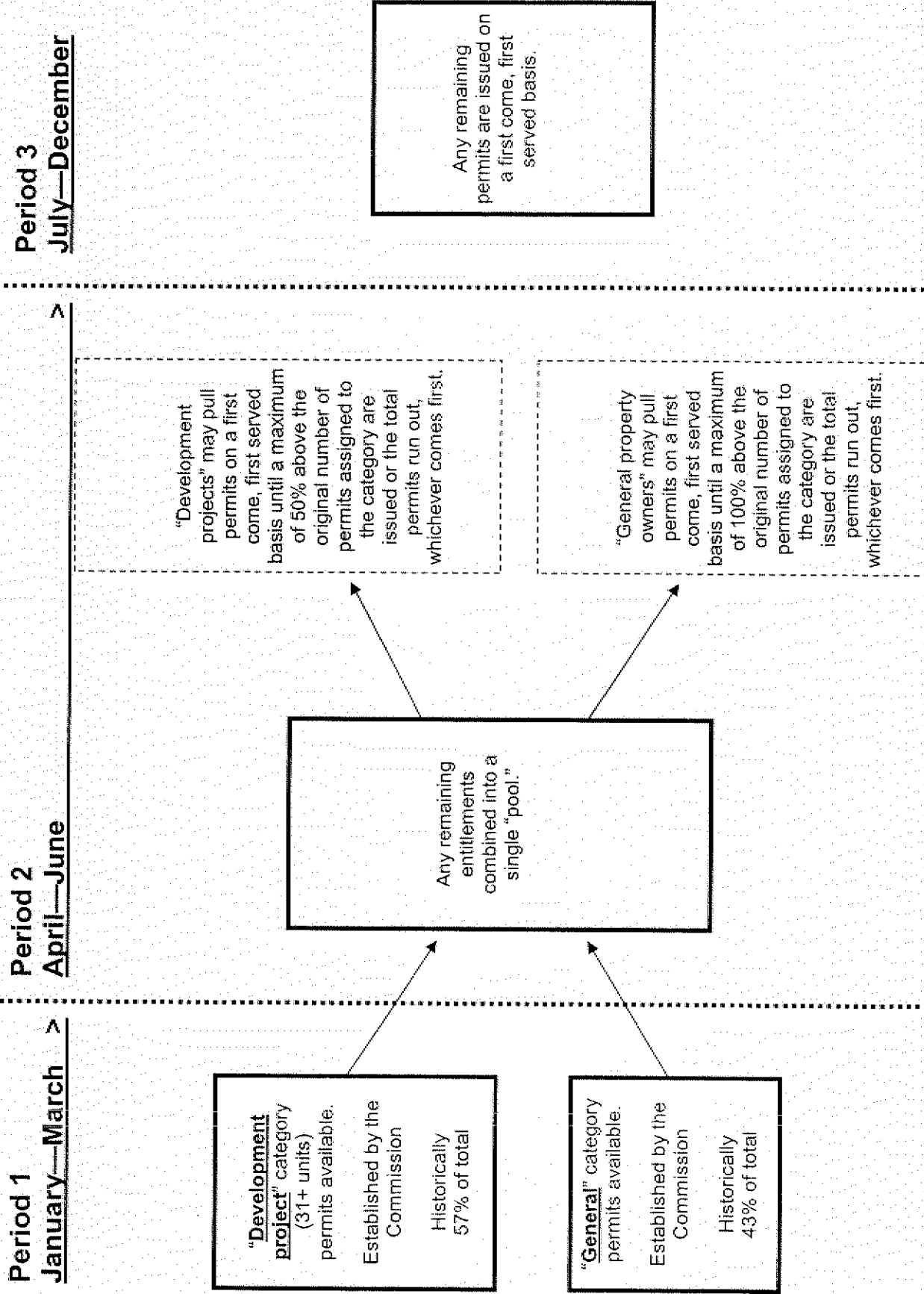
Conceptual Map Reviews

Approval Date	File No.	Development Name	Lots Approved	Lots Remaining	Location
		(No reviews pending)			

Total Potential Units: 0

Grand Total: 1,980

Growth Management Distribution Flow Chart (per 18.12.055[1])



2008 Building Permit Distribution Table (at 3% growth)

	Period 1 January, February & March	Period 2 April, May & June	Period 3 July – December
Total Available	<ul style="list-style-type: none"> 718 building permits available 	<ul style="list-style-type: none"> All remaining permits available 	<ul style="list-style-type: none"> All remaining available
Development Category (31 or more lots or units)	<ul style="list-style-type: none"> 409 building permits available (57%) Permits divided equally among the qualified development projects on the list as of Jan. 2, 2008. Where a development project has less units or lots than the total number of building permits allocated to it, the remaining units shall be divided 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 the units or recorded lots of the qualifying projects on the list total less than the number of building permits allocated to the development category. 	<ul style="list-style-type: none"> A maximum cumulative total of 613 permits (50% above the maximum number originally allocated to the category) may be obtained on a first come, first served basis, or until permits run out, whichever comes first. 	<ul style="list-style-type: none"> Any remaining building permits available on a first come, first served basis
General Category	<ul style="list-style-type: none"> 309 building permits available (43%) A maximum of 20 permits may be issued to an individual property owner during this period. 	<ul style="list-style-type: none"> A maximum cumulative total of 618 permits (100% above the maximum number originally allocated to the category) may be obtained on a first come, first served basis, or until permits run out, whichever comes first. 	<ul style="list-style-type: none"> Any remaining building permits available on a first come, first served basis

Methodology for Determining Number of Residential Allocations

Assumptions:

- The 2006 certified Carson City population estimate is 57,701. (This is the most current population estimate that is not a "projection" by the State Demographer. The 2007 population estimate will not be available until approximately December 2007.)
- This certified 2006 population estimate is used as the "baseline" for establishing 2008 residential allocations
- 2007 Population is based upon number of allocations issued in 2006
- 2.44 persons per household (per 2000 US Census)

Methodology:

- 1) (2006 pop.) + (2006 allocations x 2.44) = 2007 pop.
- 2) (2007 pop.) x (% growth rate) = 2008 pop.
- 3) (2008 pop.) - (2007 pop.) = 2008 pop. growth
- 4) (2008 pop. growth)/(2.44 pop./unit) = **Number of 2008 allocations**

2006 Population

57,701

2006 Allocations Issued

274

At 3.0% growth rate:

- 1) 57,701 + 669 = 58,370
- 2) 58,370 x 1.03 (3.0%) = 60,121
- 3) 60,121 - 58,370 = 1,751 persons
- 4) 1,751 / 2.44 = **718 allocations**

Subsequent Years

2009	739 at 3%
2010	761 at 3%
2011	784 at 3%

At 2.5% growth rate:

- 1) 57,701 + 669 = 58,370
- 2) 58,370 x 1.025 (2.5%) = 59,829
- 3) 59,829 - 58,370 = 1,459 persons
- 4) 1,459 / 2.44 = **598 allocations**

Subsequent Years

2009	613 at 2.5%
2010	628 at 2.5%
2011	644 at 2.5%

At 2.0% growth rate:

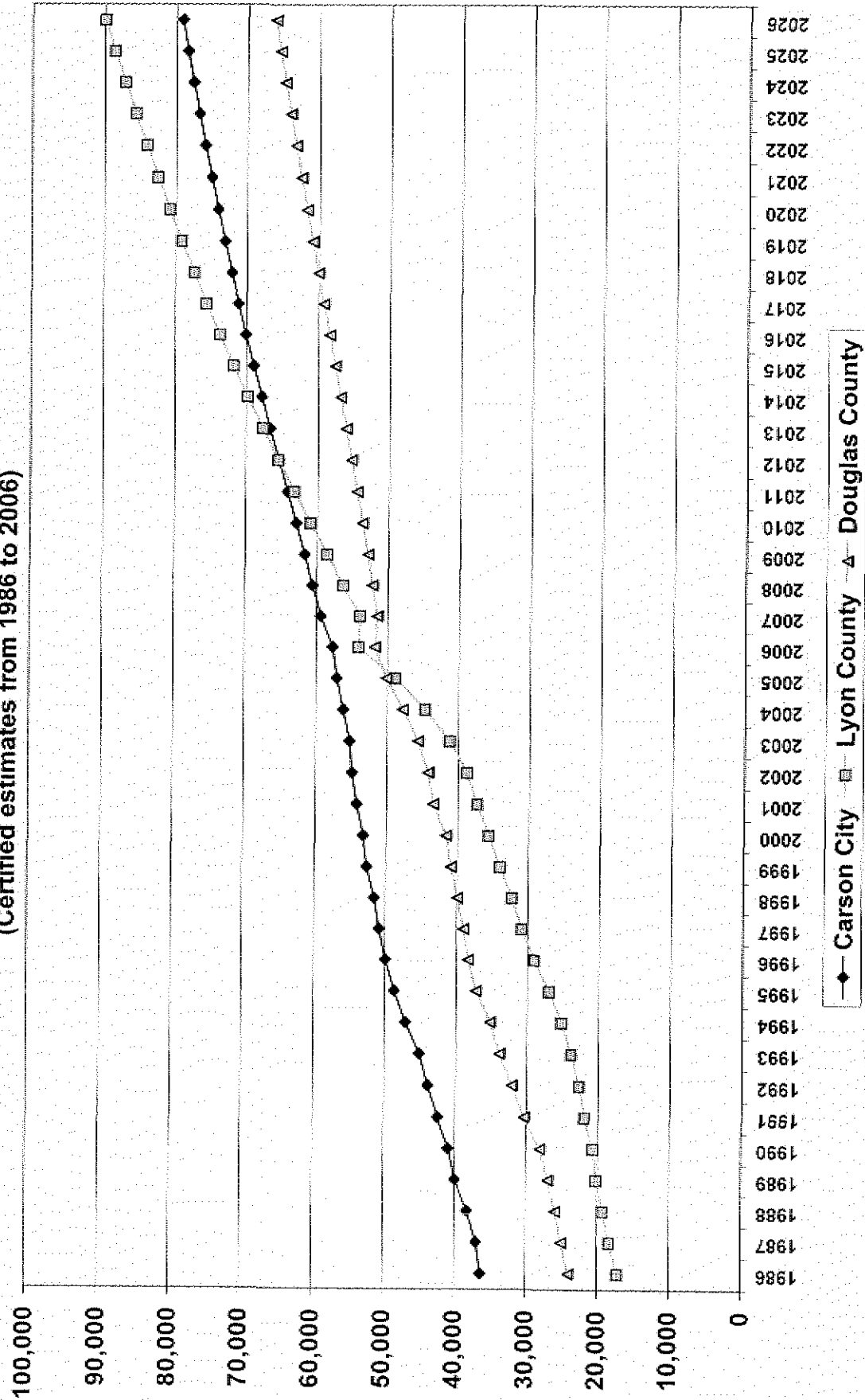
- 1) 57,701 + 669 = 58,370
- 2) 58,370 x 1.02 (2.0%) = 59,537
- 3) 59,537 - 58,370 = 1,167 persons
- 4) 1,167 / 2.44 = **478 allocations**

Subsequent Years

2009	488 at 2%
2010	498 at 2%
2011	508 at 2%

2006 Demographer Population Projections

(Certified estimates from 1986 to 2006)



18.12
Growth Management

Sections:

18.12.005	Short Title.	1
18.12.010	Application of Chapter.	1
18.12.015	Purpose.	1
18.12.020	Effect Upon Previously Issued Allotments.	2
18.12.025	Growth Management Commission.	2
18.12.030	Duties.	2
18.12.035	Establishing Residential Building Permits.	3
18.12.040	Building Permit Categories.	3
18.12.045	Project List—Qualifications, Procedures, Additions, Removals.	3
18.12.050	Applicability of this Chapter to Property in the Highway 395 Right-of-Way.	4
18.12.055	Obtaining a Building Permit.	4
18.12.060	Effect of Purchase of an Entitlement Certificate.	6
18.12.065	Administration.	7
18.12.070	Commercial and Industrial Permits.	7
18.12.075	Exceptions.	7
18.12.080	Effect of Building Permits Resolution.	7
18.12.085	Unsold Building Permits/Entitlements.	7
18.12.090	Transfer of Entitlement Certificates.	8
18.12.095	Prohibitions and Penalties.	9

BOS 1/4/07

Chapter 18.12 Growth Management

18.12.005 Short Title. This Chapter shall be known and cited as the "Carson City 1988 Growth Management Ordinance."

18.12.010 Application of Chapter. This Chapter shall apply to all residential real property that is required to be served by city water and/or sewer service within the consolidated municipality of Carson City. No provision of this Chapter shall require the city to extend sewer or water service to a parcel of land.

Process-oriented standards are contained in this Section. Design-oriented standards are contained in the Development Standards which is parallel in authority to this Section.

18.12.015 Purpose.

1. The Board finds and declares:
 - a. A measure of sustained, balanced growth in Carson City is both desirable and necessary for the continued viability of the community; and
 - b. The health, safety and general welfare of the city's citizens dictate the continued availability of essential public facilities and services and adequacy of community resources; and
 - c. The ability to provide essential resource or service at the quality and quantity desired by the community is an integral part of the city's quality of life; and
 - d. Growth experienced in the past, and pressures for continued growth indicate that Carson City may reach capacity in the delivery of one or more of essential resources or services; and
 - e. If capacity to provide an essential service or resource is reached, the Board may cause total cessation of residential growth for an interim period of time; and
 - f. When the city sets the quantity of building permits available for a specific year, the Board declares that there are certain limits to the capacity or capability of the city to deliver water or sewer services.

2. The Board declares that the following essential resources shall be considered for the managed growth of Carson City:
 - a. City water: quantity, quality, supply, capacity, infrastructure;
 - b. City sewer: treatment and disposal capacity; system or infrastructure ability to transport sewage from a residential dwelling unit of the treatment system;
 - c. Sheriff protection services;
 - d. Fire protection services;
 - e. Traffic and circulation;
 - f. Drainage and flooding;
 - g. School enrollment and capacity;

Chapter 18.12 Growth Management

- h. Parks and recreation; and
 - i. Other resources or services as determined by the Board.
3. Upon declaration of these findings, the Board of the consolidated municipality of Carson City has determined that a workable and reasonably equitable system for the management of population growth shall be a part of the land development process. The provisions in this Chapter achieve this purpose.

18.12.020 Effect Upon Previously Issued Allotments.

- 1. In the event that a holder of an allotment issued under the provisions of Chapter 15 does not desire to convert the valid allotment to an entitlement certificate, the following provisions shall be applicable:
 - a. Administration of this Subsection shall be in the manner as has been established under the provisions of Chapter 15 of the Carson City Municipal Code prior to the effective date of this Chapter.
 - b. For the sole purpose of administering growth management procedures for allotments that are not converted to new entitlement certificates, the text and content of Chapter 15 of the Carson City Municipal Code as amended shall be adopted by this reference concurrently with the enactment of this Chapter.
- 2. Forfeiture of allotments under provisions of Chapter 15 shall not prevent any property owner from applying for any building permits/entitlement certificates pursuant to this Chapter.

18.12.025 Growth Management Commission. There is established in Carson City a Growth Management Commission which shall consist of the Planning Commission.

- 1. The Growth Management Commission shall meet at least once each year. Other meetings may be held as needed. Meetings may be continued as necessary to accomplish the Growth Management Commission's business.
- 2. A majority of the members of the Growth Management Commission shall constitute a quorum, and each member shall have one (1) vote on any matter considered. The Chairman of the Planning Commission shall also chair the Growth Management Commission. A majority vote of the Commissioners present shall be required to approve a motion or resolution, other than a direction to the staff.
- 3. At any meeting the Growth Management Commission may, by motion, establish rules, procedures, time limitations, or other restrictions which appear best suited to accomplish its purpose of gathering and evaluating information and determining issues made pertinent by the provisions of this Chapter.

18.12.030 Duties. In addition to the duties established by the Growth Management Commission in its policies and procedures, the following duties are set forth for the Growth Management Commission:

- 1. At least fifteen days prior to the annual Growth Management Meeting, the Director shall receive information from any affected city department and may obtain information from any interested agency or party in order to prepare its report to the Growth Management Commission.

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2. The Growth Management Commission shall receive information of adequate depth and scope providing it with specific data to use in making a recommendation to the Board.
3. The Growth Management Commission shall compile and consider such information so that it is able to submit a written report to the Board at least two weeks prior to the last regular meeting of the Board in July detailing its recommendations concerning the number of residential building permits to be fixed for the second year following, and the number to be estimated for the third and fourth years following.

18.12.035 Establishing Residential Building Permits. A fixed number of residential building permits shall be established on a two year rolling calendar basis to aid the community in knowing the projected growth of residential dwelling units.

1. Not later than the last Board meeting in July, the Growth Management Commission shall recommend and the Board shall fix by resolution the number of residential building permits to be made available to eligible property owners for the second calendar year following the calendar year in which the resolution is adopted. In the same resolution, the Growth Management Commission shall recommend, and the Board shall estimate the number of residential building permits that may be made available in the third and fourth calendar years following.

18.12.040 Building Permit Categories. Building permits in fixed numbers shall be established in such categories and subcategories as the Board or Growth Management Commission deems necessary. Such categories shall include:

1. A maximum limit for real property owners within a calendar year. This category shall be called the "general property owner" category.
2. A maximum limit for development projects that are included on the project list. This category shall be called the "development project" category.

18.12.045 Project List Qualifications, Procedures, Additions, Removals.

1. Any development project for which one of the following city approvals has been granted shall qualify for inclusion on the project list:
 - a. A series of approved and recorded parcel maps representing thirty-one (31) or more dwelling units; or
 - b. An approved Final Map representing thirty-one (31) or more dwelling units; or
 - c. An approved final planned unit development approval representing thirty-one (31) or more dwelling units; or
 - d. An approved Special Use Permit for a residential project representing thirty-one (31) or more dwelling units; or
 - e. An approved mobile home park representing thirty-one (31) or more dwelling units; or
 - f. An approved apartment project containing thirty-one (31) or more units. Approval of a project shall be either an approval of a Special Use Permit as required by this Title or by the Director after completing the major project review process.

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- 2. Approvals for development projects shall be considered the same project, even if approvals by the city were at different chronological times, and even if the separate phases of the project have different names, numbers or other means of identification.
- 3. A development project meeting these requirements shall be placed on the project list upon receipt of a written petition from the project developer or property owner submitted to the Director. The petition shall be on the form provided by the Director. When approved, the petition shall be dated and signed by the Director.
- 4. To remain on the project list, the property owner shall reserve building permit application(s) pursuant to Subsection 2 of Title 18 (Obtaining a Building Permit) each year equal to at least ten percent (10%) of the maximum number permitted to be purchased for development projects, or one permit, whichever is greater. This number shall be called the "minimum annual requirement."
 - a. Failure to reserve the minimum annual requirement of building permits in the current calendar year shall result in automatic removal from the project list.
 - b. If a development project is removed from the project list, the development project shall not be eligible for reinstatement to the list until building permits/entitlement certificates equal to the annual minimum requirement have been reserved in a calendar year. The development project shall then be reinstated in the following calendar year. The development project shall be required to submit a new petition prior to reinstatement pursuant to this Section.

18.12.050 Applicability of this Chapter to Property in the Highway 395 Right-of-Way. The Nevada Department of Transportation (NDOT) shall be permitted to transfer entitlement certificates to property owners displaced by the acquisition of private property in the city approved route for the Highway 395 bypass. In order to execute the transfer, NDOT shall present an affidavit stating that it has acquired real property resulting in the displacement of a property owner. The affidavit shall state that the displaced property owner has acquired real property in the consolidated municipality of Carson City, and desires to construct a new residence. The affidavit shall be accompanied by the full amount of utility connection fee(s) and the growth management fee. Upon receipt of the affidavit and required fee(s), the Director shall issue an entitlement certificate in the name of the displaced property owner and for the specific parcel. The entitlement certificates issued under the provisions of this Section shall be exempt from the limits on building permits established in this Chapter. This exemption shall apply to a maximum of twenty (20) building permits/entitlement certificates.

18.12.055 Obtaining a Building Permit.

- 1. To construct a residential building subject to the provisions of this Chapter, the following time frames shall apply:
 - a. Beginning on the first city working day in January and concluding on the last city working day in March, the Director shall make available the maximum number of residential building permits for development projects and private property owners in the city. This calendar time frame shall be called "Period 1."
 - (1) For development projects, each project shall be entitled to apply for the maximum number of building permits allocated to the development project category at any time during this period.

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- (2) For general property owners, any property owner may apply for the maximum number of building permits allocated to the general property owner category on a first-come first-served basis until the supply of building permits is exhausted.
- b. Beginning on the first city working day in April and concluding on the last city working day in June, any building permits remaining from Period 1 to be issued by the city shall be combined into a single category for development projects and general property owners. Any development project shall be entitled, on a first come first served basis, to purchase an additional number of building permits not exceeding 50% above the original maximum number allocated to the specific category and any general category property owner shall be entitled, on a first-come, first-served basis, to purchase an additional number of building permits not exceeding 100% above the original maximum number allocated to the general category property owner in Period 1, whether or not the property owner or development project purchased the maximum number of permits allowed in Period 1. This calendar time frame shall be called "Period 2."
- c. Beginning on the first city working day in July and concluding on the last city working day in December, any remaining building permits from Periods 1 or 2 shall be available on a first come first served basis whether or not a development project or general property owner has acquired the maximum number of building permits/entitlement certificates permitted in Periods 1 and/or 2. This calendar time frame shall be called "Period 3."
- 2. Requirements for reserving a building permit application:
 - a. A complete set of building plans as required by the building official, shall be submitted along with the required building permit application forms, proof of property ownership if ownership is different than that shown on the assessor's rolls, and any additional materials normally required for application for a building permit.
 - b. At the time that an application for a building permit is submitted, the applicant shall pay the following fees:
 - (1) The applicable plan review fee(s) as adopted by the Building Code currently adopted by Carson City; and
 - (2) A growth management entitlement fee and the utility connection fee(s) may be paid at the building plan submittal date which will reserve a growth management entitlement for the parcel of land for which the building permit is being secured
 - c. When the building plans have been approved, the applicant must pay the building permit fee(s), a growth management entitlement fee and the utility connection fee(s) if not paid at time of submittal of building plans, and any additional applicable development fee(s), including the tap and meter fees.
 - d. The payment of the growth management entitlement fee and utility connection fee(s) when the building plans are approved will secure a growth management entitlement on the date the above fees are paid to Carson City; should any entitlements remain for that calendar year.

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3. Upon application for a building permit, the department shall issue an entitlement certificate for the specific development project or parcel for which the building permit is sought.
 - a. For development projects, the entitlements certificate may be transferred to any parcel within the development project upon written request and approval by the Director.
 - b. A development project may sell lots to a general property owner with the permit entitlements to be deducted against the maximum number of permits allowed to that general property owner.
 - c. For general property owners, the entitlement certificate shall be assigned to the specific assessor parcel.
 - d. An entitlement certificate shall run with the land.
 - (1) In the event that a property owner does not construct the dwelling for which a building permit was sought, the entitlement certificate shall remain valid even if the building permit expires. Once the building permit application or building permit expires, a future application for a building permit shall not require a new entitlement certificate. Future building plans shall comply with the building code in effect at the time of the future submittal.
 - (2) An entitlement certificate shall not be transferred except as provided in this Chapter.
4. Except as provided in this Chapter, there shall be no refunds of growth management fees, utility connection fee(s) or transfer of entitlement certificates, even if a building permit application or building permit expires. Refunds of building permit application or building permit fee(s) shall be based on the provisions of the Building Code currently adopted by Carson City.

18.12.060 Effect of Purchase of an Entitlement Certificate.

1. *Purchase of an entitlement certificate requires the future issuance of a building permit, if all required plans are approved and all required fee(s) is(are) paid, even if a moratorium is in effect at the time application is made for a building permit, if the moratorium is based solely on the unavailability of city sewer or city water service.*
2. In the event that the moratorium is declared as the result of a local, regional, state or national emergency that concerns the capacity of an essential resource in effect at the time the entitlement certificate was issued, the property owner who holds an entitlement certificate, at the option of the Board, may be declared to be subject to the provisions of the moratorium.
3. An entitlement certificate does not vest property rights related to the density of a parcel of land at a quantity greater than the density permitted by the Master Plan or zoning code in effect at the time application is submitted for a building permit.
 - a. The number of multiple entitlement certificates for a single parcel of land that a property owner may purchase shall be based on maximum density permitted by the Master Plan and zoning code in effect at the time an entitlement certificate is purchased.

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- b. Use of an entitlement certificate to apply for future building permits shall be based on the zoning regulations in effect at the time the building plans are submitted.

18.12.065 Administration. A log shall be maintained by the Building Department recording the number of building permits issued, the corresponding assessor's parcel number and address, the date the building permits were issued, and the applicable file numbers of the building permit at the time one is issued. The log may also contain any other information deemed relevant by the Director for the keeping of records.

18.12.070 Commercial and Industrial Permits.

- 1. In its annual resolution, the Board shall determine a maximum average daily water usage for commercial and industrial building permits which shall establish a threshold for Commission review. A project which equals or exceeds the maximum average daily water usage threshold established by the Board for water shall result in a consideration of the project before the Commission prior to issuance of a building permit. The Commission may approve the building permit, approve the permit with conditions, or deny the permit on the basis of the effect of the project on the City's essential resources. The Commission shall base its decision on the quantity of water consumed by the use for which the building is constructed compared to the availability of water; the ability of the City to deliver water service to the structure; and other effects of water usage; and/or the ability of the City's sewage disposal system to handle the quantity of wastewater generated, including the composition of the wastewater; the ability of the City's sewer system to carry the wastewater for treatment; and other effects of wastewater disposal.
- 2. This Section also applies to any phased developments, additions or expansions which would result in exceeding the maximum average daily water usage threshold per single parcel of land per year established by Board resolution.

18.12.075 Exceptions.

- 1. Any person who has first demonstrated to the Board's satisfaction that a proposed project shall have no effect on any essential resource or service designated by the Board may apply for permits without complying with the terms of this Chapter. To obtain an exemption from this Chapter, a property owner shall apply to the Growth Management Commission and Board and receive the findings of the Growth Management Commission and Board by resolution approved by a majority vote.
- 2. Any exemptions to the previous growth management ordinance (former Chapter 15 of this code) granted by resolution of the Board remain in effect under the terms of the resolution of the Board.

18.12.080 Effect of Building Permits Resolution. Any building permit resolution adopted by the Board shall have full force and effect of law and shall be incorporated in full in this Chapter by reference in the resolution.

18.12.085 Unsold Building Permits/Entitlements. Any building permits/entitlement certificates authorized pursuant to this Chapter remaining since the end of 1988 and at the end of a calendar year shall be voided and returned to the utility manager unless a year end balance is added to the total number of the following year's allocation of building permits by resolution recommended by the Growth Management Commission and approved by the Board.

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18.12.090 Transfer of Entitlement Certificates.

1. Entitlement certificates run with the land and may be transferred from one (1) property owner to another on the specific parcel without any review, hearing or approval of the city.
2. Under specific hardships in Subsection 7 of this Section, an entitlement may be transferred from the parcel to which it is allocated to another parcel of land pursuant to the provisions of this Section.
3. In order to transfer an entitlement, the property owner shall petition the Director by submitting a letter to the administering department containing such information deemed necessary by the Director. The petition shall be accompanied by an applicable service charge of one hundred dollars (\$100.00) to cover the costs of review and investigation.
4. The letter at a minimum shall contain the property owner's name, mailing address, and daytime phone number, the address of the subject property, the assessor parcel number, and the circumstances under which the transfer is being sought. In addition, the property owner shall submit proof that an entitlement certificate has been issued for the subject property.
5. The Director shall consider the petition and shall either approve, approve subject to conditions, or deny the petition. The Director shall base his decision on the criteria in Subsection 7 of this Section.
6. If a written appeal of the Director's decision is filed within fifteen (15) calendar days of the date of the Director's decision, the matter shall be referred to the Board for review within thirty (30) calendar days of the date the appeal is filed. The Board shall consider the petition and shall either uphold the Director's action, modify the Director's action, or overturn the Director's action. The Board shall base its decision on the criteria in Subsection 7 of this Section.
7. No transfer of an entitlement certificate shall be approved or conditionally approved unless it meets one of the following criteria:
 - a. The parcel of land to which the entitlement certificate is assigned is found to be unbuildable based on physical characteristics of the land, slope, seismic characteristics, potential for flooding, natural resources or other physical aspects of development applicable to the specific parcel which were not known at the time the entitlement was issued; or
 - b. An action of the city has resulted in a reduction of density applicable to the subject property and the entitlement certificates were purchased prior to the public announcement of a pending change in density; or
 - c. The property owner had complied in good faith with the procedures and policies of the city, and due to personal circumstances beyond the control of the property owner, is unable to proceed with construction of the approved dwelling. This provision is intended to apply to circumstances such as, and not limited to, death of a family member, serious or debilitating illness, loss of employment, or extraordinary change in personal financial circumstances which would preclude proceeding with construction. A relocation to accept new employment is generally not considered acceptable under the provisions of this Section, as the entitlement certificate can be transferred with the sale of the property.

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18.12.095 Prohibitions and Penalties.

1. It shall be unlawful for any person to:
 - a. Construct, cause or initiate construction of any structure for which an entitlement certificate or building permit is required or to connect or cause the connection of any structure, mobilehome or vehicle with the Carson City water or sewer system without a valid entitlement certificate to do so;
 - b. Obtain, issue or transfer an entitlement certificate or any interest in any entitlement certificate except as provided in this Chapter;
 - c. Falsely certify or misrepresent any interest in realty or enter upon any fraudulent contract or contrived contract or transaction for selling or buying realty for purposes of evading any allocation limitation provided in response to this Chapter.
2. Any violation of this Section shall be punished as a misdemeanor. In addition, upon proof of conviction, the property owner convicted shall not be eligible to purchase an entitlement certificate or residential building permit in the current or following calendar year.
3. Enforcement of this Chapter shall be as provided herein or in the provisions of this Title.
4. Entitlement certificates shall be void and canceled by the Director if fees imposed by Title 18 (Obtaining a Building Permit) of the Carson City Municipal Code are paid by non-sufficient funds check.