

LATE INFORMATION FROM PLANNING

FOR BOS MEETING OF JULY 17TH

AGENDA ITEM 13-C



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

MEMORANDUM

TO: Mayor and City Supervisors

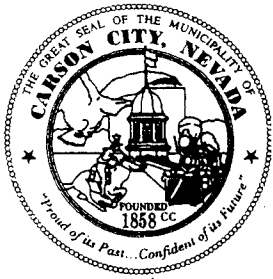
FROM: Lee Plemel, Planning Director *LP*

DATE: July 15, 2008

SUBJECT: July 17 Meeting, Item 13(C) – Growth Management Attachments

Attached are the attachments that should have been included with Item 13(C), the Growth Management Report, for the July 17, 2008, Board of Supervisors agenda. Please include these attachments with the materials that you already have for this item. These attachments include City comments and other information that was included in the complete packets that went to the Planning Commission for their recommendation.

I apologize for the late materials and any inconvenience this may cause in your review of the packets. Please contact me if you have any questions regarding this Growth Management item.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

To: Lee Plemel, Planning Director

From: Roger Moellendorf, Parks & Recreation Director *RMA*

Subject: Growth Impacts on the Parks & Recreation Department

Date: May 13, 2008



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 lids are causing further strain to operation and maintenance efforts. Unfortunately the legislature has not approved a bill that will allow RCT funds to be used for maintenance of parks and recreation facilities. Therefore, our ability to match future growth with maintenance funding will continue to be hampered.

On the plus side, the Carson City Board of Supervisors has adopted a new Landscape Maintenance District Ordinance. This ordinance allows the city to approve landscape maintenance districts and allocate costs for the maintenance of parks and recreation facilities as well as pathways and other improvements within new residential developments. This is an important step in providing adequate maintenance funding for new parks and recreation facilities that are constructed in conjunction with new residential development projects.

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.

PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262

Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery

Growth Impacts

May 13, 2008

Page 2

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 increased 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 a 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 indicates 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.



CARSON CITY FIRE DEPARTMENT

"Service with Pride. Commitment. Compassion"

April 29, 2008



Lee Plemel, Planning Director
Carson City Planning Division
Carson City Planning Commission
2621 Northgate Ln., Suite 62
Carson City, NV 89706

Dear Lee and Commission members,

Emergency response resources have exceeded their limitations. This applies to both Emergency Medical Services (EMS) such as ambulances needs, as well as fire resources. To the extent that growth impacts our calls for service, we cannot tolerate an increased call volume without an increase in resources. The average population growth rate over the past five years has been approximately 1.34%. Over that same period of time, the average annual increase in calls for service has increased over 5%. We are presently utilizing adjoining fire and EMS resources over 250 times annually.

I believe this impact is attributable to several factors. Fire statistics from the U.S. Fire Administration indicates that as a community reaches a population in excess of 50,000, the incidence of fires and other emergency response 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 notional factors are present in Carson City. In addition, Carson City has other contributing factors. We live in a wildland fire environment, have a relatively high number of senior citizens in the community, and 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 increased challenges in providing fire protection due to build-out of the City's core area. As growth moves to 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 nine minutes, a number that is beyond recommendations for fire and medical 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

777 S. Stewart Street, Carson City, Nevada 89701
Business Phone (775) 887-2210 • Fax (775) 887-2209 • www.carsonfire.org



CARSON CITY FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

Lee Plemmel
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April 29, 2008

implementing code changes to address the most prevalent concerns. However, 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 have increased over one full minute in the last seven years. Dependence upon out-of-county mutual aid is increasing annually, with the instances of near miss events increasing. In short, we cannot support additional growth without increased resources (both human and capital).

Sincerely,

A handwritten signature in black ink that reads 'R. Stacey Giomi'.

R. Stacey Giomi
Fire Chief and
Emergency Management Director

From: Walter Sullivan
To: Plemel, Lee
Date: 5/7/2008 3:22 PM
Subject: Growth Management CY 2009/2010

Lee;

Thank you for the opportunity to comment on the growth management program for calendar years 2009 and 2010. After so many years on the other side of the fence, it feels a little different to comment on the 3% growth rate rather than collate the received comments. As the director of the Development Services Department, comprised of the Building, Development Engineering, Planning and Community Development, Business License and Code Enforcement Divisions, the rate of growth (3%) has not and should not be a detriment to the department. While Carson City is in the midst of an economic downturn, which is affecting many local governments, let us not confuse this with the rate of growth. In fact, this downturn is adversely affecting the home construction industry here in Carson City as well as many other parts of the country. I do see factors turning the economy around in the mid-2009's to 2010's and hence would encourage you to keep the present growth management rates (3%) in place.

The Growth Management Commission deliberation's need to set a course that will bring back to Carson City, a strong residential construction environment, which will only add to our overall local economic diversification. Should you have any questions, please contact me at 887-2000 x30077.

**PUBLIC WORKS
DEPARTMENT**

ADMINISTRATION
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

CONTRACTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

FLEET SERVICES
3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

OPERATIONS
(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**TRANSPORTATION/
CAPITAL PROJECTS**
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

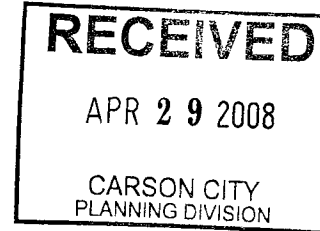
**DEVELOPMENT
SERVICES**

**BUILDING and SAFETY
PERMIT CENTER**
2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

DEVELOPMENT ENGINEERING
2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fx: 775-887-2283

PLANNING
2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fx: 775-887-2278

CARSON CITY NEVADA
Consolidated Municipality and State Capital



MEMORANDUM

TO: Carson City Planning Commission
FROM: Andrew Burnham, Public Works Director
DATE: April 24, 2008
SUBJECT: Growth Management Report 2008

Thank you for the opportunity to inform you of the status of our operations and our ability to serve Carson City at a growth rate as high as 3 percent through 2011.

WATER OPERATIONS:

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

Carson City must allocate 1,308.64 acre-feet to remaining approved undeveloped lots. It is estimated that in 2008, Carson City's water usage will be approximately 13,900 acre-feet. This number includes State, commercial and industrial usage. Subtracting the predicted 2008 water usage of 13,900 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 1,451.57 acre-feet remains, which may be allocated towards new development.

Carson City continues to utilize conjunctive use water management. During the below normal precipitation year of 2007, Carson City met its annual water needs from 57 percent groundwater and 43 percent surface sources. Carson City was able to use all of the leased Mud Lake surface water sources in 1998 through 2007. It is the goal of Utilities to 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 2008 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.

State Engineer Order 1140 allows Carson City to pump additional Eagle Valley groundwater during drought years. This allows 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 2008 through 2011, 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:

Wastewater flows to the plant remain relatively constant with little or no growth as a result of sewer line rehabilitation and/or replacement. The flow to the plant is 4.9 million gallons per day (MGD). The projected flow in 2011 is approximately 5.35 MGD average. The WWRP can accommodate the projected growth for the remainder of 2008 through 2011.

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 by mid-year of 2008. 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.

Carson City Public Works can accommodate the projected growth for the remainder of 2008 through 2011, dependent on the completion of the phased capital improvement projects regarding plant upgrades and expansion.

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 the Jump Around Carson (JAC) 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 percent through 2011 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 2011, and the planned improvements through the year 2025. The CAMPO regional transportation plan is being extended to a horizon year of 2030. 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. Future planned projects include the reconstruction of Curry Street from Koontz Lane to Rhodes Street and the widening of Roop Street from Beverly Drive to East 5th 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 of this model was completed in 2007, and allows for evaluations of the impacts of changes in the land use base, the transportation network, or both.

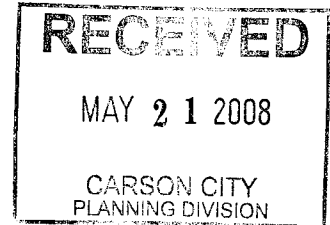
LANDFILL OPERATIONS:

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 41 percent. 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.

cc Lee Plemel



May 20, 2008

Carson City Public Works Department
3505 Butti Way
Carson City, Nevada 89701-3498

Attention: Mr. Ken Arnold

Reference: 1) 2007 Carson City Water Rights Assessment dated March 18, 2008
2) Carson City Growth Management Commission request letter
dated April 21, 2008

Ladies and Gentlemen;

The purpose of this letter is to respond to your report to Tracy Taylor dated March 18, 2008 regarding the 2007 Carson City Water Rights Assessment. In addition, this letter will also respond to a request for input from Mr. Lee Plemel dated April 21, 2008.

The March 18, 2008 report indicates Carson City currently has 16,660.81 acre-feet of useable water rights. The report also states actual usage in 2007 was 14,406.87 acre-feet. However water use in 2008 is predicted at only 13,900 acre-feet based on a trend line developed over the last 20 years. We understand the spike in water use in 2007 may have been due to an early and long summer season and may not be indicative of future usage. Unfortunately, the water use shown on exhibit H of the March 18, 2008 report suggests this prediction may be overly optimistic, especially if you consider the potential future effects of global climate changes which may increase future water consumption over historic levels.

It appears Carson City currently enjoys a 14% factor of safety between its water resource supply and water resource demand. Continued growth without a concurrent increase in water rights will decrease this safety margin to unacceptable levels within the next several years. Therefore this office concludes the current water rights situation should not be relied upon for more than a year or two at the proposed annual growth rate of 3% without modification of either water supplies or demand.

We understand from telephone conversations that Carson City is in the process of securing short-term water supplies from adjoining counties and municipalities. We applaud your efforts in this

Carson City Public Works Dept.

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May 20, 2008

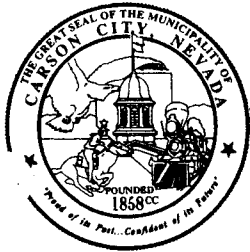
regard but feel the time has come for Carson City to develop a comprehensive, long term water resources plan.

We request Carson City forward to this office a long term water resource plan. The plan should consider both increasing supplies and decreasing demand through conservation through the year 2035. We request the plan be submitted to this office within 6 months from the date of this letter.

Please contact this office if you would like to discuss this issue in further detail.

Very truly yours,

Ray Davis, P.E.
Nevada Division of Water Resources
Water Planning Section



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

Memorandum

To: Lee Plemel, Planning Director

CC: Lena Tripp, Senior Permit Technician

From: Kevin Gattis, Chief Building Official *KG*

Date: April 23, 2008

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. However, the current turn around time for plan reviews will most likely be effected due to a reduction in staffing at the planning, engineering, health and building divisions. Past experience has shown that we can adequately serve the residential construction industry under the current growth management program. In addition, there has been a shift in types of structures being built in Carson City from mainly residential in the past to commercial and light industrial.

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



04/30/2008

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 April 21, 2008. 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 775-888-1122, ext.107.

Sincerely,

Lisa Arnold
Administrative Coordinator
1338 Centerville Lane
Gardnerville, NV 89410



CARSON TAHOE Regional Healthcare

**Carson Tahoe
Regional Medical
Center**

1600 Medical Parkway
Carson City, NV 89703
(775) 445-8000

Cancer Center

1535 Medical Parkway
Carson City, NV 89703
(775) 445-7500

Specialty

Medical Center

775 Fleischmann Way
Carson City, NV 89703
(775) 885-4430

**Minden Medical
Center**

925 Ironwood Drive
Minden, NV 89423
(775) 783-7800

**Dayton
Professional
Building**

901 Medical Center Dr.
Dayton, NV 89403
(775) 246-2010

**Behavioral
Health Services**

West William at
Minnesota in Carson
(775) 885-4460

Partnerships:

**Sierra Surgery
Hospital**

**MedDirect
Urgent Care**

**Carson Tahoe
Radiation
Oncology
Associates, LLP**

April 30, 2008

Lee Plemel
Planning Director
Planning Division
2621 Northgate Lane, Suite 62
Carson City, NV 89706

Dear Mr. Plemel:

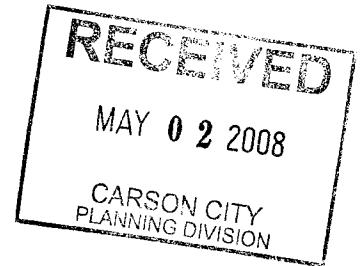
In reply to your recent inquiry regarding a 3% growth in our community over the next three years: Carson Tahoe Regional Healthcare can accommodate this growth of our community. We are proud to announce that our regional medical center is built with capabilities to expand as the community grows.

If you have further questions, please contact me at 775-445-8669.

Sincerely,

Ed Epperson, FACHE
President & CEO

EE:jh





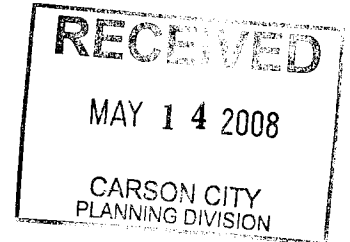
STATE OF NEVADA
 DEPARTMENT OF TRANSPORTATION
 1263 S. Stewart Street
 Carson City, Nevada 89712

JIM GIBBONS
 Governor

SUSAN MARTINOVICH, P.E., Director

In Reply Refer to:

May 5, 2008



Mr. Lee Plemel
 Planning Director
 Planning Division
 2621 Northgate Lane, Suite 62
 Carson City, NV 89706

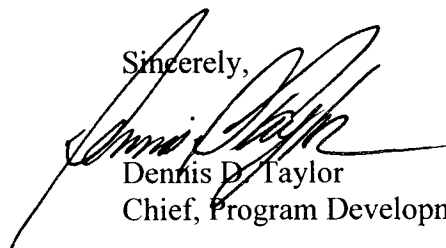
RE: Growth Management

Dear Mr. Plemel,

We are in receipt of your letter dated April 21, 2008 regarding the 3% growth cap on Carson City and the subsequent impacts this might have on the Nevada Department of Transportation (NDOT).

As you know, the NDOT uses your percentage of growth to forecast needed improvements to state roadways. A residential development of 3%/year is not expected to have any significant impact to the State's roadways level of service.

Sincerely,



Dennis D. Taylor
 Chief, Program Development

TC:ddt





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

May 16, 2008

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



Mayor Teixeira & Board of Supervisors,

Re: Growth Management Annual Review 2008

Carson City's Growth Management Ordinance is a key element in maintaining and spurring a healthy economy for the business and citizens residing in our City. By maintaining a health growth rate we insure the construction industry the ability to obtain crucial financing for upcoming projects. When reviewing a proposal for financing several considerations are determined one of which, is the Communities ability and willingness to sustain the requested project.

The Builders Association of Western Nevada would encourage the leadership of Carson City to maintain our current three percent growth rate. It has served our community well in the past and thus proves the ability to work well in the future. Thank you for your time.

Sincerely,

Sheena Beaver
Director of Governmental Affairs
Builders Association Western Nevada

EXCERPT FROM THE GROWTH MANAGEMENT ORDINANCE

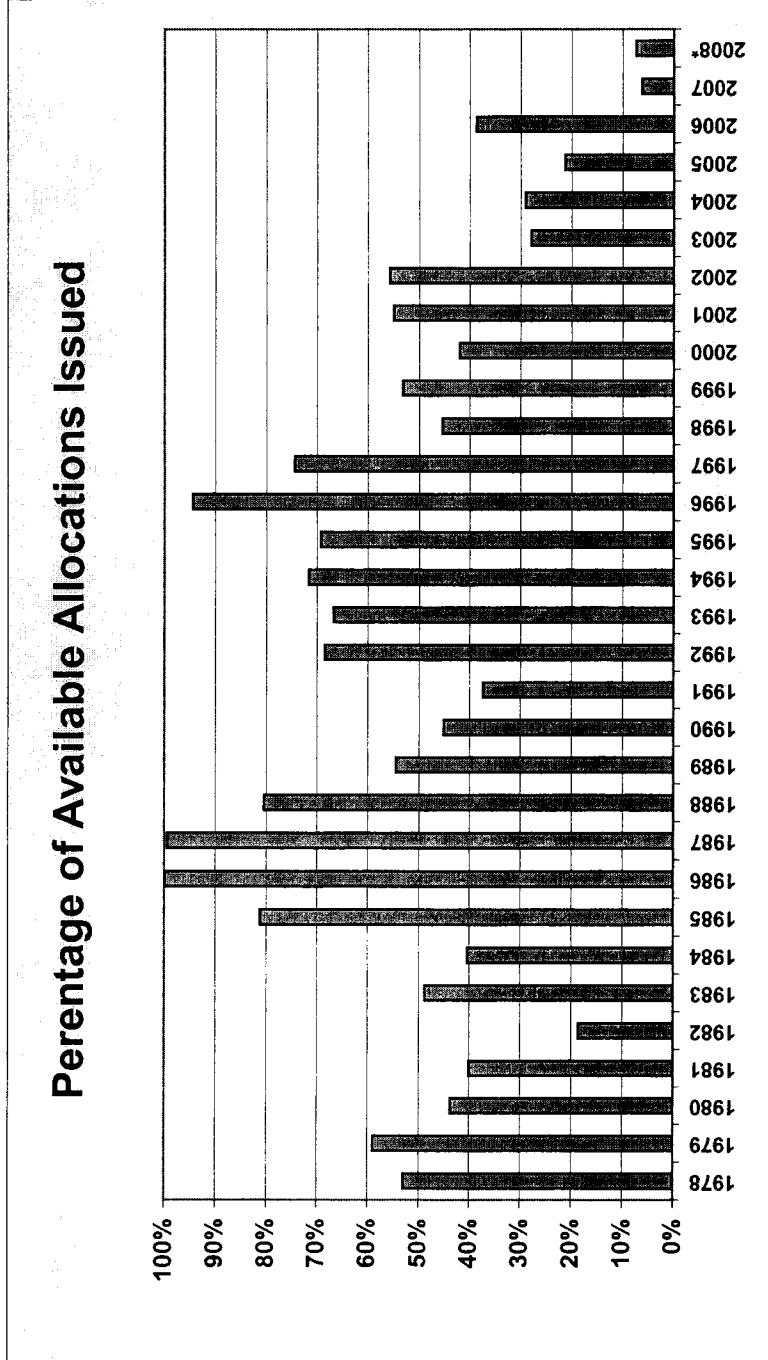
18.12.015 Purpose.

1. The Board of Supervisors 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;
 - h. Parks and recreation; and
 - i. Other resources or services as determined by the Board.

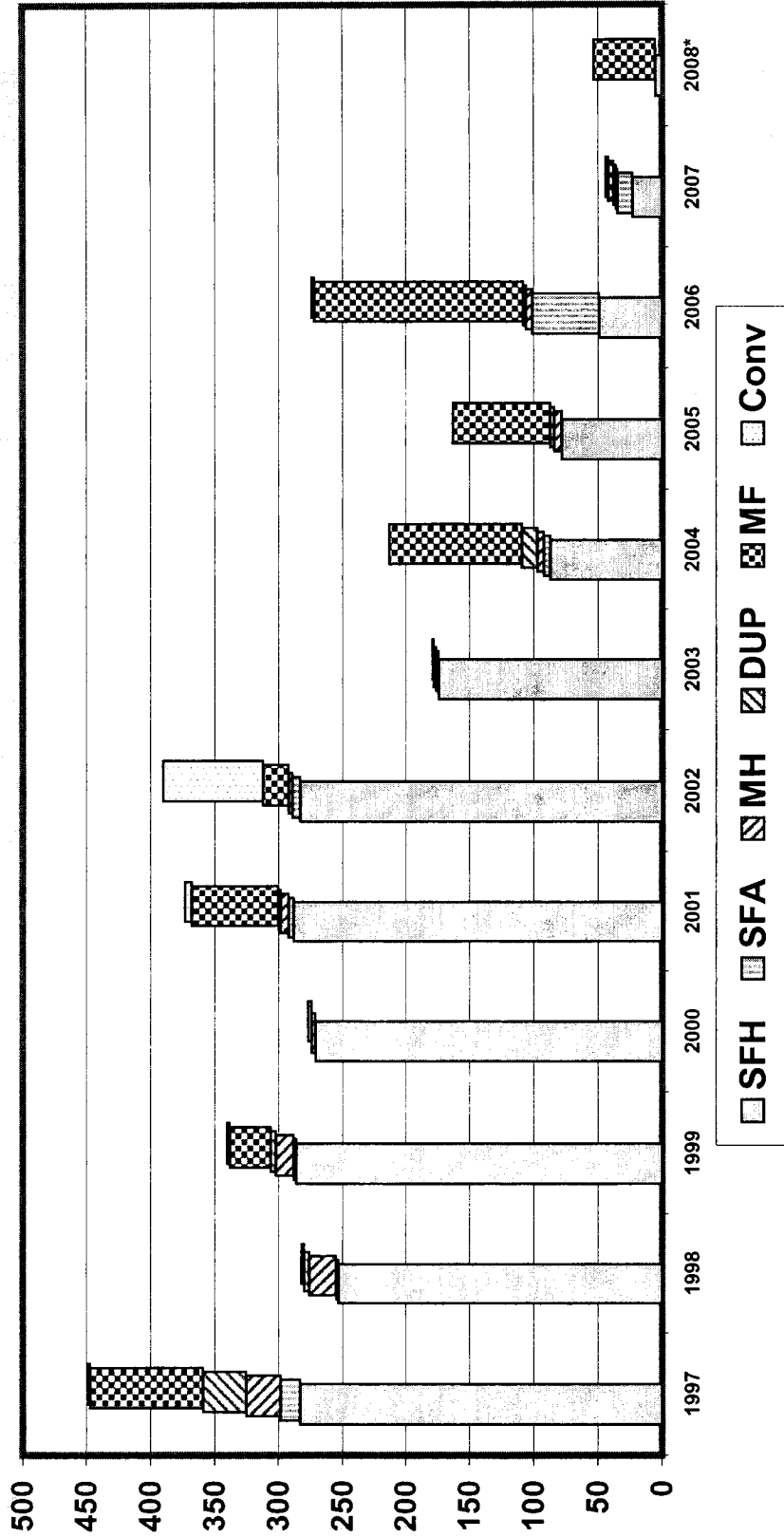
3. Upon declaration of these findings, the Board of Supervisors of the consolidated municipality of Carson City has determined that a workable and reasonably equitable system for the management of population growth shall be a part of the land development process. The provisions in this chapter achieve this purpose.

Growth Management History



Growth Management History

Total GM Allocations Issued by Type

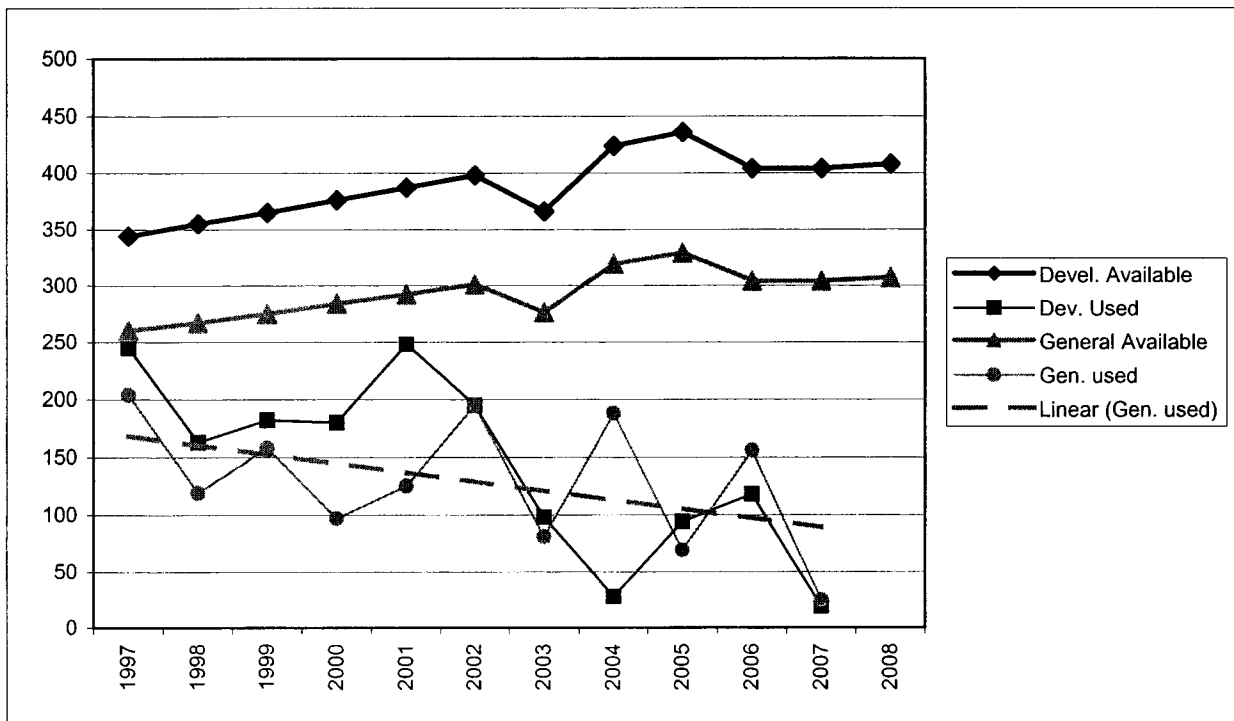


SFH: Single Family Detached
 SFA: Single Family Attached
 MH: Mobile Home
 DUP: Duplex (2 units under one ownership)
 MF: Multi-Family Attached (3+ units under one ownership)
 Conv: Conversion of existing residence from well to city water

Developer v. General Allocations Issued

ATTACHMENT E

	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	44	6%	404	19	5%	304	25	8%
2008	718	53	7%	408	0	0%	307	53	17%
Avg. 1998-2007 (10 yrs.)			37%		133	35%		121	41%
Avg. 2003-2007 (5 yrs.)			25%		71	18%		104	34%



Carson City Approved Subdivision Vacant Lot Information

Recorded Subdivision Lots

Approval Date	File No.	Development Name	Lots Recorded	Vacant Lots	Location
1 Oct-04	TSM-04-132	Carmine Street Subdivision	15	12	North of Hwy 50 East and South of Carmine Street
2 Jul-93	P-92/93-4	Cottonwood Court	20	8	North of Fifth St, east of Roop St
3 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
4 Mar-94	P-93/94-2	Heritage Park at Quail Run Phase 5 Phase 6	21 82	8 19	Corner of Fairview Dr and Saliman Rd
5 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
6 May-87	S-87-1	Highland Estates	60	7	"C" Hill, west of Lake Glen Manor
7 Jul-87	Parcel Maps	Kingston Park	28	13	At the west end of Long St extension
5/10/79	S-79-4	Lakeview Subdivision	258	34	South of Carson City/Washoe County line, west of US Hwy 395 North
8 5/10/79	S-79-5	Long Ranch Estates PUD, 1A	31	1	Approximately 1,000 ft. west of North Ormsby Blvd, and north and south of Kings Canyon Rd
9 Nov-92	P-92/93-1	Phase IB Phase 6	30 29	12 2	
10 Oct-78	PUD 9/78	Riverview PUD	262	15	End of Fifth St, north of Eagle Valley Junior High School
11 Oct-93	P-93/94-1	Silver Oak PUD (1,074 total)** Phase I Phase 5 Phase 12 Phase 16 Phase 18 Phase 19	70 33 60 57 21 10	2 2 3 46 6 9	West of N. Carson Street north of Winnie Lane ** Recorded lots plus remaining future phases.
12 Nov-05	TSM-05-160	Sundance Ridge II (SFA)	32	20	West of Lepire Drive
13 Oct-78	no file #	Timberline	101	10	West end of Combs Canyon Rd
14 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: 255

Carson City Approved Subdivision Vacant Lot Information

Approved Tentative Maps with Lots Pending to Record

Approval Date	File No.	Development Name	Lots Approved	Lots Remaining	Location	
T1	Sep-06	TPUD-06-146	Clearview Ridge	75	75	West side of Cochise, south side of Roventini
T2	Sep-06	TSM-06-168	Combs Canyon I	23	23	West side of Combs Canyon Rd., north of Timberline Dr.
T3	Sep-06	TSM-07-027	Combs Canyon II	19	19	East side of Combs Canyon Rd.
T4	Feb-06	TPUD-05-229	Corte Reale	12	12	Northwest corner of Silver Oak development
T5	Jan-05	TPUD-05-191	Eagle Village	36	36	North side of Eagle Station Lane
T6	Nov-06	LDM-06-198	Lehman Properties	23	23	North of the Goni Rd. terminus
T7	Dec-06	TPUD-07-202	Millis Landing	94	94	West side of State St., north of William St.
T8	Aug-07	TPUD-07-107	Nye Circle	34	34	North side of Nye Ln, west of College Pkwy.
T9	Mar-07	TPUD-07-010	Ross Park PUD	23	23	Between Snyder Ave., California St. & Appion Wy.
T10	Oct-05	TSM-05-144	Schultz Ranch Development	521	521	Race Track Road vicinity, east of Center Dr.
T11	Oct-93	P-93/94-1	Silver Oak PUD	1,074	493	West of N. Carson Street north of Winnie Lane
	Nov-06	TSM-06-203	Summerhawk	201	201	West of Rhodes St. & Betts St., south of C-Hill

Total Approved Tentative Map Lots Pending: 1,554

Total of Vacant and Pending Subdivision Lots: 1,809

Multi-Family Residential Major Project Reviews (last 12 months)

Review Date	File No.	Development Name	Number of units	Location	
M3	Oct-07	IMPR-07-149	Roop Street duplex conversion	4	1206 Roop Street (convert existing duplex)

Total Potential Multi-family Units: 4

Conceptual Map Reviews (last 12 months)

Date Received	File No.	Development Name	Lots Proposed	Lots Remaining	Location	
C1	Sep-07	CSM-07-150	Lakeview Gated Estates	15	15	Buckskin Road, east of Lakeview Road
C2	Apr-08	CSM-08-005	East Ridge Village	115	115	Hwy 50 East and Flint Drive

Total Conceptual Units: 130

Total Vacant, Pending, Conceptual and Multi-Family: 1,943

Methodology for Determining Number of Residential Allocations

ATTACHMENT G

Assumptions:

- The 2007 certified Carson City population estimate is 57,723. (This is the most current population estimate. The 2008 population estimate will not be available until approximately December 2007.)
- This certified 2007 population estimate is used as the "baseline" for establishing 2008 residential allocations
- 2008 Population is based upon number of allocations issued in 2007
- 2.44 persons per household (per 2000 US Census)

Methodology:

- 1) (2007 pop.) + (2007 allocations x 2.44) = 2008 pop.
- 2) (2008 pop.) x (% growth rate) = 2009 pop.
- 3) (2009 pop.) - (2008 pop.) = 2009 pop. growth
- 4) (2009 pop. growth)/(2.44 pop./unit) = **Number of 2009 allocations**

2007 Population

57,723

2007 Allocations Issued

44

At 3.0% growth rate:

- 1) 57,723 + 107 = 57,830
- 2) 57,830 x 1.03 (3.0%) = 59,565
- 3) 59,565 - 57,830 = 1,735 persons
- 4) 1,735 / 2.44 = **711 allocations**

Subsequent Years

2010	732	at 3%
2011	754	at 3%
2012	777	at 3%

At 2.5% growth rate:

- 1) 57,723 + 107 = 57,830
- 2) 57,830 x 1.025 (2.5%) = 59,276
- 3) 59,276 - 57,830 = 1,446 persons
- 4) 1,446 / 2.44 = **593 allocations**

Subsequent Years

2010	607	at 2.5%
2011	623	at 2.5%
2012	638	at 2.5%

At 2.0% growth rate:

- 1) 57,723 + 107 = 57,830
- 2) 57,830 x 1.02 (2.0%) = 58,987
- 3) 58,987 - 57,830 = 1,157 persons
- 4) 1,157 / 2.44 = **474 allocations**

Subsequent Years

2010	483	at 2%
2011	493	at 2%
2012	503	at 2%

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

Period 3
July—December

Period 2
April—June

Period 1
January—March

"Development project" category (31+ units) permits available. Established by the Commission Historically 57% of total

"General" category permits available. Established by the Commission Historically 43% of total

Any remaining entitlements combined into a single "pool."

"Development projects" may pull permits on a first come, first served basis until a maximum of 50% above the original number of permits assigned to the category are issued or the total permits run out, whichever comes first.

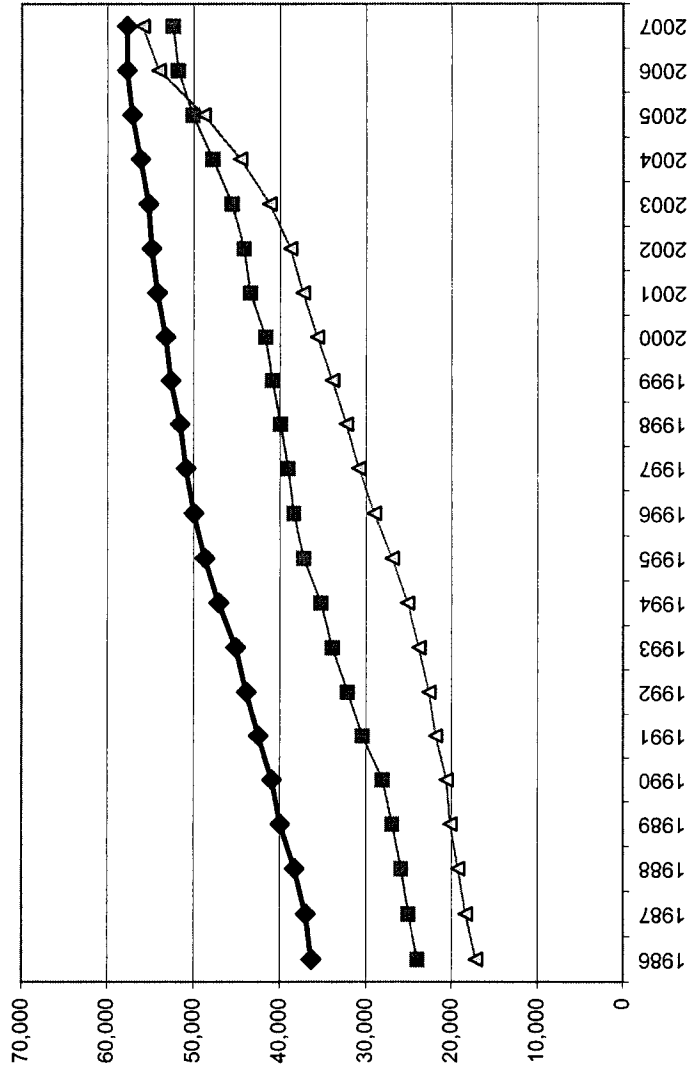
"General property owners" may pull permits on a first come, first served basis until a maximum of 100% above the original number of permits assigned to the category are issued or the total permits run out, whichever comes first.

Any remaining permits are issued on a first come, first served basis.

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"> 711 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"> 405 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 607 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"> 306 building permits available (43%) A maximum of 30 permits may be issued to an individual property owner during this period. 	<ul style="list-style-type: none"> A maximum cumulative total of 612 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

Certified Population



	Carson City	Growth/yr.
1986	36,340	
1987	36,990	1.8%
1988	38,280	3.5%
1989	39,970	4.4%
1990	40,950	2.5%
1991	42,513	3.8%
1992	43,908	3.3%
1993	45,128	2.8%
1994	47,095	4.4%
1995	48,690	3.4%
1996	49,942	2.6%
1997	50,873	1.9%
1998	51,551	1.3%
1999	52,628	2.1%
2000	53,208	1.1%
2001	54,171	1.8%
2002	54,844	1.2%
2003	55,220	0.7%
2004	56,146	1.7%
2005	57,104	1.7%
2006	57,701	1.0%
2007	57,723	0.0%