

**City of Carson City
Agenda Report**

Date Submitted: June 25, 2013

Agenda Date Requested: July 3, 2013

Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Public Works-Planning Division

Subject Title: For Possible Action: To adopt a Resolution amending the maximum number of residential building permit allocations under the Carson City Growth Management Ordinance for the years 2014 and 2015 and estimating the maximum number of residential building permits for the years 2016 and 2017; 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. (GM-13-029) (Lee Plemel)

Summary: The Board of Supervisors is required to annually establish the number of residential permits that will be available for the following calendar year. This has historically been based upon a growth rate of three percent. A maximum of 655 residential permits are recommended for 2014. The commercial and industrial daily water usage threshold has historically been 7,500 gallons per day, above which Growth Management Commission approval is required.

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 on May 29, 2013, by a vote of 7 ayes and 0 nays.

Recommended Board Action: I move to adopt a Resolution Number 2013-R-__ amending the maximum number of residential building permit allocations under the Carson City Growth Management Ordinance for the years 2014 and 2015 and estimating the maximum number of residential building permits for the years 2016 and 2017; 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 as recommended by the Planning Commission.

Explanation for Recommended Board Action: See the attached staff report to the Planning Commission for further information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.12 (Growth Management)

Fiscal Impact: N/A


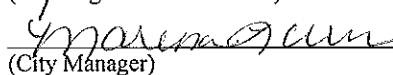
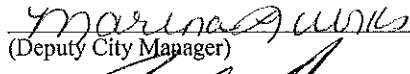
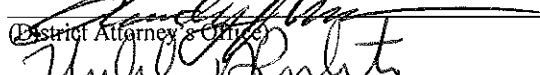
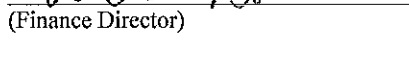
Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Modify the proposed allocations and/or water usage threshold.

- Supporting Material:**
- 1) Resolution
 - 2) Planning Commission Case Record
 - 3) Growth Management Report

Prepared By: Janice Brod, Grants Program Coordinator

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|--|---|
| <p>Reviewed By: <u></u> (Planning Division Director)</p> <p><u></u> (City Manager)</p> <p><u></u> (Deputy City Manager)</p> <p><u></u> (District Attorney's Office)</p> <p><u></u> (Finance Director)</p> | <p>Date: <u>6-25-13</u></p> <p>Date: <u>6-25-13</u></p> <p>Date: <u>6-25-13</u></p> <p>Date: <u>6/25/13</u></p> <p>Date: <u>6/25/13</u></p> |
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Board Action Taken:

Motion: _____

| | |
|----------|---------|
| 1) _____ | Aye/Nay |
| 2) _____ | _____ |
| | _____ |
| | _____ |
| | _____ |

(Vote Recorded By)

RESOLUTION NO. 2013-R-__

A RESOLUTION AMENDING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2014 AND 2015 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2016 AND 2017; 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 29, 2013, and recommended the maximum number of residential building permits to be made available to calendar years 2014 and 2015, and the Commission estimated the maximum number of residential building permits for calendar years 2016 and 2017; and

WHEREAS, the Board of Supervisors finds and declares pursuant to Carson City Municipal Code Section 18.12 that city water and wastewater treatment capacity are essential resources that limit 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 the permits.

NOW, THEREFORE, the Board of Supervisors hereby resolves:

A. Beginning on the first city working day in January 2014, the Building Division shall make available a total of **655** residential building permits. The 2013 year end balance of unused permits shall be voided and returned to the utility manager. The building permits shall be disbursed as follows:

1. For the general property owner category, a subtotal of **282** residential permits (43% of total residential building permit allocation). General property owners shall

be entitled to apply for a maximum of 30 residential building permits in Period 1 (January through March 2014) subject to the availability of building permits.

2. For the development project category, a subtotal of **373** residential building permits (57% of total residential building permit allocation). Individual development projects qualified for inclusion on the project list shall be entitled to apply for an equal share of building permits during Period 1 based on the number of qualified development projects that have applied to the Building Division for development project status as of the first City working day in January 2014. Where a development project has less lots or units than the total share of building permits allocated to it, the remaining building permits shall be distributed equally among the remaining development projects. Additional development projects may be added to the list during Period 1 and use any remaining building permits. If no additional permits are available in Period 1 in this category, development projects not on the list at the beginning of Period 1 may only apply for building permits from the general property owner category during Period 1 in accordance with the limitations set forth above and may be added to the development category anytime during Period 2 (April through June 2014).

3. Any residential building permits remaining from Period 1 shall be made available in Periods 2 and 3 (July through December 2014) in accordance with Carson City Municipal Code Section 18.12.055.

B. Beginning on the first city working day in January 2015, the Building Department may upon Board of Supervisors' approval make available pursuant to Carson City Municipal Code Section 18.12 a maximum total of **675** residential building permits, assuming three percent growth in 2014. The building permits shall be disbursed as follows:

1. For the general property owner category, a subtotal of **290** residential building permits may be made available. General property owners shall be entitled to apply for a maximum of 30 residential building permits in Period 1 subject to the availability of building permits.

2. For the development project category, a subtotal of **385** residential building permits may be made available. Development projects qualified for inclusion on the project list shall be entitled to apply for building permits in accordance with paragraph A(2), above.

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

C. For calendar year 2016, it is estimated that the Board of Supervisors may make available a maximum of 695 residential building permits, assuming continued three percent growth.

D. For calendar year 2017, it is estimated that the Board of Supervisors may make available a maximum of 716 residential building permits, assuming continued three percent growth.

E. Pursuant to Carson City Municipal Code Section 18.12, prior to issuance of building permits, any commercial or industrial projects proposed in 2013 that exceed the threshold of **7,500 gallons per day water usage** must have the Growth Management Commission's review and approval to assure water availability.

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

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

ADOPTED this _____ day of _____, 2013.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: May 29, 2013

AGENDA ITEM NO.: G-2

APPLICANT(s) NAME: N/A
PROPERTY OWNER(s): N/A

FILE NO. GM-13-029

ASSESSOR PARCEL NO(s): N/A
ADDRESS: N/A

APPLICANT'S REQUEST: For Possible Action: To recommend to the Board of Supervisors a Resolution establishing the maximum number of residential building permit allocations under the Growth Management Ordinance for the years 2014 and 2015 and estimating the maximum number of residential building permits for the years 2016 and 2017; establishing the number of building permit allocations within the Development and General Property Owner categories; and establishing a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review.

COMMISSIONERS PRESENT: **KIMBROUGH** **ESSWEIN** **SATTLER**
 DHAMI **STEELE** **VANCE** **WENDELL**

STAFF REPORT PRESENTED BY: Lee Plemel, Darren Schultz **REPORT ATTACHED**
STAFF RECOMMENDATION: **CONDITIONAL APPROVAL**
APPLICANT REPRESENTED BY: N/A

No persons spoke in favor or in opposition of the proposal.

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

Darren Schultz-discussed water and sewer capacity, future projects, etc.

Dhami-asked about additional ground water from Minden

Vance-Why?

Dhami-page 22. How is period 1 general property owners calculated? If more than 30 in first period? Will we give them out or transfer to the next period? Not clear how much developer can get in first period.

Kimbrough-appreciated comments from agencies.

Wendell-Is your department pursuing federal funding for development at the sewer plant?

Vance-Can we clarify for next year how the allocation works so they can understand better?

MOTION WAS MADE TO RECOMMEND APPROVE WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT

MOVED: Wendell **SECOND:** Sattler **PASSED:** 7/AYE 0/NO 0/ABSTAIN 0/ABSENT

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: July 3, 2013

**STAFF REPORT FOR THE GROWTH MANAGEMENT COMMISSION MEETING OF
MAY 29, 2013**

FILE NO: GM-13-029

AGENDA ITEM: G-2

STAFF AUTHOR: Lee Plemel, AICP, Planning Director

REQUEST: Action to recommend to the Board of Supervisors approval of a Resolution for the establishment of the number of Growth Management residential building permit entitlements and the commercial and industrial average daily water usage threshold for 2014 pursuant to the Carson City Municipal Code (CCMC) 18.12, Growth Management Ordinance.

RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of a maximum total of **655** residential building permit entitlements for 2014, with an allocation of 282 entitlements for the general property owner category and 373 entitlements for the development category, and to retain the existing commercial and industrial development water usage threshold of 7,500 gallons per day annual average for Growth Management Commission review, and allocations for future years as further provided in the draft Board of Supervisors Resolution.”

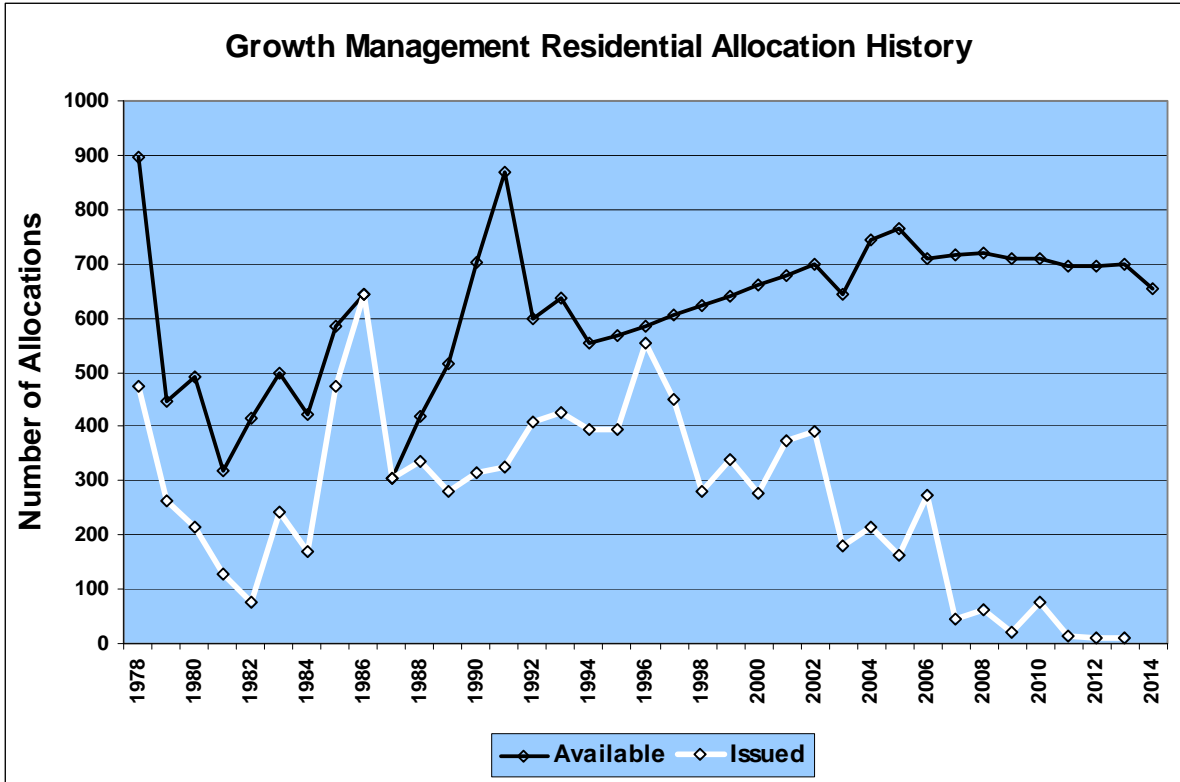
BACKGROUND:

The Planning Commission serves as the Growth Management Commission per the Carson City Municipal Code (CCMC) Title 18, Chapter 18.12 (Growth Management Ordinance). The Growth Management Commission is responsible for reviewing the information provided by various affected city departments and outside agencies and submitting a recommendation to the Board of Supervisors to:

1. Establish a fixed number of residential building permits to be made available in the following two calendar years (2014 and 2015, on a rolling calendar basis) and estimate the number to be made available in the third and fourth years (2016 and 2017).
2. Establish a distribution of the total building permit entitlements between the “general property owner” and “development project” (31 or more lots or units) categories.
3. Establish a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review.

The Growth Management Ordinance was originally implemented in the late-1970’s to address the City’s ability to provide the necessary water and sanitary sewer infrastructure to keep pace with growth at the time. For most of the Growth Management program’s more recent history, the total number of building permit entitlements in a given year has been roughly based upon a maximum growth rate of 3%. Entitlements have historically been allocated between the “general property owner” and “development project” (owners/developers with 31 or more lots/units) categories in a 43%-57% split, respectively.

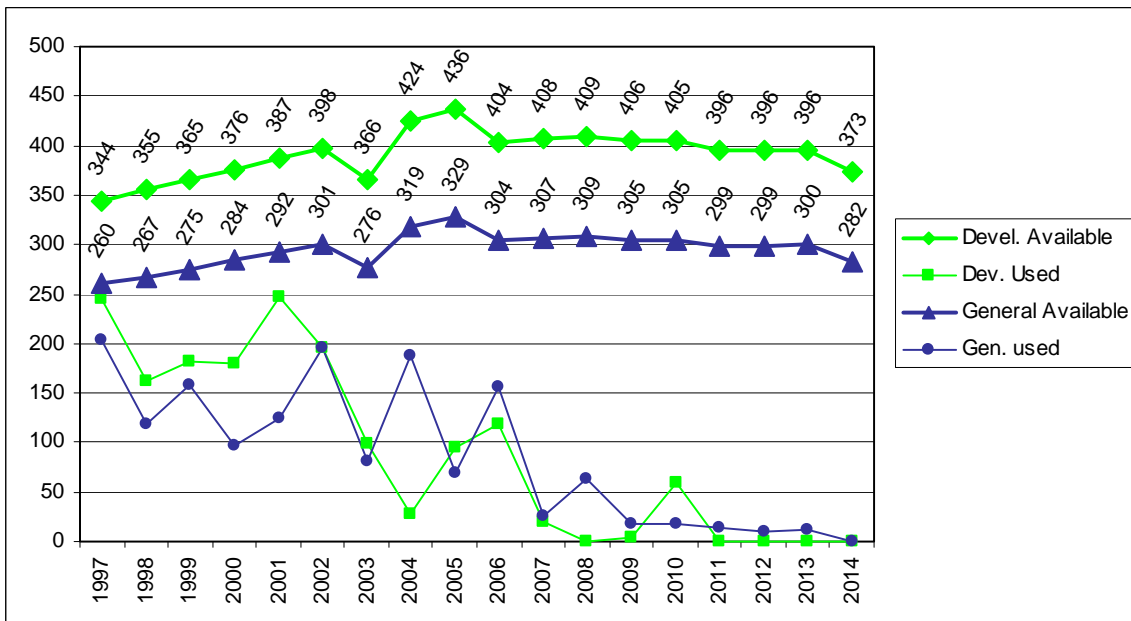
The following graphs provide historical data regarding the number of permits available, the number of permits used by the general property owner and development categories, and permits used by type of residence.

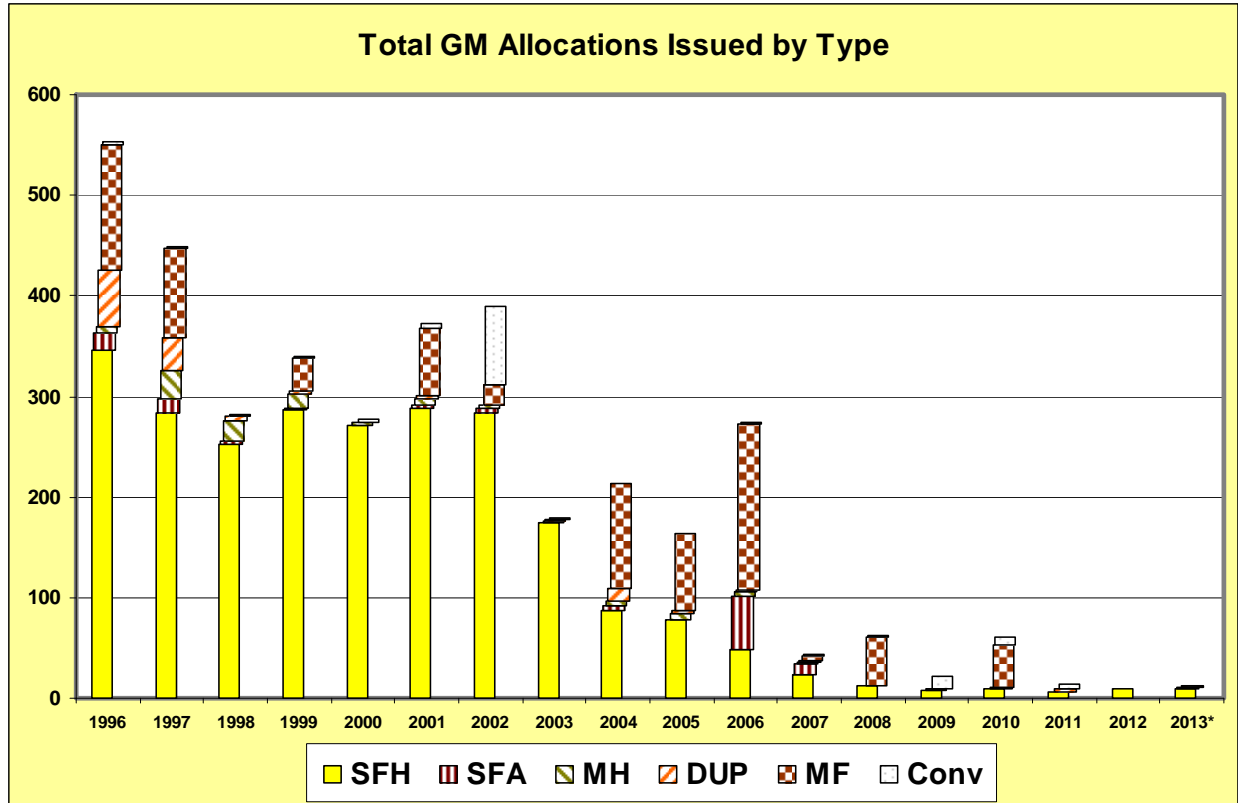


- 9 new SF residential units and one duplex (2 units) for 2013 as of May 15, 2013.
- 2014 Available number based upon staff recommendation.

281 = Avg. Issued/yr. 1983-2012 (30 years)
 247 = Avg. Issued/yr. 1993-2012 (20 years)
 106 = Avg. Issued/yr. 2003-2012 (10 years)
 37 = Avg. Issued/yr. 2008-2012 (5 years)

Allocations by General and Developer Categories





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

DUP – Duplex
 MF – Multi-family attached (3+ units, single ownership)
 Conv – Conversion of existing unit from well to water system

*Through May 15, 2013

DISCUSSION:

The Planning Division has solicited comments from various City departments, the school district, and various agencies regarding their ability to accommodate growth within Carson City and, if applicable, what limits should be set on the issuance of residential permits for 2014. Written comments received are attached to this staff report. Though City departments generally note limitations in their ability to accommodate City growth at current staffing levels, no City Department or other agency comments include a recommendation to reduce the number of residential permits to be made available in 2014. Please refer to the attached comments for more detail.

The Sheriff’s Department’s comments note that multi-family developments generally require more City resources for emergency responses due to the higher concentration of persons compared to single-family residential areas, and the comments suggest that single-family homes should be the focus of building permits. While Planning Division staff certainly understands these concerns, it should be noted that any efforts by the City to limit the construction of multi-family or “affordable” housing, or modifying zoning to limit such housing types, could be in violation of federal fair housing laws and would likely face legal challenge. Court challenges across the country of local governments’ attempts to limit affordable housing types have generally been successful in invalidating such limitations. By contrast, courts have required a minimum amount of affordable housing with development in certain communities, not a maximum amount.

Planning staff believes that the construction of higher quality residential developments with proper design—whether single-family or multi-family—can have a positive impact on reducing crime in neighborhoods. The enforcement of existing development standards and the overall implementation of the City’s Master Plan should continue to be the focus of future development.

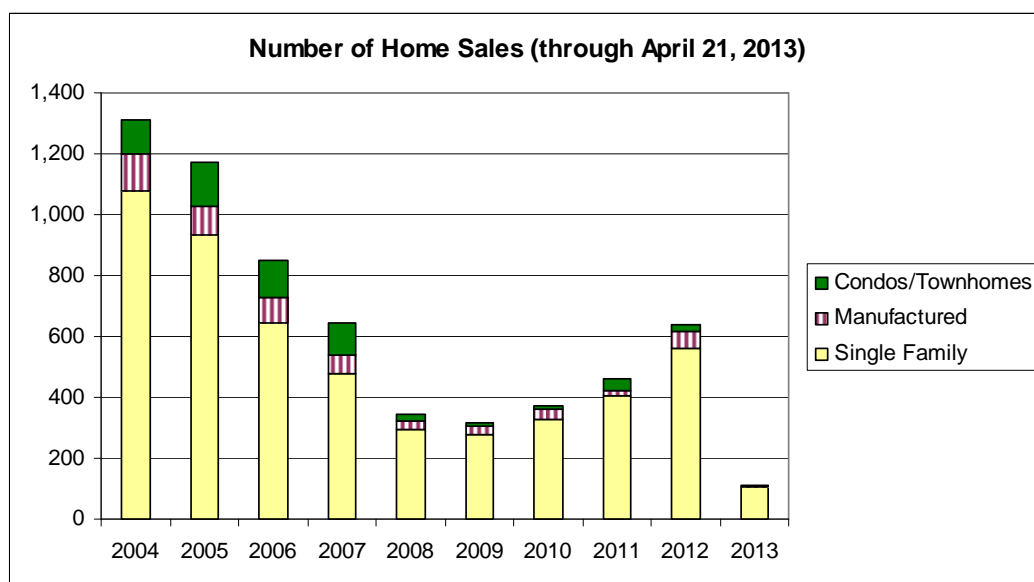
The Planning Division annually provides various informational data for the Commission’s and Board of Supervisors’ review and consideration in determining the number of residential allocations that will be made available as well as the average daily water usage threshold. Following is additional information for consideration.

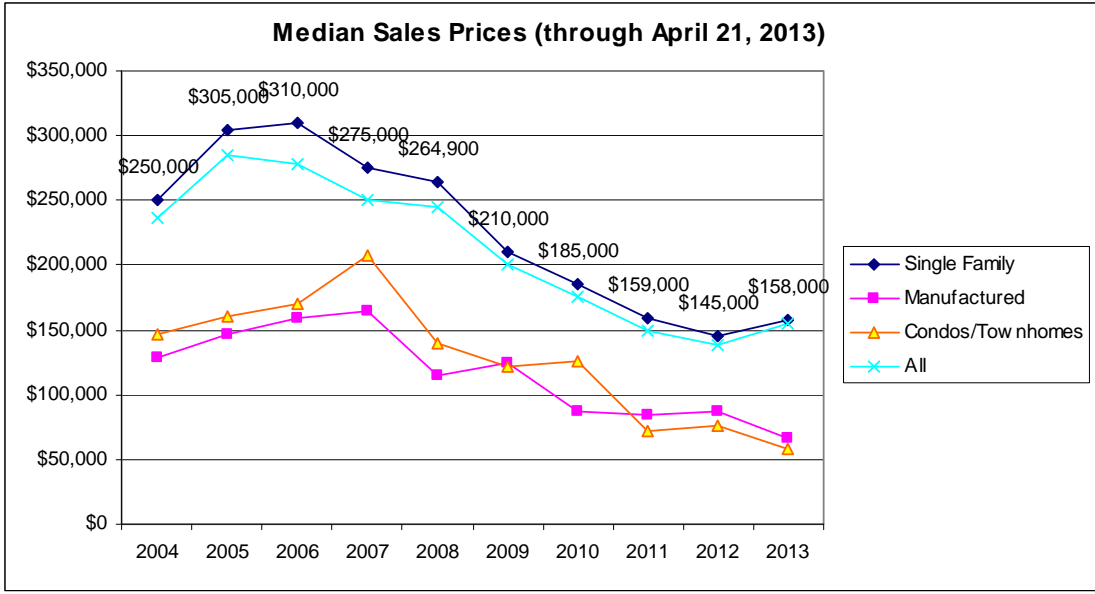
- Where does the City currently stand in relation to residential “build out” capacity?

Carson City land use, water, sewer, and transportation long-range planning has been based on an estimated “build out” population of 75,000 to 80,000. Carson City currently has approximately 24,000 residential units (per Assessor’s data), with a population of approximately 55,441 (2012 State Demographer’s estimate). Approximately 32,000-34,000 residential units would be required to accommodate a population of 75-80,000 (assuming approximately 2.54 persons per unit per 2010 US Census data). This leaves approximately 8,000 to 10,000 residential units—about one-third our current residential unit count—remaining to be constructed before the City’s planned build out population is reached.

A list of available buildable (vacant) subdivision lots and approved subdivisions is included as Attachment E. City records indicate there are approximately 230 vacant subdivision lots (as of May 15, 2013) with an additional 1,083 lots remaining to be recorded from various approved subdivision maps. (Note that this does not account for other vacant parcels that are not part of subdivisions.)

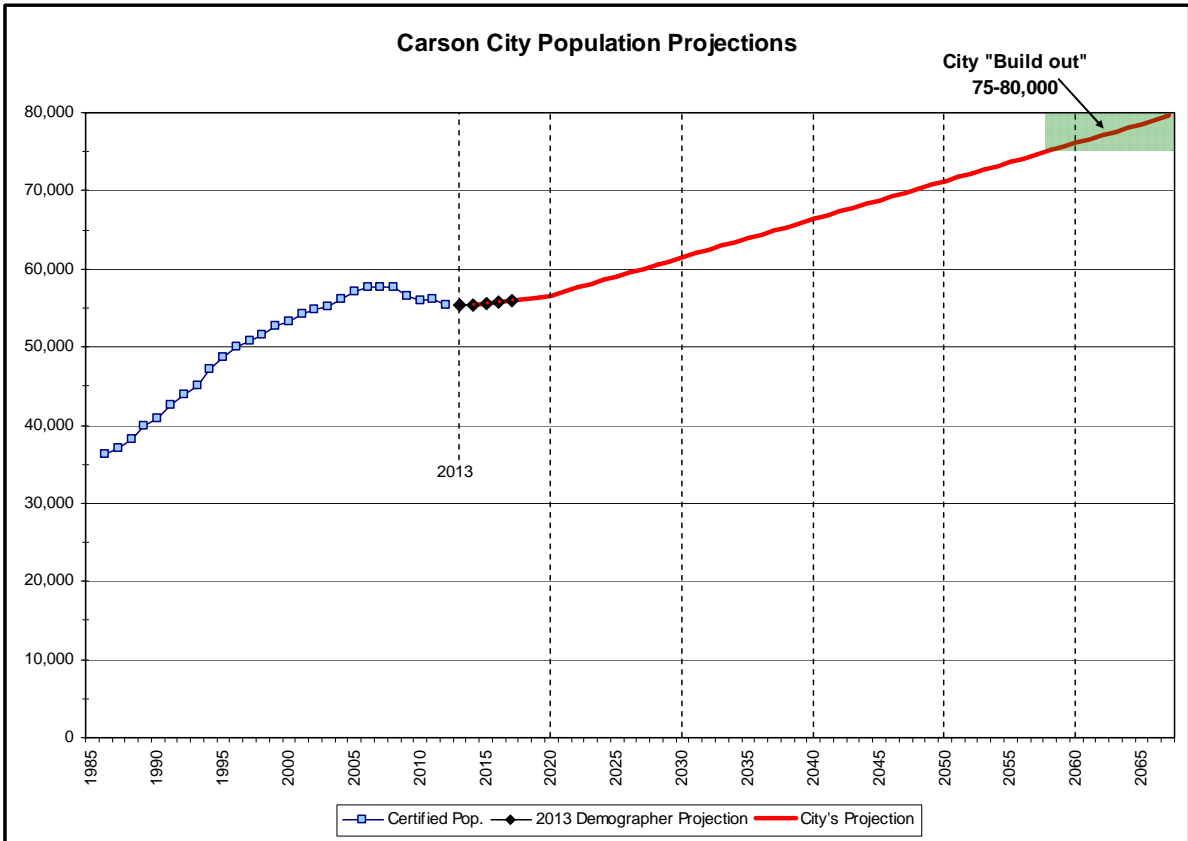
The number of home sales has a direct impact on the construction of new homes. When sales are down, there is less demand for new construction. The cost of homes and housing inventory also have an impact on new construction. The following two graphs show that total home sales have increased over the last three years, but median home prices have continued to fall from 2006 through 2012.





Source: Carson City Assessor's Office

The table below shows population projections provided by the State Demographer as well as projections used by Carson City for long-range planning purposes. The City uses these projections for long-range regional transportation plans, and water and sewer capacity planning. For planning purposes, Carson City is anticipating average long-term growth of approximately 0.8%-1.0%.



- Given current City staffing, does City staff have the capacity to process 655 permits if the maximum amount were submitted in any given year?

The building permit center is an “enterprise fund,” meaning it uses revenues directly generated by permits to fund the permit center functions. When more permits are submitted, this immediately generates revenues that can be used to ensure that appropriate staff is hired to handle the workload. This includes funding the time for staff in the planning, engineering, fire, and health departments to review and inspect building permit plans. The funds generated from building permits could be used to hire any additional staff necessary to process the permits.

This could also be said of many services provided by the City. Some City departments have noted that they cannot accommodate growth while maintaining current levels of service at existing staffing levels. However, while there could be temporary service impacts if growth were to suddenly spike, the growth would also bring with it additional City revenues to be able to pay for additional resources to meet the growth demand. Significant growth in the residential sector of the economy would be an indicator that the overall economy is significantly improving, which would also result in additional City revenues. It should also be noted that there would be a delay of a few months between the issuance of a building permit and the completion and occupancy of the residence, delaying the associated population growth impacts.

- How is the number of available allocations determined each year?

The Growth Management Ordinance does not specify how to determine the number of allocations that should be made available each year, only that “essential resources” must be considered in determining that number. For most of the ordinance’s history—including the last 20 years—a general rule of 3% growth has been used.

Various methods of determining the exact number of allocations to be made available have been used over the program’s history, resulting in a wide range of allocation maximums over the years, particularly before 1992. Unused allocations were carried over to the following year during a certain period, with adjustments made every few years. During a period in the 1990’s, the available allocations were increased by 3% each year, even though actual population growth was occurring at a slower rate during that same period. The Growth Management files from prior to 2006 do not indicate the exact methodology used in determining the number of allocations.

In 2006, the current method of determining the number of allocations was established. This method uses the most recent available State Demographer population estimates for Carson City as the base for establishing the number of permits that would, in theory, result in 3% growth. This method also uses the latest available Census data for the average number of persons per household (2.54) to calculate the allocations. The details of the methodology used in determining the recommended allocations for 2014 are included in Attachment D. The methodology has been included in each report since 2006 to establish a consistent method that can be tracked through time.

You may note a moderate drop in the number of recommended allocations from 2013 to 2014, from 698 to 655, respectively. This is primarily due to a change the “persons per household” number used in the calculations, which increased from 2.41 in the 2000 US Census to 2.54 in the 2010 Census; i.e. fewer new residences are needed to reach the 3% population growth number. The 2.54 persons per household number will be used for Growth Management

estimates until the data from the next Census in 2020 or any interim US Census data is available. A slight reduction in the State Demographer's population estimate for 2012 also has a small affect on the base population from which the allocation is derived.

While the ordinance requires establishing the number of allocations to be made available in the second year and estimating the number for the third and fourth years, it should also be noted that the ordinance also requires that these numbers be evaluated and set annually. Therefore, if certain service capacity issues arise in any given year, the estimated number of allocations for future years can be adjusted. Also, the number of allocations can only approximate how much actual growth will occur in the City. For example, the State Demographer estimates that the City's population decreased slightly in recent years, primarily due to employment impacts, even though new residential units have been constructed during that time. Potentially, the City could see an actual growth rate of more than 3% in any given year even though all of the available residential allocations are not used.

- Is the annual Growth Management residential limitation necessary when it is not anticipated that the full allocation will be utilized?

The Growth Management program was developed in response to a moratorium by the State Division of Water Resources on new subdivisions in Carson City in the 1970's due to wastewater and water capacity issues. The program was developed in cooperation with the State to address their issues. While there are no apparent, imminent capacity issues expected in the near future, staff believes the program should remain in place, in part, to stay in good standing with the State on water- and wastewater-related issues.

The other aspect of the Commission's required action is to set the average daily water usage threshold for Growth Management Commission review. A threshold of 7,500 average gallons per day has historically been used for at least most of the Growth Management program's history. To give an idea of how much water this is, it is approximately the average amount used by a large restaurant, including landscape irrigation. Public Works staff recommends keeping the 7,500 gallon threshold at least until the water system improvements currently underway are completed and the capacity impacts can be further evaluated.

Staff believes that the Growth Management program is an important planning tool to keep in place. While it may not have resulted in actually denying any building permits over the last 20-plus years, it should be kept in place to be able to address any future growth pressures that may occur. Denying permits should not be a measure of the program's success or failure. Carson City is one of the relatively few cities in the country that has such a program, and it is much easier to keep a valid growth management system in place than to re-adopt a new one when it may be needed.

ALTERNATIVES AND CONCLUSION:

Per the Growth Management Ordinance, the Growth Management Commission must recommend the total number of available permits and the distribution between categories for the years 2014 and 2015 and recommend an estimated number of total permits available for 2016 and 2017. A distribution of 43% to the "general property owner" category and 57% to the "development project" category has historically been established and is recommended by staff to continue. The following table shows allocation alternatives for various growth rates that may be considered by the Commission and how these rates would affect the number of available allocations.

Permit Allocation Alternatives

| Rate | Category | 2014 | 2015 | 2016 | 2017 |
|------|--------------------|-----------|-----------|------|------|
| 3.0% | Total | 655 | 675 | 695 | 716 |
| | General | 282 (43%) | 290 (43%) | -- | -- |
| | Development | 373 (57%) | 385 (57%) | -- | -- |
| 2.5% | Total | 546 | 560 | 574 | 588 |
| | General | 235 (43%) | 241 (43%) | -- | -- |
| | Development | 311 (57%) | 319 (57%) | -- | -- |
| 2.0% | Total | 437 | 445 | 454 | 463 |
| | General | 188 (43%) | 192 (43%) | -- | -- |
| | Development | 249 (57%) | 254 (57%) | -- | -- |

Carson City has historically based the number of available permits in a given year on allowing a maximum growth rate of 3%. Note that future allocation estimates assume a continued actual growth rate of 3% and are adjusted each year based on actual estimated population growth figures—i.e. actual growth of less than 3% would result in fewer allocations in future years.

Staff recommends continuing the allocation system based upon a maximum growth rate of 3%. Refer to Attachment C to see how the allocations would be distributed throughout the year per the requirements of the Growth Management ordinance. While the actual number of permits issued has not approached the number allocated since 1996 and it is not anticipated that the actual permits issued would reach the maximum in the short-term, the allocation would allow the maximum flexibility in providing building permits as new development occurs. Unnecessarily limiting the number of building permits can have a negative impact on the ability of developers to obtain financing for proposed developments.

Clearly, the current reduction in revenues coming into the City has resulted in reduction in staff and resources to accomplish various departments' missions. Growth without City revenue increases for additional City service demands would certainly have a negative impact on service levels. While increased resources are needed to accommodate growth, an increase in residential construction would be a positive indicator in economic recovery and an increase in City revenues to pay for the necessary resources.

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

Attachments:

- A) Agency comments
- B) Draft Resolution
- C) Building Permit Distribution Table for 2013 (3%)
- D) Methodology, Number of Available Permits
- E) Buildable Lots and Approved Projects List
- F) Letter requesting comments

**PUBLIC WORKS
DEPARTMENT**

ADMINISTRATION

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

**ENGINEERING/
TRANSPORTATION/
CAPITAL PROJECTS**

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

**BUILDING and SAFETY
PERMIT CENTER**

108 E. Proctor Street
Carson City, NV 89701-4240
Ph: 775-887-2310
Fx: 775-887-2202

PLANNING

108 E. Proctor Street
Carson City, NV 89701-4240
Ph: 775-887-2180
Fx: 775-887-2278

HEARING IMPAIRED

Dial 711

CARSON CITY NEVADA
Consolidated Municipality and State Capital



MEMORANDUM

TO: Carson City Planning Commission
FROM: Darren Schulz, Deputy Public Works Director
DATE: May 9, 2013
SUBJECT: Growth Management Report 2014

Thank you for the opportunity to inform you of the status of our operations and our ability to serve Carson City at a projected growth rate up to 3% through 2014.

The operational reports are as follows:

WATER OPERATIONS:

Carson City's existing usable water rights are 18,272 acre-feet per year.

Carson City must allocate approximately 1,300 acre-feet to remaining approved undeveloped lots. As required by the State Engineer's Office, additional parceling is also being accounted for. It is estimated that in 2014, Carson City's water usage will be approximately 11,337 acre-feet. This number includes State, commercial and industrial usage.

Subtracting the predicted 2014 water usage of 11,337 acre-feet and outstanding water commitments of 1,300 acre-feet from Carson City's usable water rights of 18,272, leaves a balance of approximately 5,635 acre-feet, which may be allocated towards new development.

Carson City continues to utilize conjunctive use water management. During the year of 2012, Carson City met its annual water needs from 56% groundwater and 44% surface sources. It is the goal of Public Works to provide the equipment for and operate the water system so that Carson City's needs can be fulfilled utilizing a combination of groundwater and surface sources dependent upon availability, allowing true conjunctive use water management.

Carson City will continue the outside water management program during the 2014 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's 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.

Based on the current lack of growth, Public Works is not concerned with the number of building permits to be issued in 2014.

Carson City Public Works can accommodate the projected growth for the remainder of 2013 through 2014, dependent on the completion of the planned capital improvement projects regarding storage, treatment, and distribution and production facilities.

WASTEWATER RECLAMATION PLANT (WWRP) AND SEWER OPERATIONS:

While wastewater flows to the WWRP have been steadily decreasing over the past few years, pollution concentrations in the influent have remained constant or increased. The average flow to the WWRP is 4.7 million gallons per day (MGD). The projected flow at the end of 2014 is estimated to remain flat and unchanged. The WWRP can accommodate the projected growth for the remainder of 2013 through 2014.

Repair and rehabilitation of the existing WWRP equipment and processes is necessary to protect environmental health, employee safety and to continue to meet the effluent discharge requirements set forth by the Nevada Division of Environmental Protection. A 5-year Capital Improvement Plan is being proposed.

Based on the current lack of growth, Public Works is not concerned with the number of building permits to be issued in 2014.

Carson City Public Works can accommodate the projected growth for the remainder of 2013 through 2014, dependent on the completion of the phased capital improvement projects.

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. Additionally, the City operates a public transit system. The City also works closely with the Nevada Department of Transportation, which owns and operates state highways in the City. The State-owned roads include the Carson City Freeway, which currently terminates at Fairview Drive and is part of I-580 connecting to Reno.

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 2014 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 2014, and the planned improvements through the year 2035. With this knowledge, we have determined that the current system is operating well.

The most notable planned project is the completion of the Carson City Freeway by the Nevada Department of Transportation, which will provide significant additional traffic-carrying capacity and further reduce traffic volumes on parallel City-owned surface streets.

One of the important tools available for these evaluations is a travel demand model developed and maintained as part of CAMPO responsibilities. This model, based on existing and forecasted land use and socio-economic data developed in cooperation with the Carson City Planning Division, forecasts traffic volumes by street up to year 2035. This model allows for evaluations of the impacts of changes in the land use base, the transportation network, or both. Model is consistently improved and can be used to support subarea analyses as needed.

LANDFILL OPERATIONS:

The Carson City Sanitary Landfill (CCSL) has a current life expectancy of approximately 51 years. With continued proper management and advancements in technologies, the community's landfill may extend beyond the 51-year projection. CCSL is operated 6 days per week and is currently closed on Sundays.

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 continues to support a recycling program in Nevada by working with commercial businesses, implementing large scale programs at the CCSL such as scrap metals, tires and green wood waste recycling and supporting a curbside recycling program.

There is no need to limit the issuance of building permits with respect to the landfill operation. The landfill can support a projected 3% growth rate.



CARSON CITY FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

May 3, 2013

Lee Plemel, Planning Director
Carson City Planning Division
Carson City Planning Commission
108 E. Proctor St.
Carson City, NV 89701

Dear Lee and Commission Members,

Emergency response resources in Carson City have exceeded their limitations. This applies to both Emergency Medical Services (EMS), as well as fire resources. We are supplemented by mutual aid (out of County) resources nearly 500 times annually. It is clear that our present emergency system is taxed to the point where response times are nearly two minutes longer than they were just 10 years ago.

While our resources are stretched, not all of the resource utilization can be attributed to growth. Population increases over the past ten years has been around 1 %, while calls for service have increased by nearly 5% over that same period of time. The correlation between population growth and call volume increases are not proportional. For this reason, I believe that limitations to growth will not likely have a tremendous impact upon our resources utilization.

Where growth will impact emergency services is in the development of the outer reaches of our community. 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 difficult. 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 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. While responses times are maintaining at a steady level, dependence upon out of county mutual aid is increasing yearly. The growth management ordinance and limitation on growth will likely not have an effect upon this trend, except as it pertains to construction in the City's rural areas.

Please contact me if you need any additional information.

Sincerely,

R. Stacey Giomi
Fire Chief

RECEIVED

MAY 06 2013

CARSON CITY
PLANNING DIVISION

Lee Plemel

From: Ray Saylo
Sent: Friday, May 03, 2013 8:46 AM
To: Lee Plemel
Cc: Ken Furlong
Subject: Growth Management

Our concerns are the same as last year.

The Carson City Sheriff's Office has divided the City into five geographic areas, beats. The limited number of deputies we have allocated allows us to staff the five beats with limited overtime. We currently are able to answer calls for service with minimal delay. A slight increase in calls for service will increase the time to respond. Our concern is for emergency calls for service. These call for service require a minimum of two deputies to respond. Currently, we are able to handle the volume of these calls. Excluding officer initiated calls, we have experienced a decrease in all calls for service. This allows our officers to spend more time with crime victims, spend more time in crime prevention and in generally assist the public more than in the past. We are at the limit of our capabilities. An increase in staff is the only way we can improve our ability to answer calls for service and still retain the quality of service the community expects and deserves.

We recommend single family homes be the focus for building permits this year. They provide the least amount of concern as to our ability to respond in a timely manner to calls for service. Commercial property has a higher number of calls for service. We expect that. We understand the importance of commercial properties to the City and servicing these commercial properties is a priority. Multi-family dwellings create a concentration of persons. This concentration tends to generate contact between persons that can become very negative, requiring an emergency response from Public Safety.

The Sheriff's Office wants to see the quality of life stay the same or improve in Carson City. We are concerned that with an increase in multi-family dwellings, that public safety will be adversely effected. We believe new, single family homes being a benefit. We also see an increase in commercial activity as being beneficial.

Ray Saylo
Assistant Sheriff



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITOL

TO: Lee Plemel, Planning Director

FROM: Roger Moellendorf, Parks & Recreation Director

SUBJECT: Growth Impacts on the Parks & Recreation Department

DATE: May 5, 2013

A growth rate of three percent will most likely have significant impacts on the services that the Parks & Recreation Department provides for the residents of Carson City. For instance, as new subdivisions are developed, additional neighborhood parks will be funded in part through residential tax funds collected. However, this will strain our maintenance efforts unless additional maintenance funding is provided as well. While the Residential Construction Tax program helps to fund the construction of these parks, it does not fund their maintenance.

Increased growth will also exacerbate an already acute shortage of indoor recreation facilities. The lack of sufficient indoor recreation space represents one of our most serious service challenges. In addition, increase growth will most likely lead to an increase demand for recreation programs. Additional staff and facilities may be needed to meet this demand. Changing demographics and the diversity of the growth is as important as the rate of growth. For instance if an increasing percentage of new growth is made up senior citizens, recreation programs and facilities that are needed may be significantly different than if the majority of the growth is made up of young families. As an example, the past growth in our Hispanic population has fueled an increased demand in both outdoor soccer and indoor soccer programs for youth and adults.

Because of the current state of the economy our Department would not support limiting permits. We feel that this would be counterproductive to economic recovery. We would support that it be mandatory through the approval process that all new residential developments form landscape maintenance districts in order to provide funding for the maintenance of new parks, recreation facilities, open space areas, and streetscape projects associated with their projects.



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

To: Lee Plemel, Planning Director
CC: Romaine Gilliland, Health and Human Services Interim Director
From: Dustin Boothe, Division Manager
Date: 5/17/2013
Re: 2013 Growth Management

1. A three (3) percent residential growth will have service impacts on some of the programs and services at Carson City Health and Human Services (CCHHS):

- a. **Disease Prevention and Control Division**
Environmental Health Program

With current staffing at pre-1998 levels, increased growth in the community will have a direct impact to the work load of current staff. With growth in our residential population we would likely see an increased work load and increase to the time needed to complete the building permit review process. Increased residential growth will also increase the number of customer complaints in regards to unsanitary conditions in their neighborhoods, and commercial establishments in our community.

Epidemiology Program

This program will be able to handle a three (3) percent residential growth rate.

- b. **Animal Services Division**

Since 2000 we have reported that residential growth has a very large and direct impact on the Animal Services Division with increased complaints and use of the undersized shelter facility. The Animal Services facility is in dire need of being replaced, so that it can meet our current and future needs of our community; we are unable to comply with statues until it is built and properly staffed.

Carson City Health & Human Services

900 East Long Street • Carson City, Nevada 89706 • (775) 887-2190 • Hearing Impaired-Use 711

Clinic Services
(775) 887-2195
Fax: (775) 887-2192

Public Health Preparedness
(775) 887-2190
Fax: (775) 887-2248

Human Services
(775) 887-2110
Fax: (775) 887-2539

Disease Prevention &
Health Promotion
(775) 887-2190
Fax: (775) 887-2248

Animal Services
3770 Butti Way, CC 89701
(775) 887-2171
Fax: (775) 887-2128



c. Human Services Division

As our population grows, the demand on our indigent fund has the potential to increase. The outcome of the legislative bill SB 3 will have an impact on how Carson City addresses the potential increase to the use of the indigent fund. Also, a three (3) percent growth rate may affect our ability to provide assistance to our citizens through our general assistance programs.

d. Clinical Services Division

This division will be able to handle a three (3) percent residential growth rate.

e. Public Health Preparedness Division

This division will be able to handle a three (3) percent residential growth rate.

f. Chronic Disease Prevention and Health Promotion Division

This division will be able to handle a three (3) percent residential growth rate.

2. CCHHS does not recommend limiting the number of building permits available for the 2014 calendar year.

Carson City Health & Human Services

900 East Long Street • Carson City, Nevada 89706 • (775) 887-2190 • Hearing Impaired-Use 711

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Fax: (775) 887-2248

Animal Services
3770 Butti Way, CC 89701
(775) 887-2171
Fax: (775) 887-2128

Brian Sandoval
Governor

RECEIVED

MAY 01 2013

CARSON CITY
PLANNING DIVISION



Jeff Mohlenkamp
Director

Gustavo "Gus" Nuñez
Administrator

Carson City Offices:
Public Works Section
515 East Musser Street, Ste. 102
Carson City, Nevada 89701-4263
(775) 684-4141 | Fax (775) 684-4142

Buildings & Grounds Section
(775) 684-1800 | Fax (775) 684-1821

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
Public Works Division

Las Vegas Offices:
Public Works Section
1830 East Sahara, Ste. 204
Las Vegas, Nevada 89104-3739
(702) 486-5115 | Fax (702) 486-5094

Buildings & Grounds Section
2621 East Sahara Avenue
Las Vegas, Nevada 89104-4136
(702) 486-4300 | Fax (702) 486-4308

April 29, 2013

Lee Plemel, AICP
Planning Director
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: Carson City Growth Ordinance

Dear Mr. Plemel,

The State Public Works Division would like to thank you for your consideration in your recent letter, dated April 23, 2013, wherein you requested input regarding the Agency's entitlements relating to the 2014 issuance of building permits for residential units in Carson City.

In response to your request, we have reviewed the materials you have provided to Public Works and have not found any identified issues related to such. Additionally, please note the following responses to your specific questions:

1. The State Public Works Division does not have any extraordinary service capacity issues that would be negatively impacted by residential growth in 2013-14.
2. This question is not applicable, based upon our response to question number one.
3. This question is not applicable, based upon our response to question number one.

Please do not hesitate to contact us with any questions. Thank you.

Regards,


Gustavo Nuñez, P.E.
Administrator

GN/hf



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
planning@carson.org
www.carson.org/planning

887-2278

~~Susan Keema~~ MARK KORINEK
CC School District
PO Box 603
Carson City, NV 89702

April 23, 2013

Dear Carson City Growth Management Stakeholder:

The Carson City Growth Management Commission (Planning Commission) will hold its annual meeting on Wednesday, May 29, 2013, to recommend residential entitlements for the Growth Management program for the 2014 calendar year as required by Carson City's Growth Management Ordinance (CCMC 18.12). The Board of Supervisors will take final action on the allocations on July 18, 2012, to establish the number of building permits for residential units that will be permitted in 2014.

This letter is intended to solicit your input in accordance with the Growth Management Ordinance in order to assemble data and comments relative to the effect that residential growth has on services your department or agency provides to the citizens of Carson City. Specifically, the Growth Management Commission and Board of Supervisors are interested in determining how the allocation of permits for residential construction in 2014 will impact your department's or agency's ability to serve the citizens of Carson City and what level of residential growth could be accommodated. (Note: The number of residential permits made available annually has historically corresponded to a number that would result in approximately 3% residential growth.)

Please address the following questions in your response:

- NO 1. Does your department or agency have any extraordinary service capacity issues that would be negatively impacted by residential growth in 2013-14? If so, identify the issues.
- NO 2. Do you recommend limiting the number of residential building permits (new construction) that will be made available for the 2014 calendar year to address these issues? If so, what limit, and how will this limit on residential growth help resolve your service capacity problem?
- NOTHING 3. What is needed by your department or agency to solve any service capacity issues identified above?

Thank you in advance for providing this valuable information to the Carson City Planning Division no later than Tuesday, May 14, 2012. It is important that any issues are identified in advance of the public meetings so staff can incorporate appropriate Growth Management measures and alternatives.

TO: L. PLEMEL

FR: M. KORINEK

[Signature] 5/2/13

Lee Plemel

From: Byron Elkins <Byron.Elkins@swgas.com>
Sent: Monday, May 13, 2013 3:15 PM
To: Lee Plemel
Subject: Growth Management

Good afternoon Lee,

I hope your week is off to a good start!

In regards to your request for the subject information, Southwest Gas Corporation (SWG) respectfully submits the following:

1. Does your department or agency have any extraordinary service capacity issues that would be negatively impacted by residential growth in 2013-2014? If so, identify the issues. **SWG does not have any concerns associated with growth in Carson City and the company would not experience any negative impacts with growth up to and/or exceeding the 3% cap.**
2. Do you recommend limiting the number of residential building permits (new construction) that will be made available for the 2014 calendar year to address these issues? If so, what limit, and how will this limit on residential growth solve your capacity problem? **SWG does not recommend limiting the number of residential building permits (new construction) made available in 2014.**
3. What is needed by your department or agency to solve any service capacity issues identified above? **SWG will not experience any service capacity issues relative to projected growth in Carson City.**

Please let me know if you have any questions or if you need additional information.

Best regards,
Byron Elkins



Byron A. Elkins | Director, District Operations
Southwest Gas Corporation
PO Box 1190 | 24A-295 | Carson City, NV 89701-8401
direct 775-887-2744
email byron.elkins@swgas.com | www.swgas.com

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in error, please notify us immediately of your receipt of this message by e-mail and destroy this communication, any attachments, and all copies thereof.

Southwest Gas Corporation does not guarantee the privacy or security of information transmitted by facsimile (fax) or other unsecure electronic means (including email). By choosing to send or receive information, including confidential or personal identifying information, via fax or unencrypted e-mail, you consent to accept any associated risk.

Thank you for your cooperation.

2013 Building Permit Distribution Table (at 3% growth)

| | Period 1 January, February & March | Period 2 April, May & June | Period 3 July – December |
|---|---|--|--|
| Total Available | 655 allocations available | Any remaining permits available | Any remaining available |
| Development Category (31 or more lots or units) | <p>373 building permits available (57%)</p> <p>Permits divided equally among the qualified development projects on the list as of January 2.</p> <p>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.</p> <p>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.</p> | <p>A maximum cumulative total of 559 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.</p> | Any remaining building permits available on a first come, first served basis |
| General Category | <p>282 building permits available (43%)</p> <p>A maximum of 30 permits may be issued to an individual property owner during this period.</p> | <p>A maximum cumulative total of 564 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.</p> | Any remaining building permits available on a first come, first served basis |

Methodology for Determining Number of Residential Allocations

ATTACHMENT D

Assumptions:

- The 2012 certified Carson City population estimate is 55,441. (The most current population estimate.)
- This certified 2012 population estimate is used as the “baseline” for establishing 2014 residential allocations
- 2013 Population estimate = 2012 Pop. x 2012 allocations x 2.54 persons per household
- 2.54 persons per household is assumed per 2010 US Census, increased from 2.41 per 2000 Census

Methodology:

- 1) (2012 pop.) + (2012 allocations issued x 2.54) = 2013 pop.
- 2) (2013 pop.) x (% growth rate) = 2014 population
- 3) (2014 pop.) – (2013 pop.) = 2014 pop. growth
- 4) (2014 pop. growth) ÷ (2.54 pop./unit) = **Number of 2014 allocations**

2012 Population:

55,441

2012 Res. Permits Issued:

10

At 3.0% growth rate:

- 1) 55,441 + 25 = 55,466
- 2) 55,466 x 1.03 (3.0%) = 57,130
- 3) 57,130 - 55,466 = 1,664 persons
- 4) 1,664 / 2.54 = **655 allocations**

Subsequent Years

| | |
|------|-----------|
| 2015 | 675 at 3% |
| 2016 | 695 at 3% |
| 2017 | 716 at 3% |

At 2.5% growth rate:

- 1) 55,441 + 25 = 55,466
- 2) 55,466 x 1.025 (2.5%) = 56,853
- 3) 56,853 - 55,466 = 1,387 persons
- 4) 1,387 / 2.54 = **546 allocations**

Subsequent Years

| | |
|------|-------------|
| 2015 | 560 at 2.5% |
| 2016 | 574 at 2.5% |
| 2017 | 588 at 2.5% |

At 2.0% growth rate:

- 1) 55,441 + 25 = 55,466
- 2) 55,466 x 1.02 (2.0%) = 56,576
- 3) 56,576 - 55,466 = 1,109 persons
- 4) 1,109 / 2.54 = **437 allocations**

Subsequent Years

| | |
|------|-----------|
| 2015 | 445 at 2% |
| 2016 | 454 at 2% |
| 2017 | 463 at 2% |

Carson City Approved Subdivision Vacant Lot Information

Recorded Subdivision Lots

| | Subdivision Name | File No. | Approval Date | Lots Recorded | Vacant Lots | Location and Notes |
|----|--|------------------------|----------------------|--|-----------------------------------|---|
| 1 | Carmine Street | TSM-04-132 | Oct-04 | 15 | 11 | North of Hwy 50 East and South of Carmine Street |
| 2 | Cottonwood Court | P-92/93-4 | Jul-93 | 20 | 7 | North of Fifth St, east of Roop St |
| 3 | Goni Canyon Estates, Phase I Goni Canyon Estates, Phase 2 Goni Canyon Estates, Phase III | S-91/92-6 | Jul-92 | 41 42 16 | 4 4 2 | South of Fermi Rd; Goni Rd extension |
| 4 | Heritage Park at Quail Run Phase 5 Phase 6 | P-93/94-2 | Mar-94 | 21 82 | 8 13 | Corner of Fairview Dr and Saliman Rd |
| 5 | Hidden Meadows Estates #1 Hidden Meadows Estates #2 Hidden Meadows Estates #4 | S-95/96-6 S-96/97-3 | Sep-96 | 31 25 30 | 2 1 4 | East of Carson River Rd and south of Fifth St |
| 6 | Highland Estates | S-87-1 | May-87 | 60 | 7 | "C" Hill, west of Lake Glen Manor |
| 7 | Kingston Park | Parcel Maps | Jul-87 | 28 | 13 | At the west end of Long St extension |
| 8 | Lakeview | S-79-4 S-79-5 | May-79 May-79 | 258 | 34 | South of Carson City/Washoe County line, west of US Hwy 395 North |
| 9 | Long Ranch Estates PUD, 1A Phase IB Phase 6 | P-92/93-1 | Nov-92 | 31 30 29 | 1 12 2 | Approximately 1,000 ft. west of North Ormsby Blvd, and north and south of Kings Canyon Rd |
| 10 | Riverview PUD | PUD 9/78 | Oct-78 | 262 | 13 | East end of Fifth St, north of Eagle Valley Middle School |
| 11 | Silver Oak PUD (1,074 total)** Phase I Phase 5 Phase 12 Phase 16 Phase 17 Phase 18 Phase 19 | P-93/94-1 | Oct-93 | 70 33 60 57 15 21 10 | 2 2 3 17 15 6 9 | West of N. Carson Street north of Winnie Lane ** Recorded lots plus remaining future phases. |
| 12 | Sundance Ridge II (SFA) | TSM-05-160 | Nov-05 | 32 | 20 | West of Lepire Drive |
| 13 | Timberline | no file # | Oct-78 | 101 | 10 | West end of Combs Canyon Rd |
| 14 | Wellington Crescent | S-89/90-3 | Jan-90 | 59 | 8 | North of Ash Canyon Rd and approximately 1,300 ft. west of Winnie Lane |

Total of Vacant Subdivision Lots: 230

Carson City Approved Subdivision Vacant Lot Information

Approved Tentative Maps with Lots Pending to Record

| | Subdivision Name | File No. | Approval Date | Lots Approved | Lots Remaining | Location and Notes |
|----|---------------------------|-----------------|----------------------|----------------------|-----------------------|--|
| T1 | Silver Oak PUD | P-93/94-1 | Oct-93 | 1074 | 466 | West of N. Carson Street north of Winnie Lane. |
| T2 | Clearview Ridge | TPUD-06-146 | Sep-06 | 73 | 73 | West side of Cochise, south side of Roventini. |
| T3 | Ross Park PUD | TPUD-07-010 | Mar-07 | 23 | 23 | Snyder Ave., California St. & Appion Wy. |
| T4 | Schultz Ranch Development | TSM-05-144 | Oct-05 | 521 | 521 | Race Track Road vicinity, east of Center Dr. |

Total Approved Tentative Map Lots Pending: 1,083
Total of Vacant and Pending Subdivision Lots: 1,313

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

| | Development Name | File No. | Review Date | | Number of units | Location and Notes |
|--|-------------------------|-----------------|--------------------|--|------------------------|---------------------------|
| | (None) | | | | | |

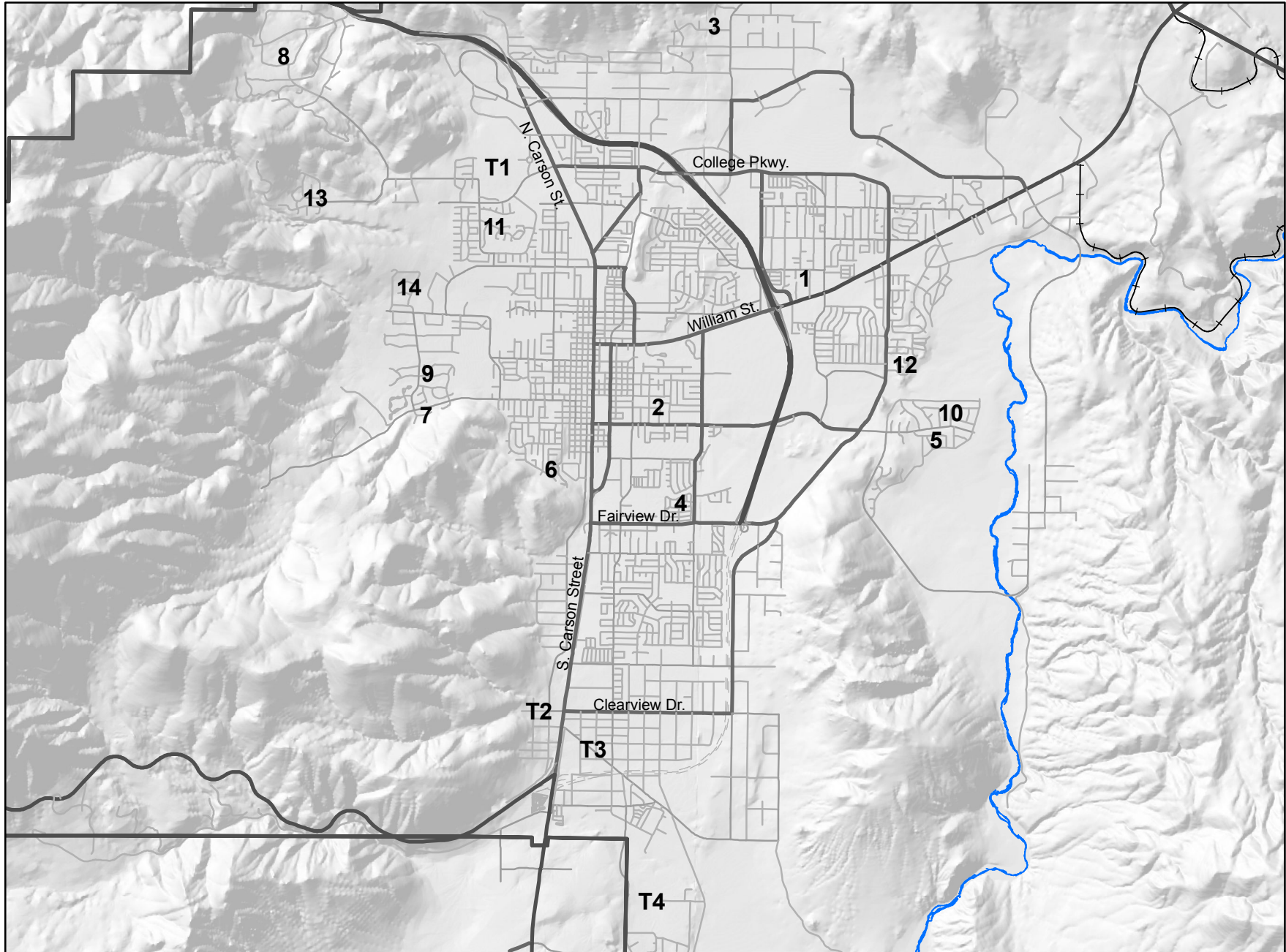
Total Potential Multi-family Units: 0

Conceptual Map Reviews (last 12 months)

| | Development Name | File No. | Date | Exisitng Proposed | Proposed Remaining | Location and Notes |
|--|-------------------------|-----------------|-------------|--------------------------|---------------------------|---------------------------|
| | (None) | | | | | |

Total Conceptual Units: 0
Total Vacant, Pending, Conceptual and Multi-Family: 1,313

Carson City Subdivision Locator Map





Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
planning@carson.org
www.carson.org/planning

April 23, 2013

Dear Carson City Growth Management Stakeholder:

The Carson City Growth Management Commission (Planning Commission) will hold its annual meeting on Wednesday, May 29, 2013, to recommend residential entitlements for the Growth Management program for the 2014 calendar year as required by Carson City's Growth Management Ordinance (CCMC 18.12). The Board of Supervisors will take final action on the allocations on July 18, 2012, to establish the number of building permits for residential units that will be permitted in 2014.

This letter is intended to solicit your input in accordance with the Growth Management Ordinance in order to assemble data and comments relative to the effect that residential growth has on services your department or agency provides to the citizens of Carson City. Specifically, the Growth Management Commission and Board of Supervisors are interested in determining how the allocation of permits for residential construction in 2014 will impact your department's or agency's ability to serve the citizens of Carson City and what level of residential growth could be accommodated. (Note: The number of residential permits made available annually has historically corresponded to a number that would result in approximately 3% residential growth.)

Please address the following questions in your response:

- 1. Does your department or agency have any extraordinary service capacity issues that would be negatively impacted by residential growth in 2013-14? If so, identify the issues.*
- 2. Do you recommend limiting the number of residential building permits (new construction) that will be made available for the 2014 calendar year to address these issues? If so, what limit, and how will this limit on residential growth help resolve your service capacity problem?*
- 3. What is needed by your department or agency to solve any service capacity issues identified above?*

Thank you in advance for providing this valuable information to the Carson City Planning Division no later than Tuesday, May 14, 2012. It is important that any issues are identified in advance of the public meetings so staff can incorporate appropriate Growth Management measures and alternatives.

Attached is the "Purpose" section of the Growth Management Ordinance to identify the scope of the Growth Management program and assist you in assembling your information and comments. Also attached, for your information and reference, is a summary of the Growth Management residential allocation history and population projections for Carson City. If your agency or department sent comments last year, they are also attached for your reference.

Thank you again for your timely response in providing your comments and information. Please direct your correspondence to me at the Planning Division. If you have any questions regarding Growth Management or this information packet, contact me at 283-7075, or email at lplemel@carson.org.

Sincerely,

Lee Plemel, AICP
Planning Director

Attachments:

- 1) Growth Management Ordinance Excerpt
- 2) Residential Allocation History Chart
- 3) Population History and Projections Chart
- 4) Letter distribution list

Copy to: Attached Distribution List

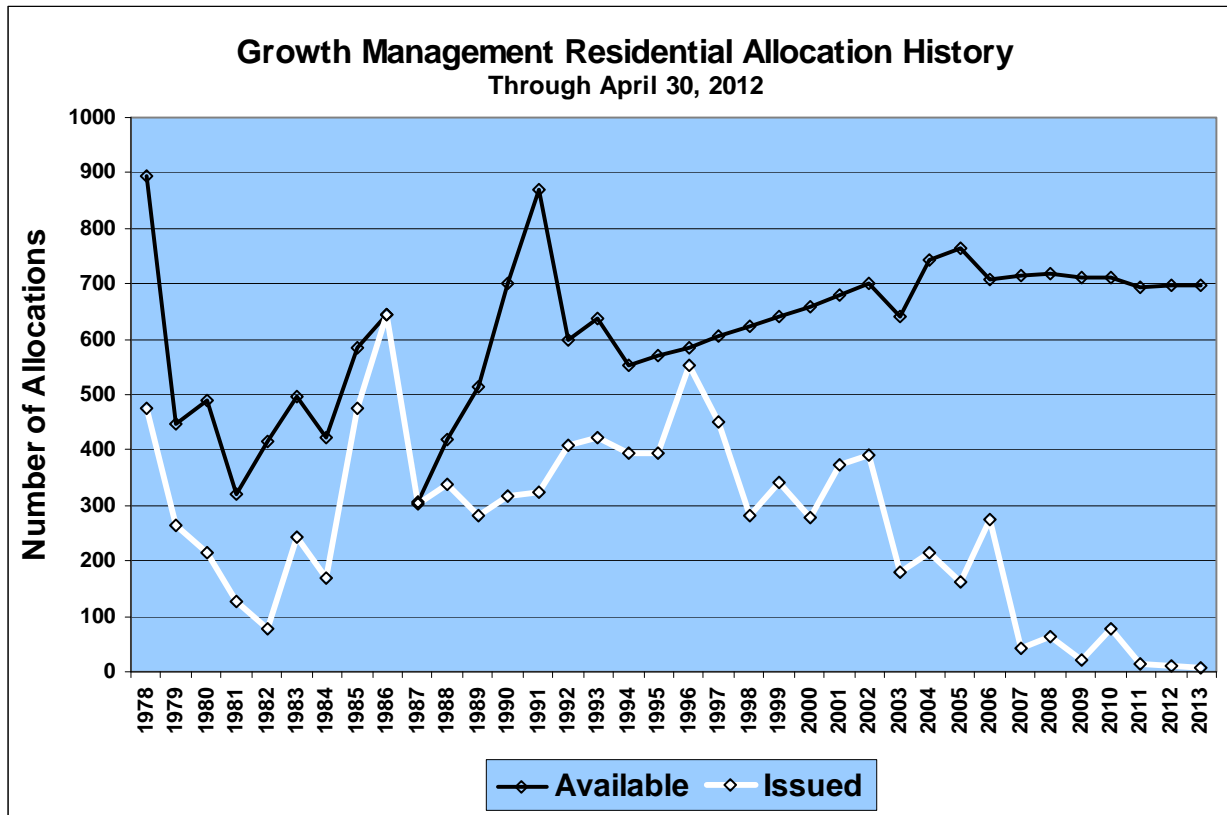
18.12 Growth Management

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;
 - 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.



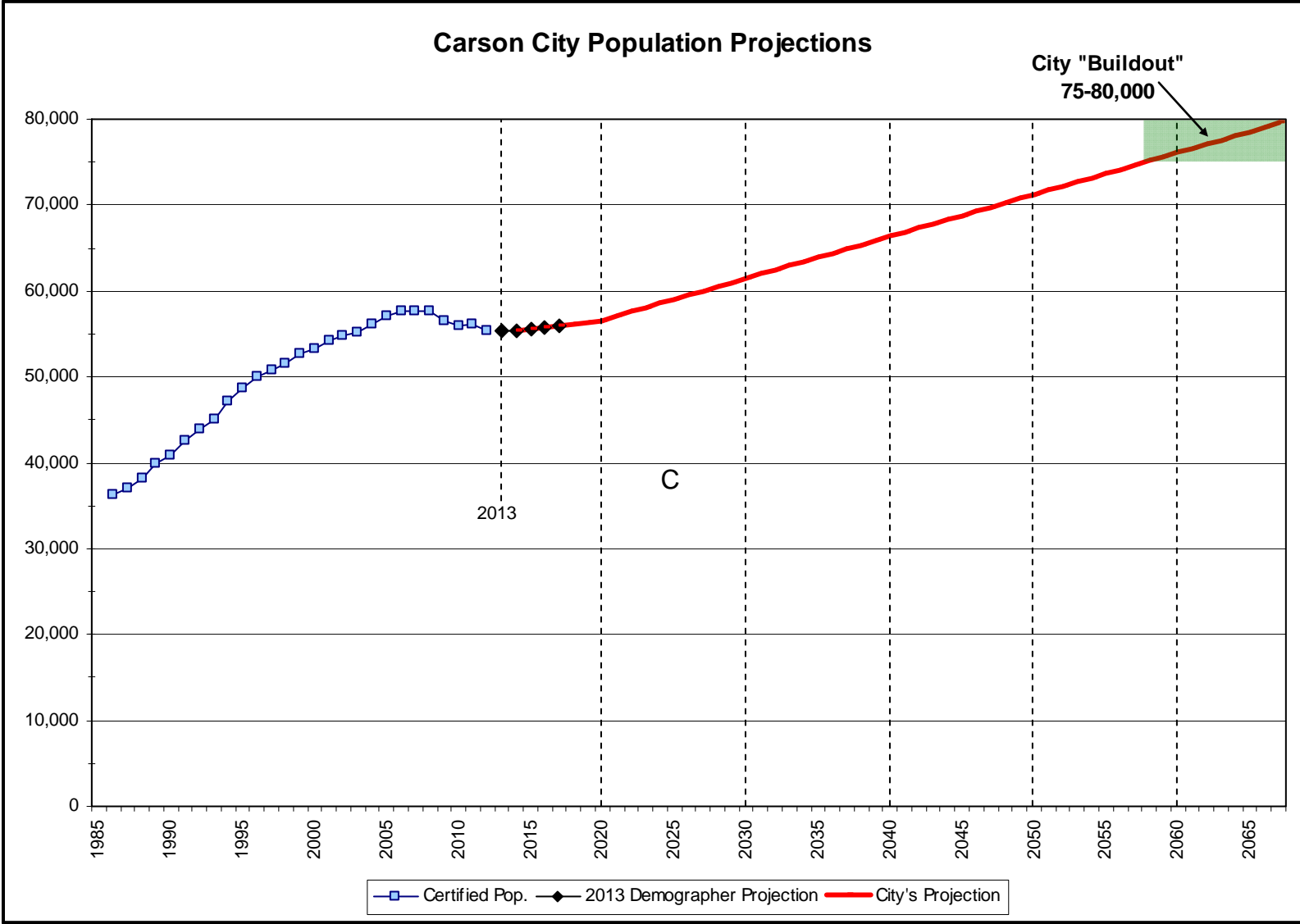
* 4 permits as of April 30, 2012

Average annual permits over various time periods:

- 284 = Avg. issued/yr. 1982-2011 (30 years)
- 267 = Avg. issued/yr. 1992-2011 (20 years)
- 144 = Avg. issued/yr. 2002-2011 (10 years)
- 44 = Avg. issued/yr. 2007-2011 (5 years)

Maximum annual permits over various time periods

- 644 = Max. issued 1982-2011 (30 years, 1986)
- 553 = Max. issued 1992-2011 (20 years, 1992)
- 390 = Max. issued 2002-2011 (10 years, 2002)
- 77 = Max. issued 2007-2011 (5 years, 2010)



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Public Works

David Bruketta
Public Works

Darren Schulz
Deputy Public Works Director

Jeff Sharp
City Engineer

Patrick Pittenger
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Larry Werner
City Manager

Supervisor Jim Shirk

Supervisor Brad Bonkowski

Supervisor John McKenna

Mayor Robert L. Crowell

Supervisor Karen Abowd

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