



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: July 7, 2016

Staff Contact: Lee Plemel, Community Development Director

Agenda Title: For Possible Action: To adopt Resolution No. 2016-R-__, a Resolution amending the maximum number of residential building permit allocations under the Carson City Growth Management Ordinance for the years 2017 and 2018 and estimating the maximum number of residential building permits for the years 2019 and 2020; 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.

Staff Summary: The Board of Supervisors is required to annually establish the number of residential permits that will be available for the following calendar year in accordance with CCMC 18.12, Growth Management. This has historically been based upon a growth rate of three percent. A maximum of 640 residential permits are recommended by the Planning Commission for 2017. The commercial and industrial daily water usage threshold is recommended to be continued at 15,000 gallons per day, above which Growth Management Commission approval is required. (Lee Plemel, lplemel@carson.org)

Agenda Action: Resolution

Time Requested: 20 minutes

Proposed Motion

I move to adopt Resolution No. 2016-R-__, a Resolution amending the maximum number of residential building permit allocations under the Carson City Growth Management Ordinance for the years 2017 and 2018 and estimating the maximum number of residential building permits for the years 2019 and 2020; 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.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

The Planning Commission recommended approval of the proposed Resolution on May 25, 2016, by a vote of 6-0 (one absent).

Background/Issues & Analysis

See the attached staff report to the Planning Commission dated May 25, 2016, for more background and information regarding Growth Management and the proposed Resolution. Contact Lee Plemel at 283-7075 or lplemel@carson.org if you have any questions regarding this item.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.12, Growth Management.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: N/A

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: This is a planning and zoning-related regulation pursuant to NRS 278 and is therefore exempt from business impact statement requirements.

Alternatives

Amend the number of residential allocations to be made available and/or the average daily water usage threshold for commercial and industrial development.

Attachments:

- 1) Resolution.
- 2) Report to the Planning Commission and supporting materials.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION NO. 2016-R-__

A RESOLUTION AMENDING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2017 AND 2018 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2019 AND 2020; ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS AVAILABLE WITHIN THE DEVELOPMENT PROJECT 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 establish the number of residential building permit allocations available within the Development Project and General Property Owner categories, and to establish a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review in order 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 25, 2016, and recommended the maximum number of residential building permits to be made available for calendar years 2017 and 2018, and the Commission estimated the maximum number of residential building permits for calendar years 2019 and 2020; 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

NOW, THEREFORE, the Board of Supervisors hereby resolves:

A. Beginning on the first city working day in January 2016, the Building Division shall make available a total of **640** residential Growth Management allocations for building permits. The 2016 year-end balance of unused allocations shall be voided and returned to the utility manager. The allocations for residential building permits shall be disbursed as

follows:

1. For the general property owner category, a subtotal of **275** 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 2015) subject to the availability of building permits.

2. For the development project category, a subtotal of **365** 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 2017. 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 2016).

3. Any residential building permits remaining from Period 1 shall be made available in Periods 2 (April through June) and 3 (July through December 2015) in accordance with Carson City Municipal Code Section 18.12.055.

B. Beginning on the first city working day in January 2018, the Building Department may upon Board of Supervisors' approval make available pursuant to Carson City Municipal Code Section 18.12 a maximum total of **659** residential building permits, assuming three percent growth in 2016. The building permits shall be disbursed as follows:

1. For the general property owner category, a subtotal of **284** 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 **375** 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 2019, it is estimated that the Board of Supervisors may make available a maximum of 678 residential building permits, assuming continued three percent growth.

D. For calendar year 2020, it is estimated that the Board of Supervisors may make available a maximum of 699 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 2017 that exceed the threshold of **15,000 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 _____, 2016.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

SUE MERIWETHER, Clerk-Recorder

**STAFF REPORT FOR THE GROWTH MANAGEMENT COMMISSION MEETING OF
MAY 25, 2016**

FILE NO: GM-16-043

AGENDA ITEM: F-2

STAFF AUTHOR: Lee Plemel, AICP, Community Development 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 2017 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 of 640 residential building permit entitlements for 2017, with an allocation of 275 entitlements for the general property owner category and 365 entitlements for the development category, and to establish the commercial and industrial development annual average water usage threshold of 15,000 gallons per day for Growth Management Commission review, and distribution and allocations for future years as further provided in the draft Board of Supervisors Resolution.”

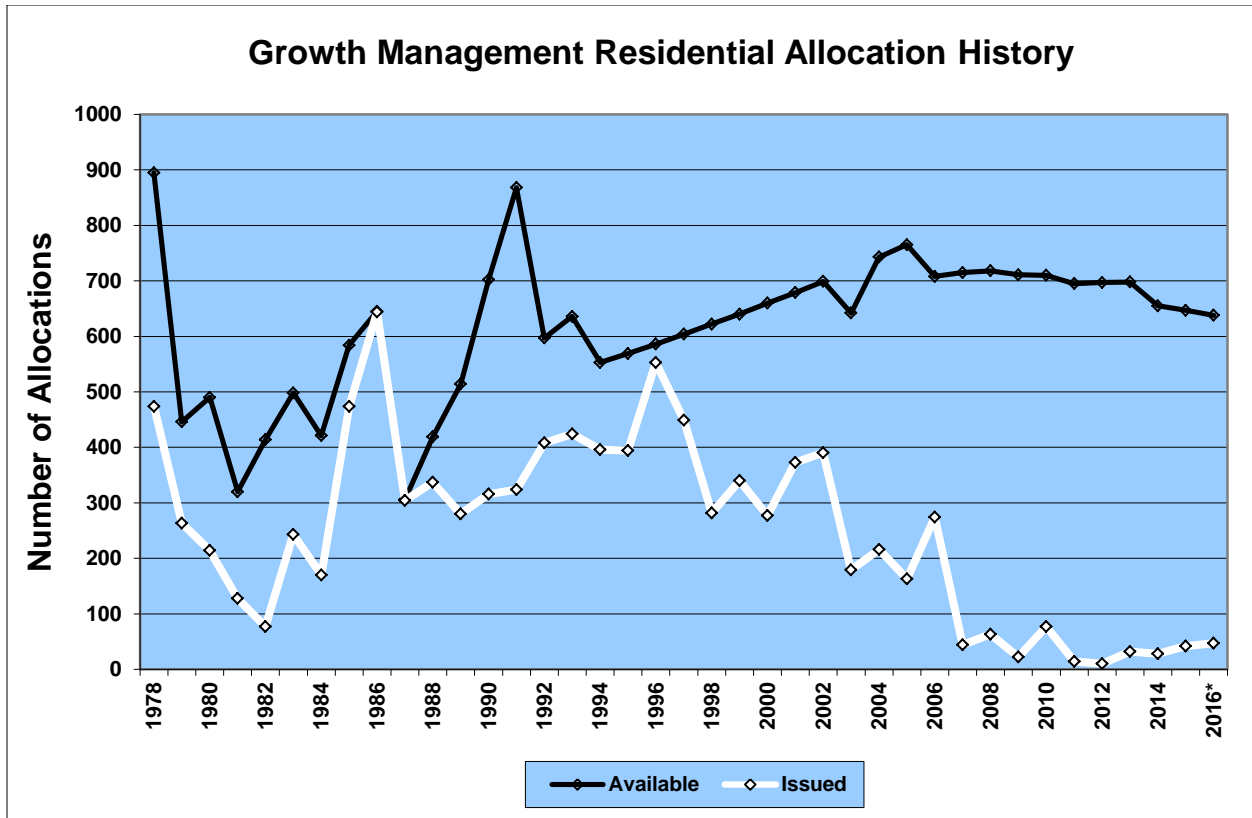
BACKGROUND:

The Planning Commission serves as the Growth Management Commission per the Carson City Municipal Code Title 18, Chapter 18.12 (Growth Management Ordinance). The Growth Management Commission is responsible for annually 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 (2017 and 2018, on a rolling calendar basis) and estimate the number to be made available in the third and fourth years (2019 and 2020).
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 that 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.

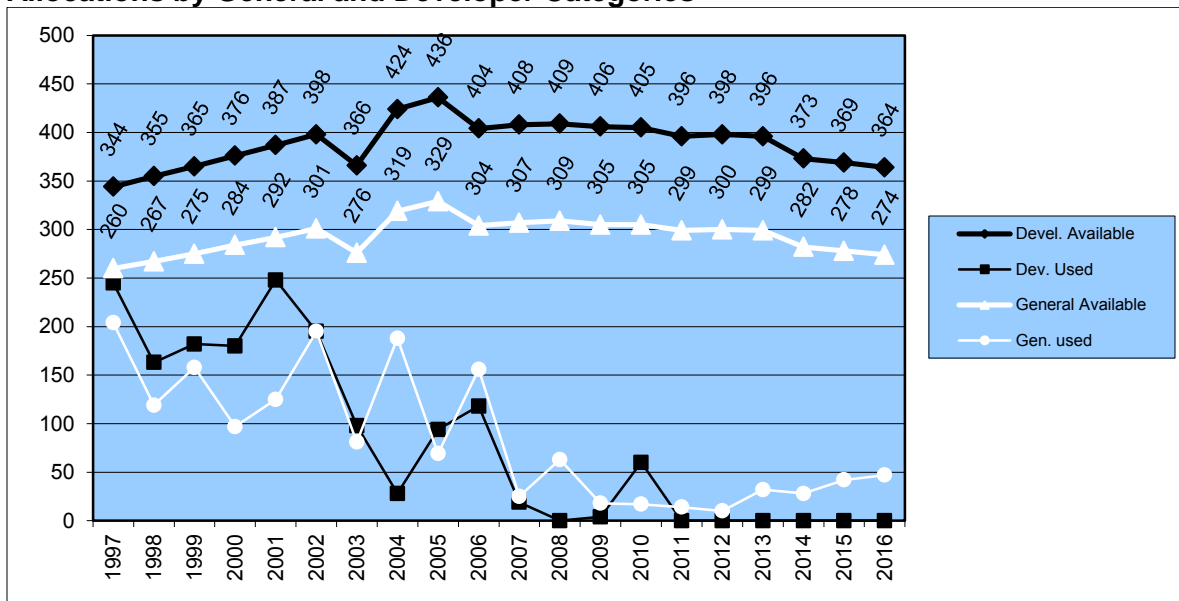
The following graphs provide historical data regarding the number of permits available, the number of permits used by the general property owner and development categories, and permits used by type of residence.



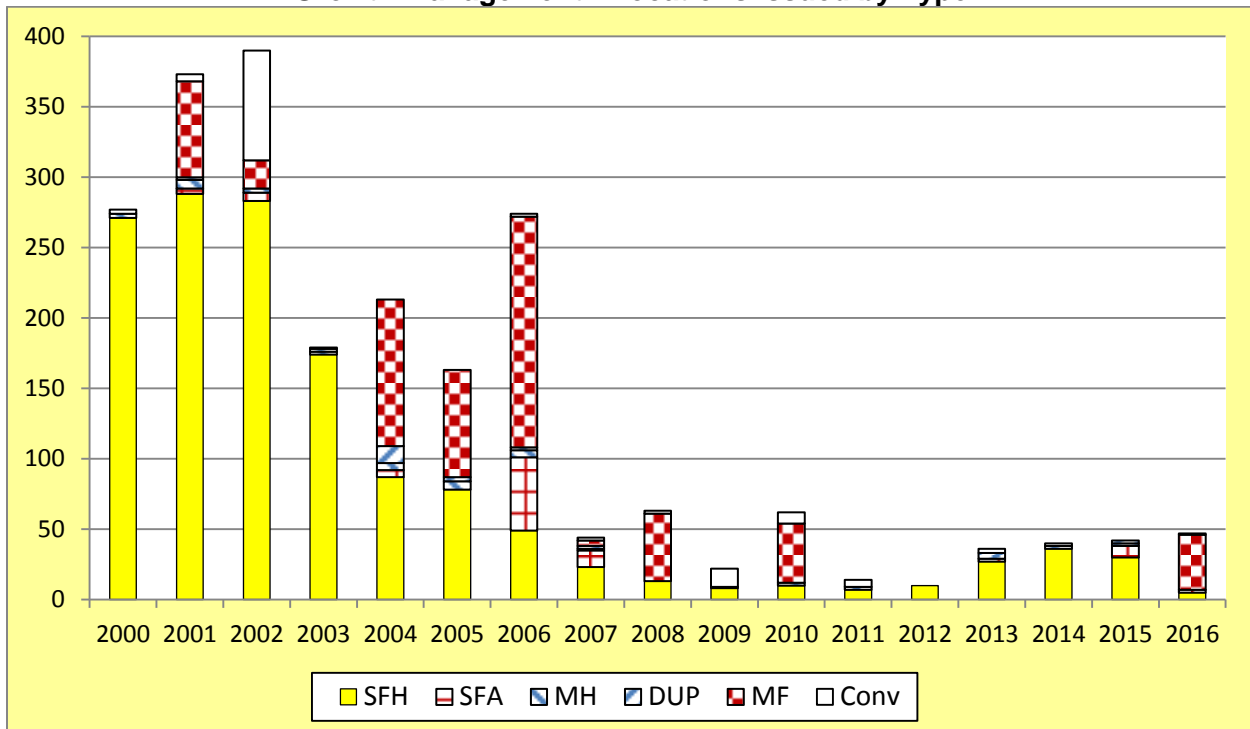
* 2016: 5 SF units, 4 SF-attached units, and 39 MF units as of May 10, 2016.

	Avg. Issued/yr.	Max. Issued/yr.
1986-2015 (30 years)	255	644 (1986)
1996-2015 (20 years)	191	553 (1996)
2006-2015 (10 years)	61	274 (2006)
2011-2015 (5 years)	25	42 (2015)

Allocations by General and Developer Categories



Growth Management Allocations Issued by Type



Through May 10, 2016

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

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 2017. Written comments received are attached to this staff report. Though City departments have, in the past, noted 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 2017. Please refer to the attached comments for more detail.

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 for Growth Management review. 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 23,500 residential units (per 2010 US Census and Assessor's data), with a population of approximately 53,969 (2014 State Demographer's estimate). Approximately 29,500-31,500 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

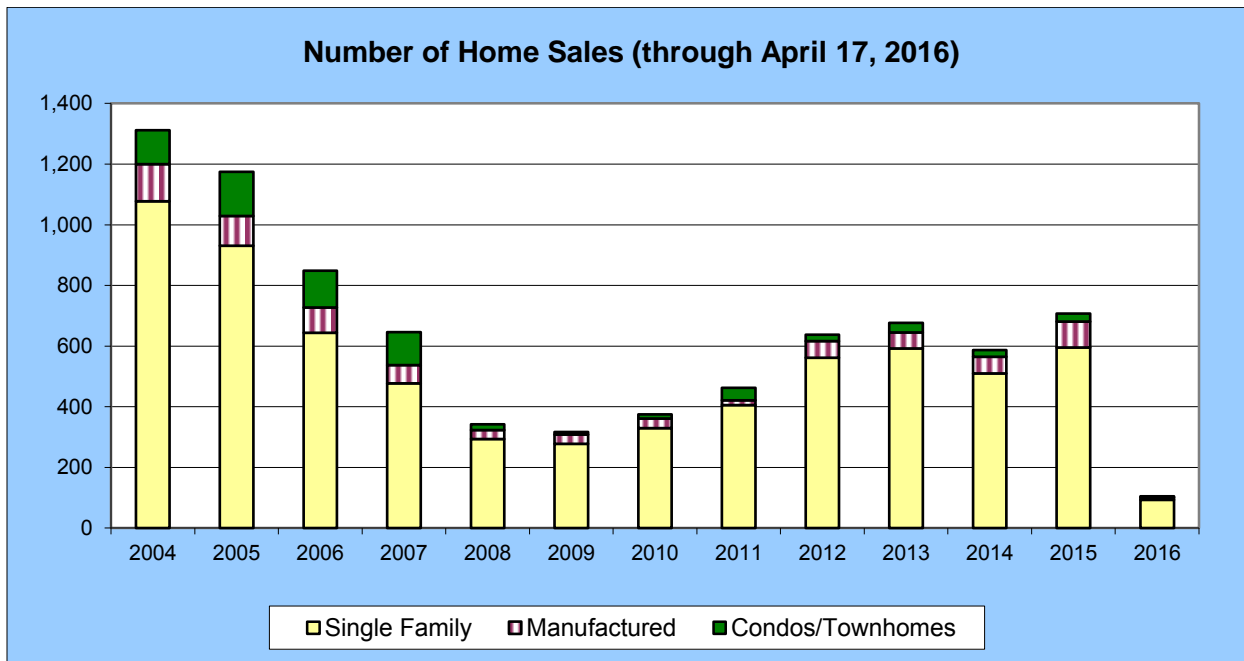
6,000 to 8,000 residential units—about one-quarter to one-third of our current residential unit count—remaining to be constructed before the City’s planned build out population is reached.

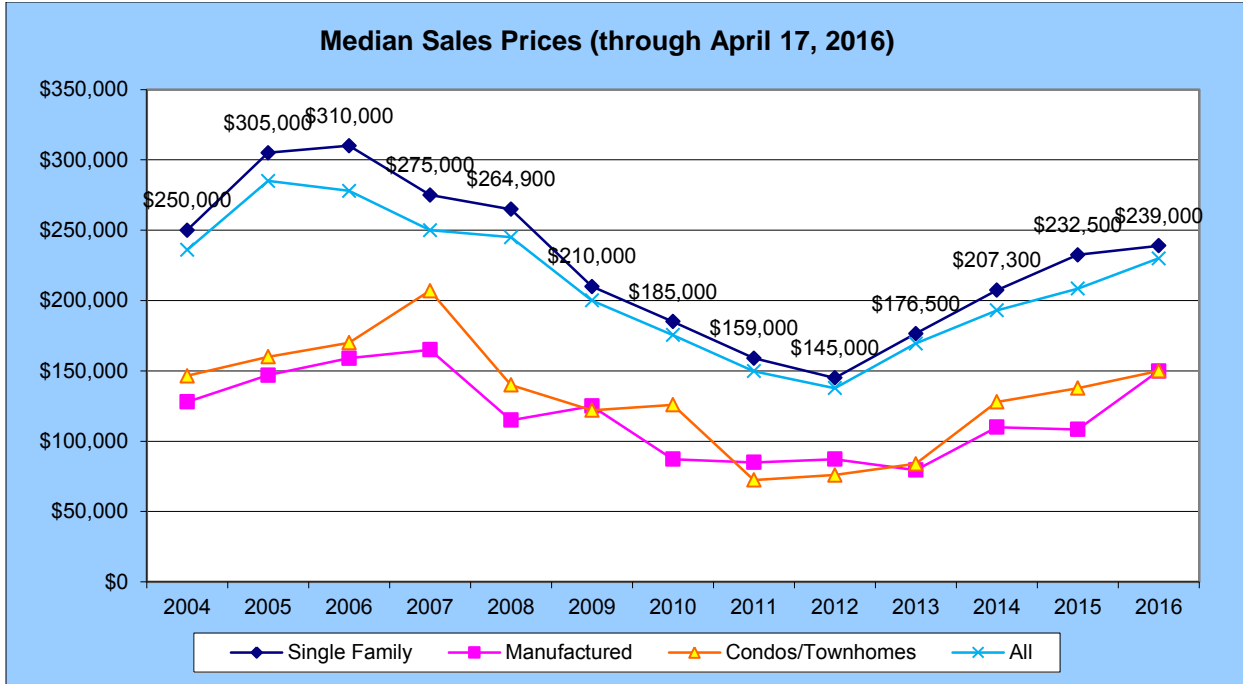
City records indicate there are approximately 300 vacant subdivision lots (as of April 21, 2016) with an additional 950 lots remaining to be recorded from various approved subdivision maps, for a total of approximately 1,250 potential lots. There are also 90-unit (Silver Oak) and 64-unit (Bella Lago) apartment complexes that have been approved, and two Conceptual Subdivision Maps (Arbor Villas at Little Lane and Vintage at Kings Canyon) that have recently been reviewed by City staff with a total of 368 additional potential single-family residential lots. Note that these figures do not account for other vacant parcels that are not part of subdivisions or other larger parcels with potential to be subdivided.

Subdivisions with tentative maps/parcels pending to be recorded

Subdivision Name	Approval Date	Parcels Approved	Parcels Remaining	Location and Notes
Silver Oak PUD	Oct-93	1,088	482	West of N. Carson Street north of Winnie Lane.
Clearview Ridge	Sep-06	73	73	West side of Cochise, south side of Roventini.
Ross Park PUD	Mar-07	23	23	Snyder Ave., California St. & Appion Wy.
Schultz Ranch Development	Oct-05	424	324	Race Track Road vicinity, east of Center Dr.
Jackson Village	Sep-15	41	41	Eagle Station Lane
Caroline Court/Anderson St.	Dec-15	7	7	Townhome units on Anderson Street
Total Approved Tentative Map Lots Pending:			950	

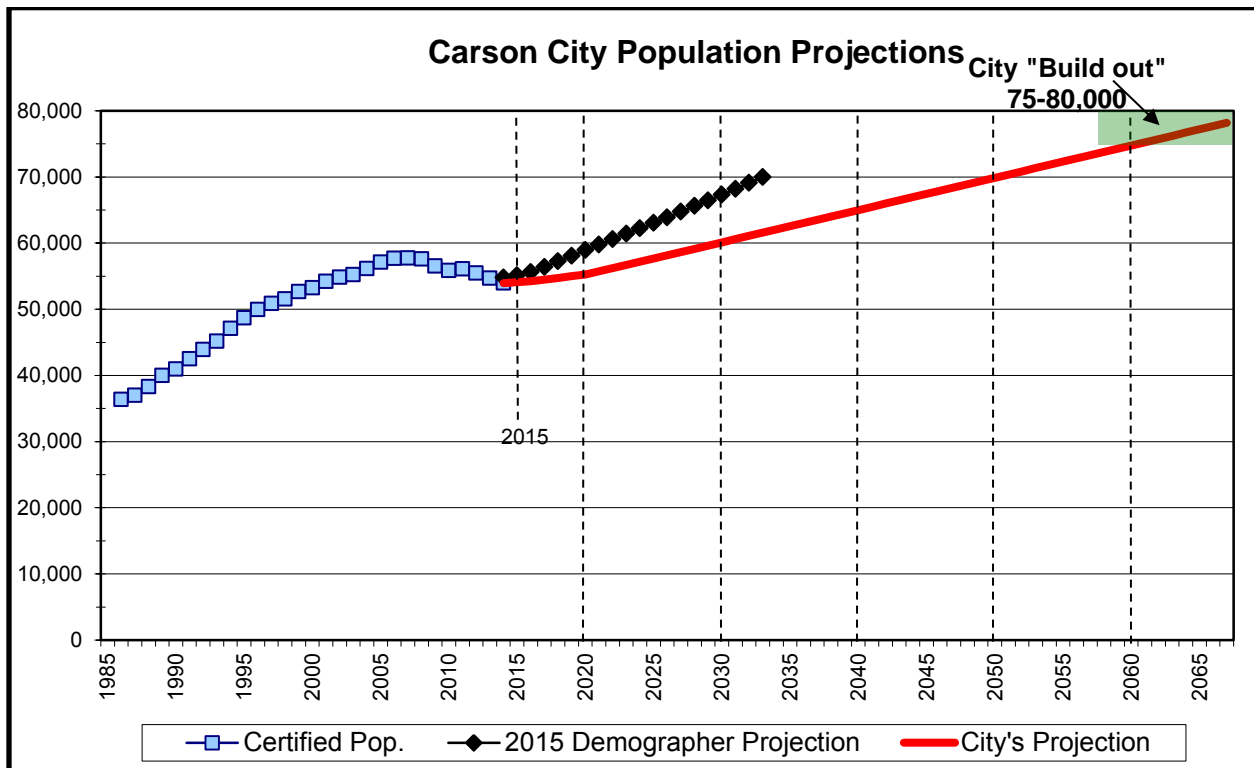
The number of home sales can have an impact on the demand for construction of new homes. Slower home sales can slow demand for new construction, but increased sale prices could make new construction economically feasible and lead to more construction. The following two graphs show that total home sales have increased over the last few years, and the median single-family home price has increased each year since bottoming out in 2012.





Source: Carson City Assessor's Office

The following table 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 levels, does City staff have the capacity to process 640 permits and accommodate that much growth 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 permit processing workload. This includes funding the time for staff in the Community Development, Public Works, Fire, and Health Departments to review and inspect building permit plans.

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 a residence, delaying the associated population growth impacts. Limiting the number of available permits could have a suppressive effect on the Carson City economy.

- 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 Growth Management Ordinance’s history—including the last 20-plus years—a general rule of allowing up to 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 years 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 (usually one year behind) 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 2016 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.

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, 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. Those issues were addressed by the City years ago. However, 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. It is also an established program that could be used in the future if growth capacity issues arise.

Commercial and Industrial Average Daily Water Usage Threshold

The Commission is also required to establish the average daily water usage threshold for Growth Management Commission review. A threshold of 15,000 average gallons per day was adopted in 2016, up from 7,500 gallons that was used for years prior to that. To give an idea of how much water this is, 7,500 gallons per day is approximately the average amount used by a large restaurant, including landscape irrigation. With recent and continued improvements to the water system and additional water resources being produced and delivered from the Carson Valley, Public Works staff recommends retaining the average daily water usage threshold at 15,000 gallons. In addition to the water infrastructure improvements, the City's development standards and building codes have improved over the years to where water conservation measures, such as low-flow fixtures, are included as part of the standard requirements for new commercial and industrial development. The Public Works Department has the ability to require improvements with building permits that are necessary to meet water demands for each project without Growth Management Commission review.

Public Works staff will provide a more detailed presentation regarding water supply, demand and forecasts at the Planning Commission meeting.

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 2017 and 2018 and recommend an estimated number of total permits available for 2019 and 2020. 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 and how these rates would affect the number of available allocations.

Permit Allocation Alternatives

Rate	Category	2017	2018	2019	2020
3.0%	Total	640	659	678	699
	General	275 (43%)	284 (43%)	--	--
	Development	365 (57%)	375 (57%)	--	--
2.5%	Total	533	546	560	574
	General	229 (43%)	235 (43%)	--	--
	Development	304 (57%)	311 (57%)	--	--
2.0%	Total	426	435	444	452
	General	183 (43%)	187 (43%)	--	--
	Development	243 (57%)	248 (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 recommended allocation would allow the maximum flexibility in providing building permits as new development occurs. Unnecessarily limiting the number of building permits could have a negative impact on the ability of developers to obtain financing for proposed developments and have a generally suppressive effect on the Carson City economy.

Carson City is still recovering from the reduction in revenues coming into the City in recent years that 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 283-7075 or lplemel@carson.org if you have any questions regarding the Growth Management program.

Attachments:

- A) Agency comments
- B) Draft Resolution
- C) Building Permit Distribution Table for 2013 (3%)
- D) Methodology, Number of Available Permits



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PUBLIC WORKS

ATTACHMENT A

MEMORANDUM

TO: Carson City Planning Commission
FROM: Darren Schulz, Public Works Director
DATE: May 11, 2016
SUBJECT: Growth Management Report 2017

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 2017.

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 1,333 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 2016, Carson City's water usage will be approximately 11,186 acre-feet. This number includes State, commercial and industrial usage.

Subtracting the predicted 2016 water usage of 11,186 acre-feet and outstanding water commitments of 1,333 acre-feet from Carson City's usable water rights of 18,272, leaves a balance of approximately 5,753 acre-feet, which may be allocated towards new development.

Carson City continues to utilize conjunctive use water management. During the year of 2015, Carson City met its annual water needs from 68% groundwater and 32% 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 2016 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



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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 has always used a drought as the design scenario to meet peak summer demands. Currently, there is approximately 24.0 million gallons per day (MGD) of production supply for a drought year. The maximum-day demand in 2015 was approximately 21.0 MGD. There is approximately 3 MGD of peak supply capability remaining.

Carson City Public Works can accommodate the projected 3% growth for the remainder of 2016 through 2017, dependent on the completion of the planned capital improvement projects regarding storage, treatment, distribution and production facilities.

With regards to the threshold for Growth Management review, we recommend to keep the threshold at 15,000 gallons per day.

SEWER OPERATIONS:

The Water Resource Recovery Facility (WRRF) is permitted to process a sewage flow of 6.9 million gallons per day (MGD). The 2015 average flow was 4.2 MGD. With respect to the planned growth, a potential development rate of 3% through 2017 could be accommodated by the WRRF and sewer operations.

LANDFILL OPERATIONS:

The Landfill has a projected life expectancy of approximately 48 years. With respect to the planned growth, a potential development rate of 3% through 2017 could be accommodated by the Landfill.

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 2017 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

3505 Butti Way, Carson City, NV 89701 (775) 887-2355 FAX (775) 887-2112

Operations: Water, Sewer, Streets, Wastewater, Landfill, Environmental
Engineering, Transportation, Capital Projects



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the current system, the improvements that are planned to be implemented by the year 2016, and the planned improvements through the year 2040. With this knowledge, we have determined that the current system is operating well with respect to capacity. 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 to the year 2040. The model was updated and extended in 2016. This model allows for evaluations of the impacts of changes in the land use base, the transportation network, or both. The model is consistently improved and can be used to support subarea analyses as needed.



CARSON CITY FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

May 15, 2016

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.

Where growth will impact emergency services is in the development of our open land in the City. 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 additional 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 is limited and I will not guarantee we will have immediate resources to adequately address the given problem if we must rely on our mutual aid agreements.

In summary, the Fire Department is beyond its capacity to provide fire and EMS protection to the community. While response 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 have a limited effect upon this trend. Increase response area with no change in staffing will only add additional call volume to an already busy system. It is not the first 911 call that is the issue, it is the second or third call that will create delays in service delivery.

Please contact me if you need any additional information.

Sincerely,

Robert F. Schreihans
Fire Chief



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL



TO: Lee Plemel, Community Development Director

FROM: Nicki Aaker, Director *na*
Dustin Boothe, Environmental Health Manager *DB*

DATE: May 9, 2016

SUBJECT: Growth Management for 2017 Residential Allocations and Commercial Average Daily Water Usage

1. Does your department or agency have any extraordinary service capacity issues that would be negatively impacted by residential growth in 2017-18? If so, identify the issues.

None identified at this time.

2. Do you recommend limiting the number of residential building permits (new construction) that will be made available for the 2017 calendar year to address these issues? If so, what limit, and how will this limit on residential growth help resolve your service capacity problem?

No issues identified at this time.

3. What is needed by your department or agency to solve any service capacity issues identified above?

No issues identified at this time.

If you have any questions, please feel free to contact us.

Carson City Health & Human Services

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

Clinical 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 Control & Prevention (775) 887-2190 Fax: (775) 887-2248	Chronic Disease Prevention & Health Promotion (775) 887-2190 Fax: (775) 887-2248
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RESOLUTION NO. 2016-R-__

A RESOLUTION AMENDING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2017 AND 2018 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2019 AND 2020; ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS AVAILABLE WITHIN THE DEVELOPMENT PROJECT 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 establish the number of residential building permit allocations available within the Development Project and General Property Owner categories, and to establish a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review in order 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 25, 2016, and recommended the maximum number of residential building permits to be made available for calendar years 2017 and 2018, and the Commission estimated the maximum number of residential building permits for calendar years 2019 and 2020; 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

NOW, THEREFORE, the Board of Supervisors hereby resolves:

A. Beginning on the first city working day in January 2016, the Building Division shall make available a total of **640** residential Growth Management allocations for building permits. The 2016 year-end balance of unused allocations shall be voided and returned to the utility manager. The allocations for residential building permits shall be disbursed as

follows:

1. For the general property owner category, a subtotal of **275** 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 2015) subject to the availability of building permits.

2. For the development project category, a subtotal of **365** 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 2017. 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 2016).

3. Any residential building permits remaining from Period 1 shall be made available in Periods 2 (April through June) and 3 (July through December 2015) in accordance with Carson City Municipal Code Section 18.12.055.

B. Beginning on the first city working day in January 2018, the Building Department may upon Board of Supervisors' approval make available pursuant to Carson City Municipal Code Section 18.12 a maximum total of **659** residential building permits, assuming three percent growth in 2016. The building permits shall be disbursed as follows:

1. For the general property owner category, a subtotal of **284** 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 **375** 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 2019, it is estimated that the Board of Supervisors may make available a maximum of 678 residential building permits, assuming continued three percent growth.

D. For calendar year 2020, it is estimated that the Board of Supervisors may make available a maximum of 699 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 2017 that exceed the threshold of **15,000 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 _____, 2016.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

SUE MERIWETHER, Clerk-Recorder

2017 Building Permit Distribution Table (3% alternative)

	Period 1 January, February & March	Period 2 April, May & June	Period 3 July – December
Total Available	640 allocations available	Any remaining permits available	Any remaining available
Development Category (31 or more lots or units)	<p>365 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 547 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>	<p>Any remaining building permits available on a first come, first served basis</p>
General Category	<p>275 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 550 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>	<p>Any remaining building permits available on a first come, first served basis</p>

Methodology for Determining Number of Residential Allocations

ATTACHMENT D

Assumptions:

- The 2014 certified Carson City population estimate is 53,969. (The most current population estimate.)
- This certified 2014 population estimate is used as the “baseline” for establishing 2017 residential allocations
- 2015 Population estimate = 2014 Pop. + (2014 allocations x 2.54 persons per household) = 54,040
- 2.54 persons per household is assumed per 2010 US Census.
- 2014 Allocations = 28
- 2015 Allocations = 42
- 2014 Population per Nevada State Demographer

Methodology:

- 1) (2015 pop.) + (2015 allocations issued x 2.54) = 2016 pop. est.
- 2) (2016 pop.) x (% growth rate) = 2017 population estimate
- 3) (2017 pop.) – (2016 pop.) = 2017 pop. growth estimate
- 4) (2017 pop. growth) ÷ (2.54 pop./unit) = **Number of 2017 allocations**

2015 Population:

54,040

2015 Res. Permits Issued:

42

At 3.0% growth rate:

- 1) 54,040 + 107 = 54,147
- 2) 54,147 x 1.03 (3.0%) = 55,771
- 3) 55,771 - 54,147 = 1,624 persons
- 4) 1,624 / 2.54 = **640 allocations**

Subsequent Years

2018	659 at 3%
2019	678 at 3%
2020	699 at 3%

At 2.5% growth rate:

- 1) 54,040 + 107 = 54,147
- 2) 54,147 x 1.025 (2.5%) = 55,500
- 3) 55,500 - 54,147 = 1,354 persons
- 4) 1,354 / 2.54 = **533 allocations**

Subsequent Years

2018	546 at 2.5%
2019	560 at 2.5%
2020	574 at 2.5%

At 2.0% growth rate:

- 1) 54,040 + 107 = 54,147
- 2) 54,147 x 1.02 (2.0%) = 55,230
- 3) 55,230 - 54,147 = 1,083 persons
- 4) 1,083 / 2.54 = **426 allocations**

Subsequent Years

2018	435 at 2%
2019	444 at 2%
2020	452 at 2%