



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** June 15, 2017

**Staff Contact:** Lee Plemel, Community Development Director

**Agenda Title:** For Discussion Only: To present information to the Board of Supervisors and Carson City School Board regarding current development trends and growth projections for Carson City. (Lee Plemel, lplemel@carson.org)

**Staff Summary:** City and School District staff will present information regarding City growth projections and Carson City School District planning activities.

**Agenda Action:** Other/Presentation

**Time Requested:** 20 minutes

## **Proposed Motion**

No action.

## **Board's Strategic Goal**

Quality of Life

## **Previous Action**

The last update was given to the Board of Supervisors on January 19, 2017.

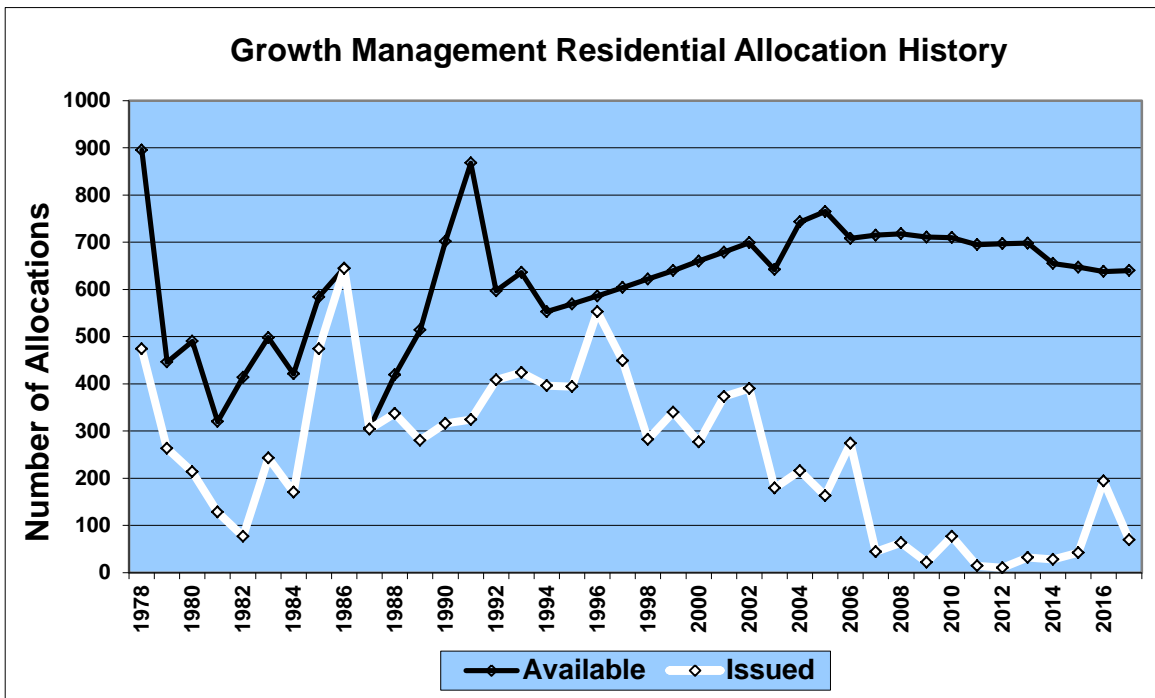
## **Background/Issues & Analysis**

Carson City manages the pace of residential development by allocating residential building permits in accordance with the City's Growth Management Ordinance. 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. In recent years, additional city services have been added to those resources that the Board of Supervisors must consider in establishing limits on the number of residential permits that may be allocated in a given year, including school enrollment and capacity. 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%.

Building permits for up to 640 residential units have been allocated for 2017. The Planning Commission reviewed the Growth Management annual report on May 31, 2017, and recommended an allocation of building permits for up to 658 residential units for 2018. The Board of Supervisors will consider residential allocations for 2018 in July.

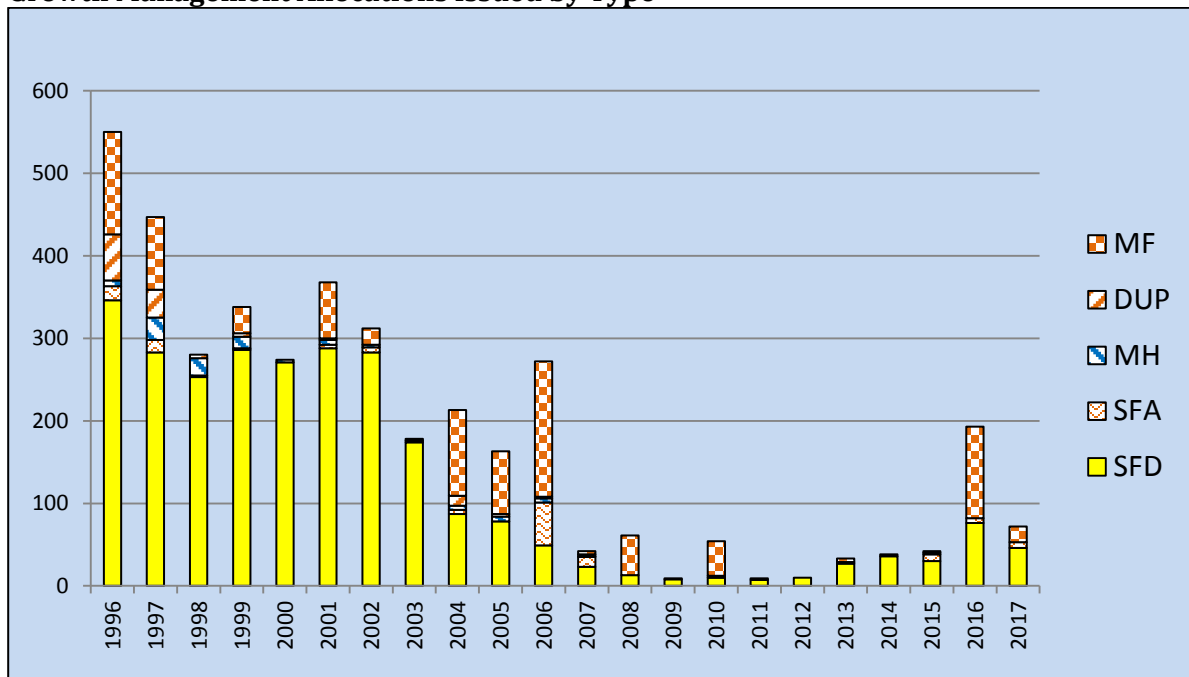
The following chart shows the historic trends of available residential allocations versus actual permits issued:

### Growth Management Residential Allocation History



	Avg. Issued/yr.	Max. Issued/yr.
1987-2016 (30 years)	240	553 (1996)
1997-2016 (20 years)	173	449 (1997)
2007-2016 (10 years)	53	194 (2016)
2012-2016 (5 years)	61	194 (2016)

### Growth Management Allocations Issued by Type

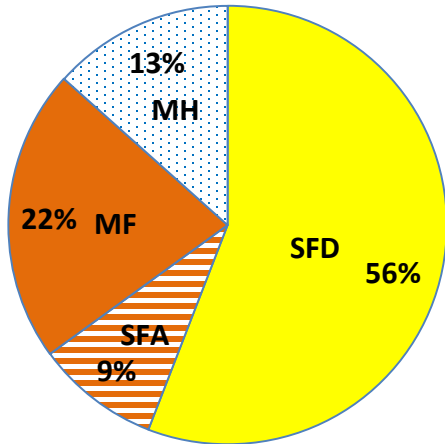


(Through April 2017; Source: Carson City Building Division)

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

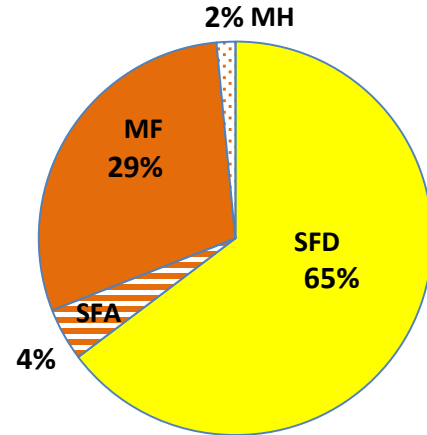
DUP – Duplex  
 MF – Multi-family attached (3+ units, single ownership)  
 Conv – Conversion of existing unit from well to water system

**Existing Residential Units by Unit Type**



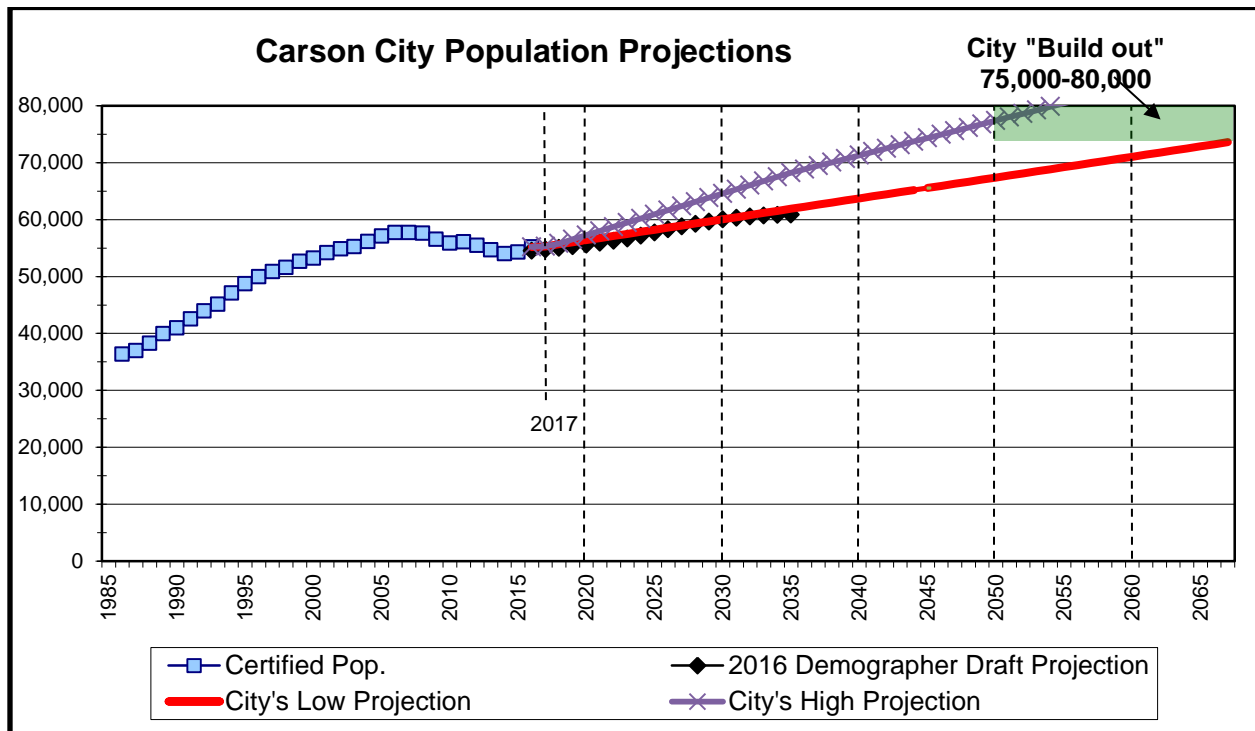
Source: Carson City Building Division

**Permits Issued Since 2000 by Unit Type**



Source: Carson City Assessor

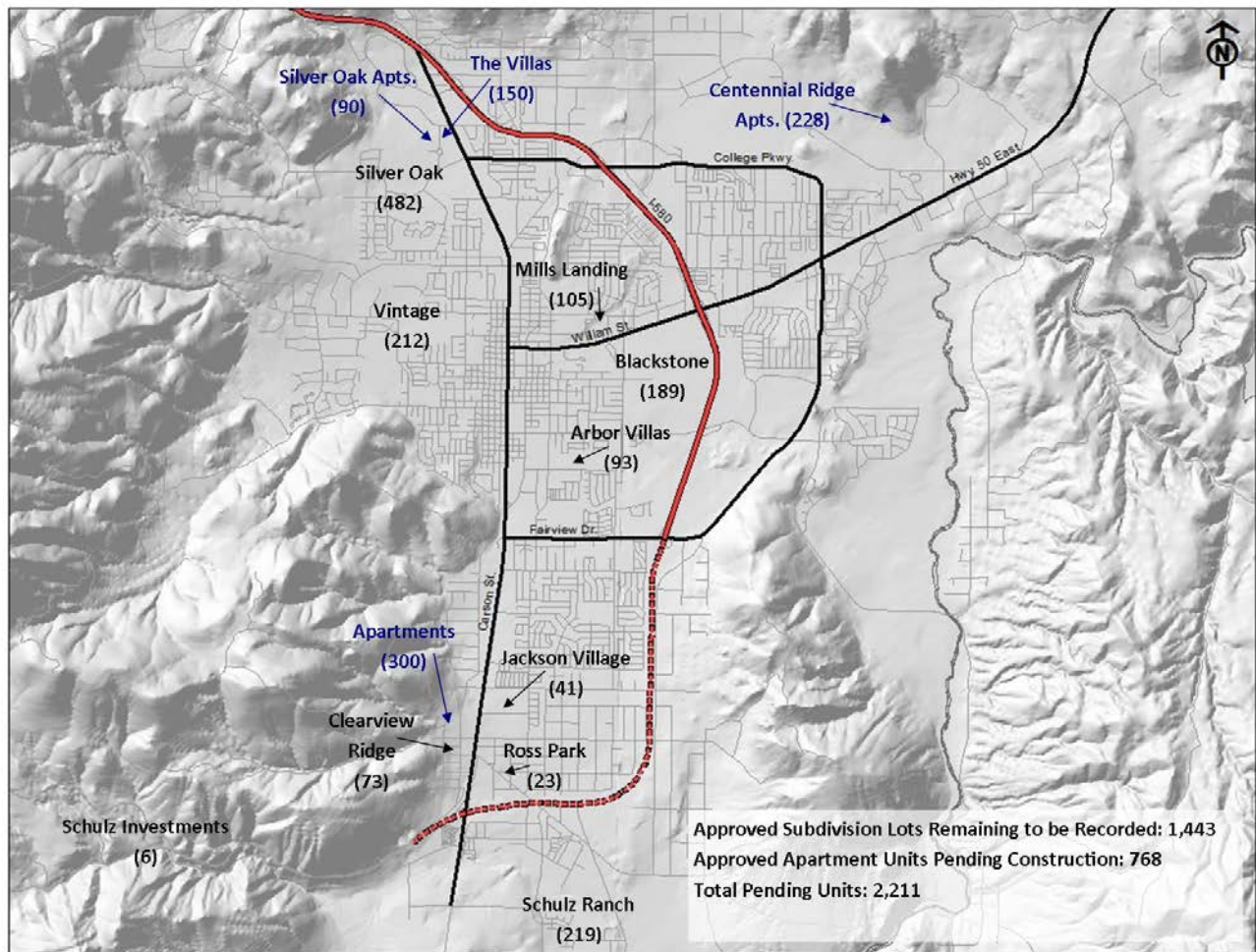
Carson City land use, water, sewer, and transportation long-range planning has been based on an estimated “build out” population of 75,000 to 80,000. Carson City currently has approximately 23,700 residential units (per Assessor’s data), with a population of approximately 55,182 (2016 State Demographer’s 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 5,800 to 7,800 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.



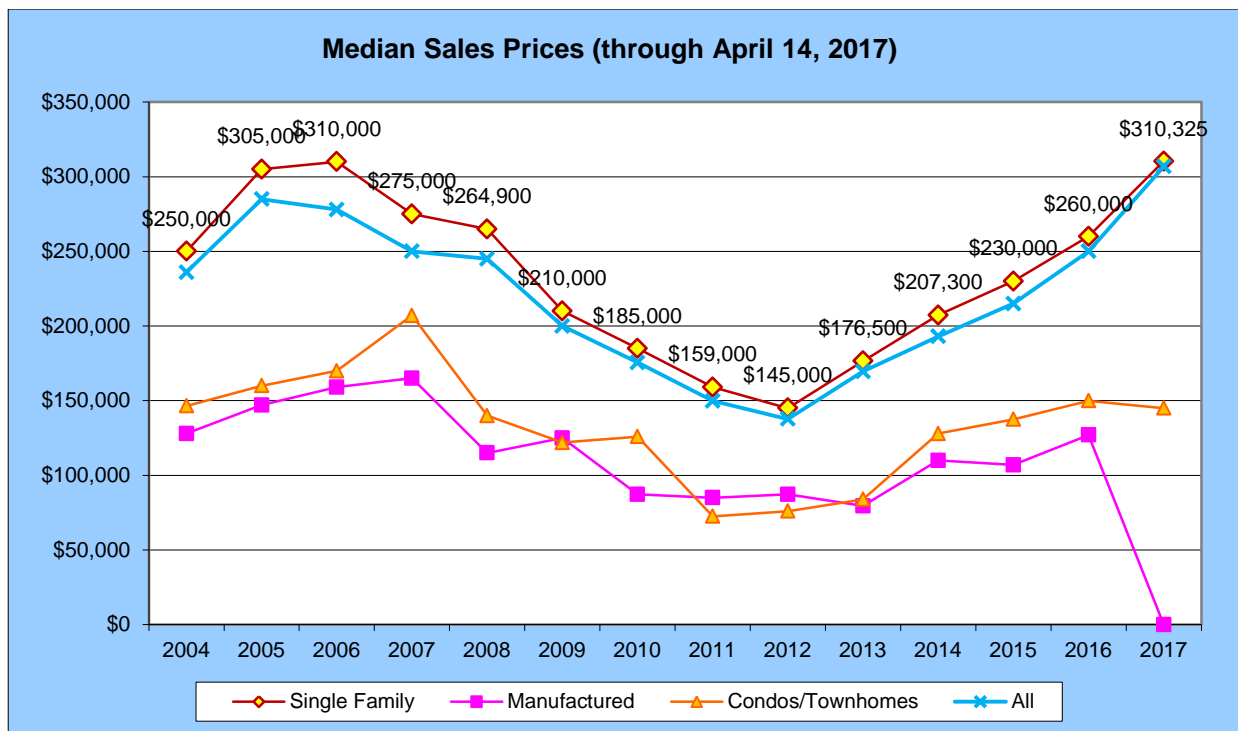
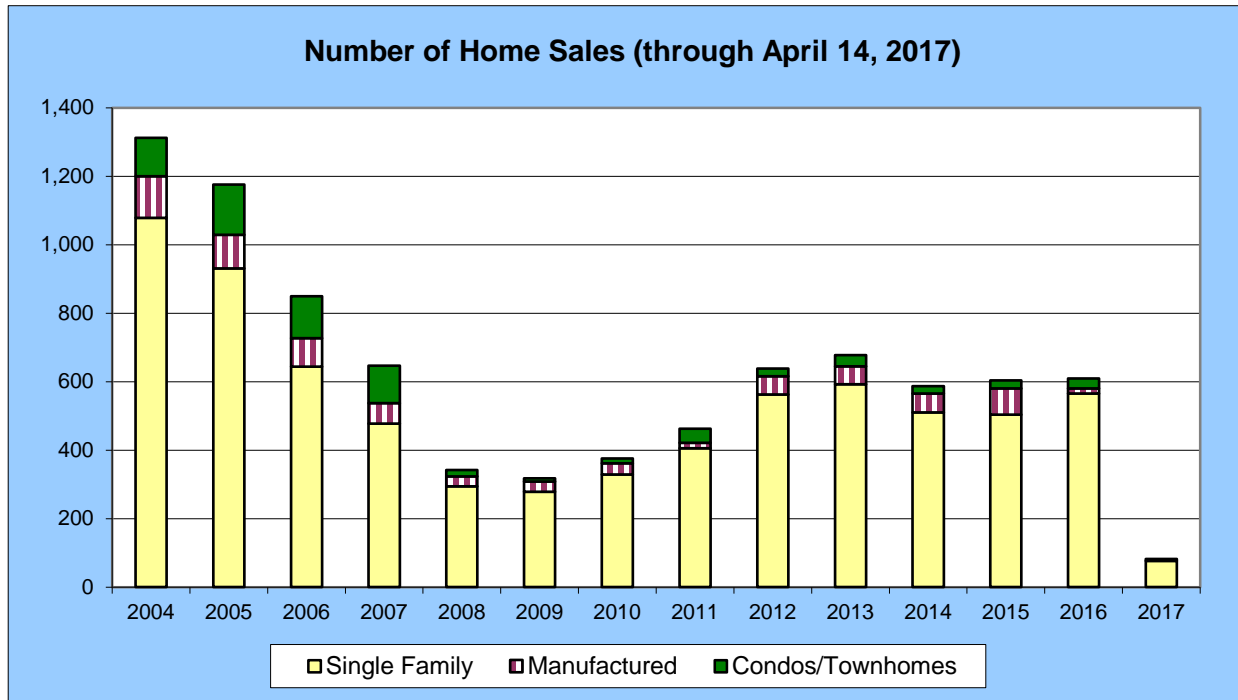
Source: Nevada State Demographer; Carson City Planning Division (City projection)

The total of pending subdivision lots to be recorded and pending multi-family apartment project units is 2,211 units. This excludes vacant lots that have already been recorded but do not have a building permit for construction of a residence. A Growth Management allocation will ultimately be required for each of these units as well as for other residential units constructed throughout the City. The map on the following page shows the location and number of approved subdivision lots to be recorded and approved multi-family apartment projects.

### Approved Subdivision Lots and Multi-Family Apartments



The number of home sales and the cost of homes 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 price of homes may also have an effect on the demographic makeup of new home buyers. The following two graphs show that total home sales have leveled off the last five years, while the median single-family home sales price has increased each year since bottoming out in 2012.



(Source: Carson City Assessor)

Staff will be available for questions at the meeting. Please contact Lee Plemel at 283-7075 or lplemel@carson.org if you have questions regarding this item.

Attachments:

- School District presentation slides

**Applicable Statute, Code, Policy, Rule or Regulation**

N/A

**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:

**Alternatives**

N/A

**Board Action Taken:**

Motion: \_\_\_\_\_

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

**PROJECTED POPULATION GROWTH IMPACT  
ON CARSON CITY AND THE CARSON CITY  
SCHOOL DISTRICT**

Carson City Growth Management Commission Annual Meeting

May 31, 2017

# PROJECTIONS BASED ON HISTORICALS

## Carson City Population

- 1960 – 5,163
- 1970 – 15,468
- 1980 – 32,022
- 1990 – 40,443
- 2000 – 52,547
- 2010 – 55,274
- 2020 – 58,000 (est.)
- 2030 – 65,000 (est.)
- 2040 – 75,000 (est.)

## Carson City School District Student Population

- 1960 – ???
- 1970 – ???
- 1980 – ???
- 1990 – 6,143 (15.2% of CC pop.)
- 2000 – 8,091 (15.4% of CC pop.)
- 2010 – 7,405 (13.4% of CC pop.)
- 2020 – 7,772 / 8,931(est.)
- 2030 – 8,710 / 10,008(est.)
- 2040 – 10,050 / 11,548(est.)



# **STUDENT POPULATION BREAKDOWN PROJECTION BASED ON CURRENT**

- **Currently (2016-2017 School Year):**
  - **Elementary School - 46.82%**
  - **Middle School – 22.60%**
  - **High School – 30.58%**

# **STUDENT POPULATION BREAKDOWN PROJECTION BASED ON CURRENT**

<b>Elementary</b>	<b>Middle</b>	<b>High</b>
<b>2017 – 3,682</b>	<b>2017 – 1,777</b>	<b>2017 – 2,405</b>
<b>2020 – 3,638 / 4,181</b>	<b>2020 – 1,756 / 2,018</b>	<b>2020 – 2,376 / 2,730</b>
<b>2030 – 4,077 / 4,685</b>	<b>2030 – 1,968 / 2,261</b>	<b>2030 – 2,663 / 3,061</b>
<b>2040 – 4,705 / 5,406</b>	<b>2040 – 2,270 / 2,610</b>	<b>2040 – 3,072 / 3,531</b>

# **PROJECTIONS BASED ON CURRENT PROPOSED CONSTRUCTION**

- **Conversion Factors**

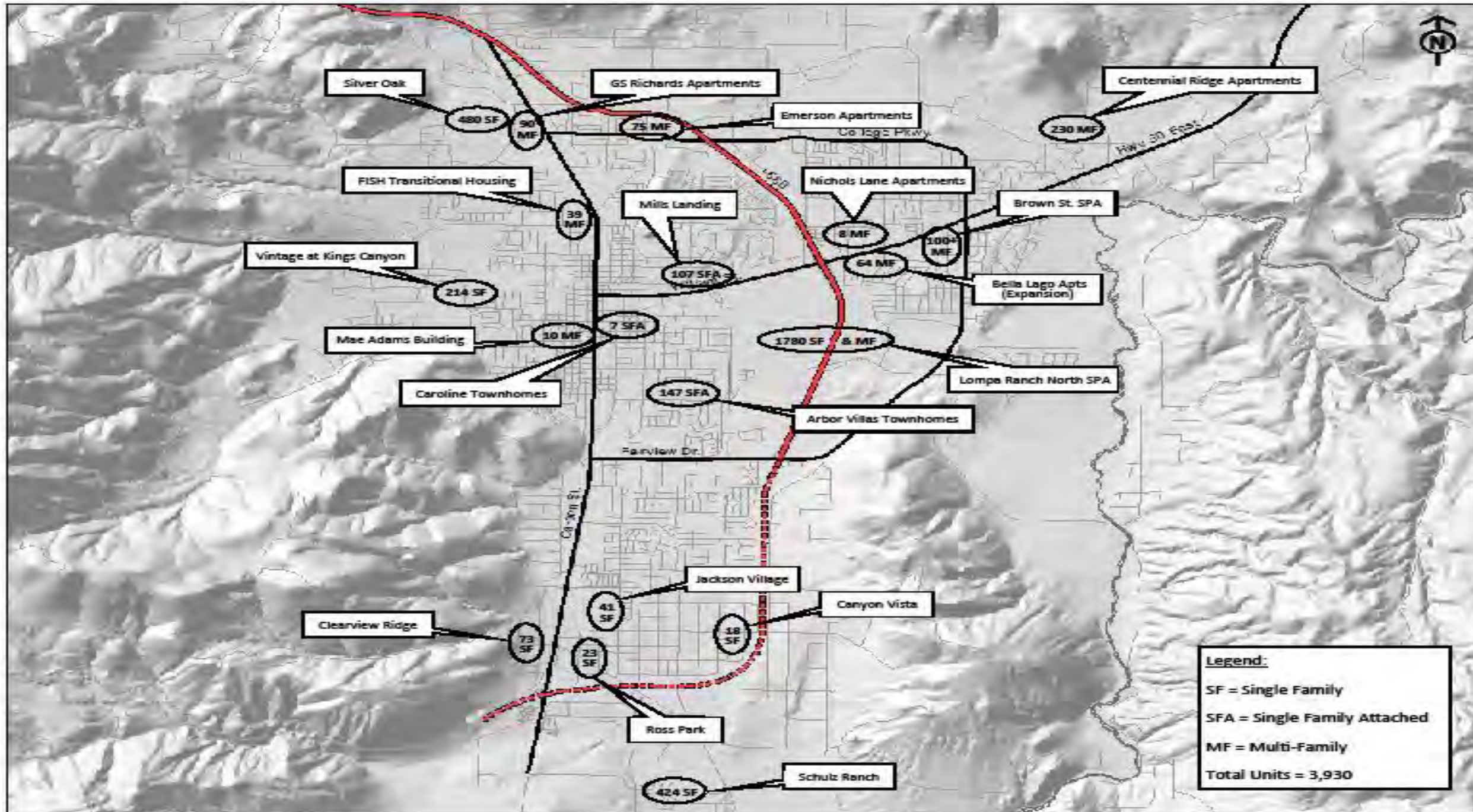
- **Single Family – 38.0 per 100 units**

- **Apartments – 20.0 per 100 units**

- **Condo/Townhomes – 10.4 per 100 units**

- **Composite – 30.7 per 100 units**

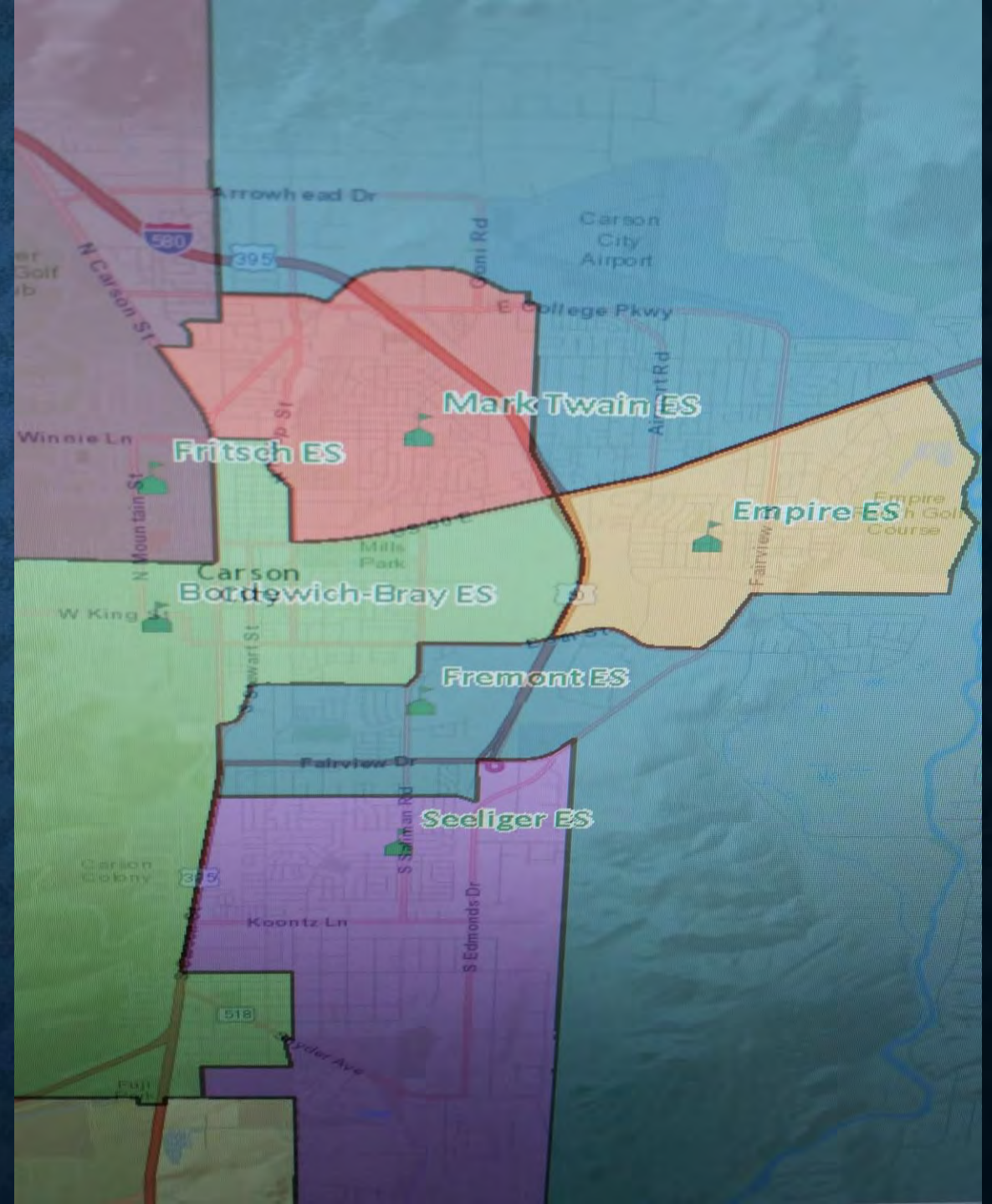
- **Prices an important variable, but not quantifiable yet**



# **ADDITIONAL STUDENTS FROM ANTICIPATED CONSTRUCTION BY SCHOOLING LEVEL**

- **Elementary – 555**
- **Middle – 268**
- **High – 363**
- **TOTAL – 1,186**

# CURRENT SCHOOL ZONES



# **ADDITIONAL STUDENTS BASED ON CURRENT ANTICIPATED CONSTRUCTION**

- **Bordewich Bray Zone – 136**
- **Fritsch Zone – 208**
- **Mark Twain Zone – 21**
- **Fremont Zone – 609**
- **Empire Zone – 27**
- **Seeliger Zone – 184**
- **The School District is concerned about permits being granted in concentrated areas**

# **CCSD FACILITIES MASTER PLANNING COMMITTEE**

- **Meetings since October 2015 – March 2017**
- **Goal of putting together facilities plan for coming years**
- **Guided by Strategic Plan**
- **Focused goals of increasing capacity, replacing portable classrooms, instructional needs, major maintenance and improvements.**
  - **Potential rezoning**



# **CURRENT CLASSROOM AVAILABILITY**

- **Fremont Elementary – 1 traditional classroom**
- **All other schools – 0 traditional classrooms**
- **Steps have already been taken at schools to get creative with learning and office space.**

# **NEAR FUTURE NEEDS**

- **New Elementary School**
  - **250 new students (PREKindergarten-5<sup>th</sup>) (approximately 1300 new units)**
  - **Likely need to rezone all elementary schools, adding 200 students to new school from other schools**
  - **Operating costs would not be covered until 342 new students, but we may not be able to wait that long.**
  - **Would allow for populations to be reduced at all elementaries AND make room for full-day PREKindergarten classrooms.**
- **New or Expanded Middle School**

# FUNDING FOR GROWTH

- **FY17 \$16.9 million in bond revenues**
- **FY21 \$20 million (expected)**
  - **New elementary school**
    - **Earliest completion 2022-2023 school year**
    - **Washoe CSD recently increased their expected costs per new elementary to \$23 million (not including land)**
      - **Speed of construction phasing and permits, escalation of construction costs and expected interest rate increases of concern**
- **FY26 Next bonding availability**
  - **New school in 2028-2029 school year**
- **Request that any developments that will significantly increase student enrollment be required to donate land as a Condition of Development**