



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: July 5, 2018

Staff Contact: Lee Plemel, Community Development Director

Agenda Title: For Possible Action: To adopt a Resolution establishing the maximum number of residential building permit allocations under the Growth Management Ordinance for the years 2019 and 2020 and estimating the maximum number of residential building permit allocations for the years 2021 and 2022; 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. (Lee Plemel, lplemel@carson.org)

Staff Summary: The Board of Supervisors is annually required to establish the number of residential permits that will be available for the following calendar year, as well as other items required by the Growth Management Ordinance. Residential allocations have historically been based upon a maximum growth rate of three percent. The commercial and industrial daily water usage threshold is 15,000 gallons per day annual average in 2018, above which Growth Management Commission approval is required.

Agenda Action: Resolution

Time Requested: 20 minutes

Proposed Motion

I move to adopt Resolution No. 2018-R-__ establishing 659 residential unit allocations for 2019 and establishing 15,000 average gallons per day as a maximum average daily water usage for commercial and industrial building permits, and other allocation distributions as required under the Growth Management Ordinance as recommended by the Planning Commission.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

May 30, 2018: The Planning Commission, serving as the Growth Management Commission, recommended approval of the proposed Resolution by a vote of 7-0.

Background/Issues & Analysis

Under the Carson City Municipal Code Title 18, Chapter 18.12 (Growth Management Ordinance), the Board of Supervisors is responsible for annually reviewing the information provided by various affected city departments and outside agencies and taking action to:

1. Establish a fixed number of residential building permits to be made available in the following two calendar years (2019 and 2020, on a rolling calendar basis) and estimate the number to be made available in the third and fourth years (2021 and 2022).

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.

Section 18.12.050 (Purpose) of the Carson City Municipal Code, Growth Management Ordinance, states, in applicable part:

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.

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 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.

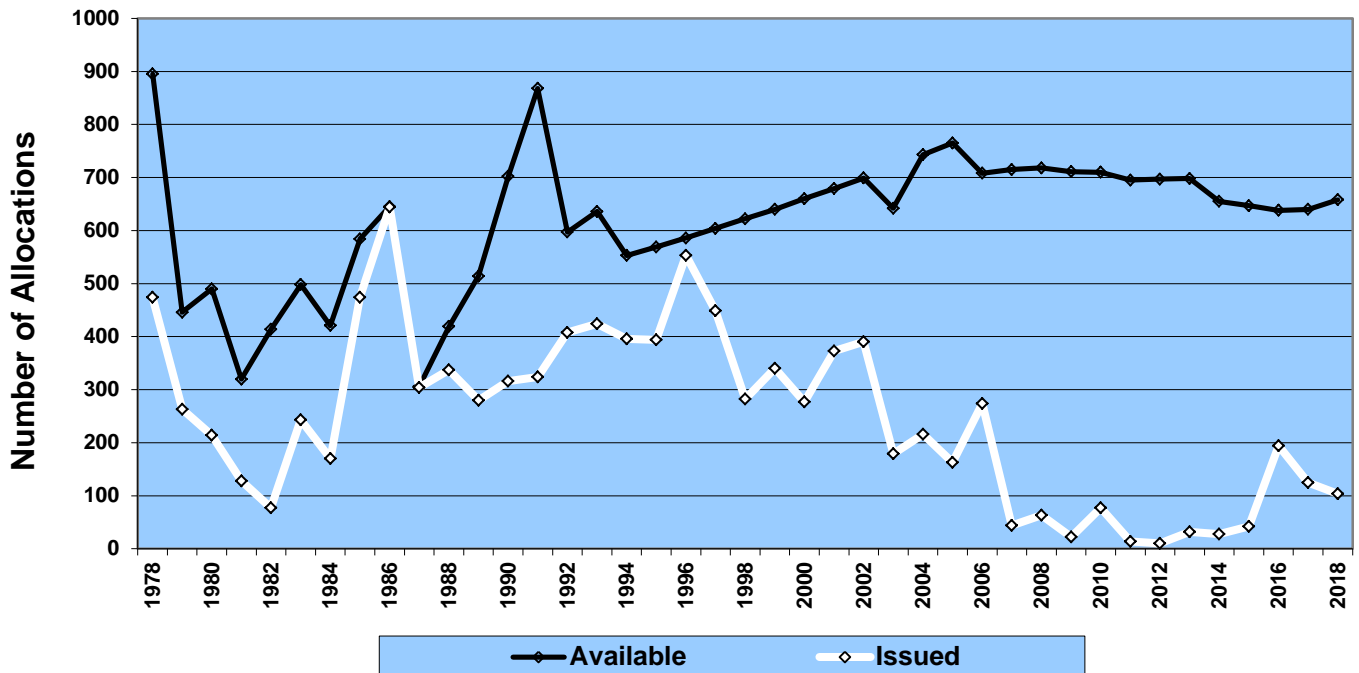
Building permits for up to 658 residential units have been allocated for 2018. The Planning Commission reviewed the Growth Management annual report on May 30, 2018, and recommended an allocation of building permits for up to 659 residential units for 2019.

The Planning Division has solicited comments from various City departments, the Carson City School District, Carson Tahoe Hospital, 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 2019. Written comments received are attached to this staff report.

Though City departments continue to 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 2019. The Board of Supervisors continues to incrementally address City staffing and service needs. Please refer to the attached comments for more detail.

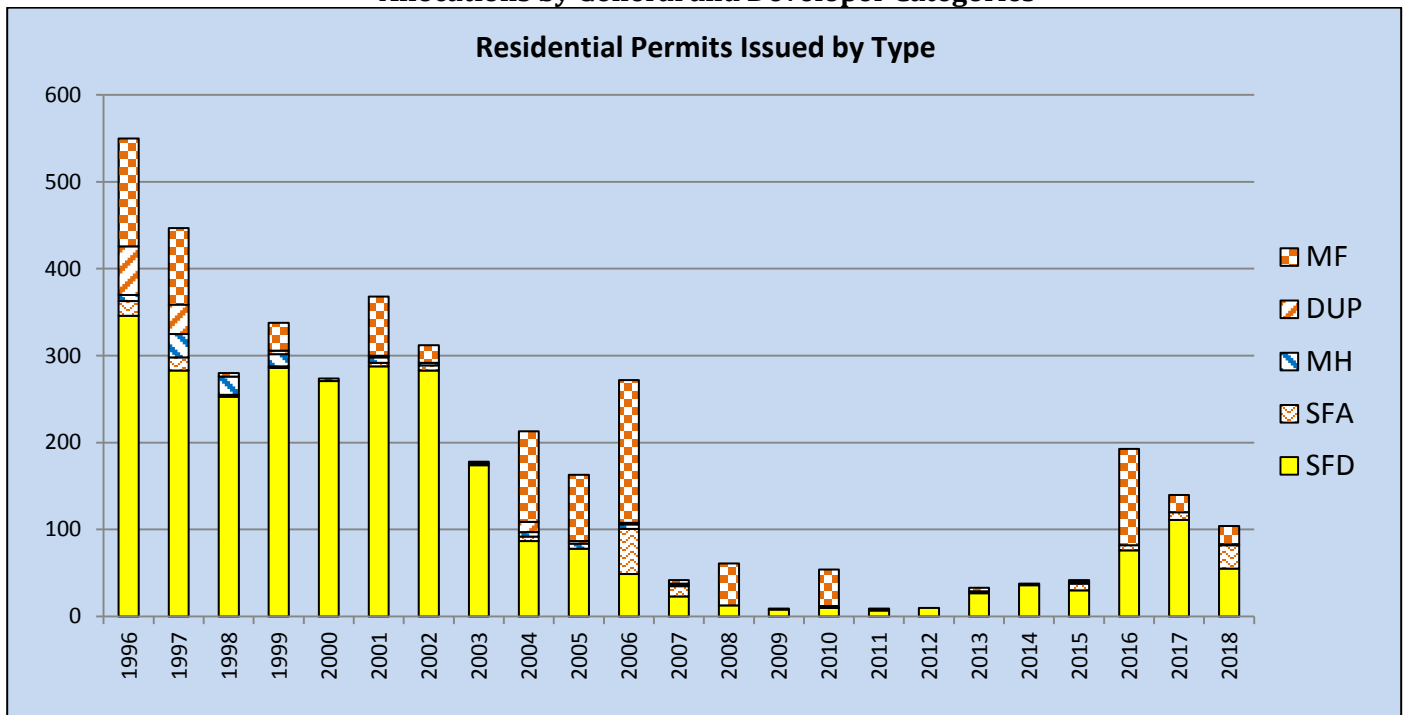
The graphs on the following page provide historical data regarding the number of permits available, the total number of permits used, the number of permits used by the general property owner and development categories, and permits used by type of residence.

Growth Management Residential Allocation History



	Avg. Issued/yr.	Max. Issued/yr.
1988-2017 (30 years)	230	553 (1996)
1998-2017 (20 years)	155	390 (2002)
2008-2017 (10 years)	65	194 (2016)
2013-2017 (5 years)	88	194 (2016)

Allocations by General and Developer Categories



(Through May 2018; Source: Carson City Building Division)

SFH – Single Family Detached

DUP – Duplex

SFA – Single Family Attached

MF – Multi-family attached (3+ units, single ownership)

MH – Mobile Home

Conv – Conversion of existing unit from well to water system

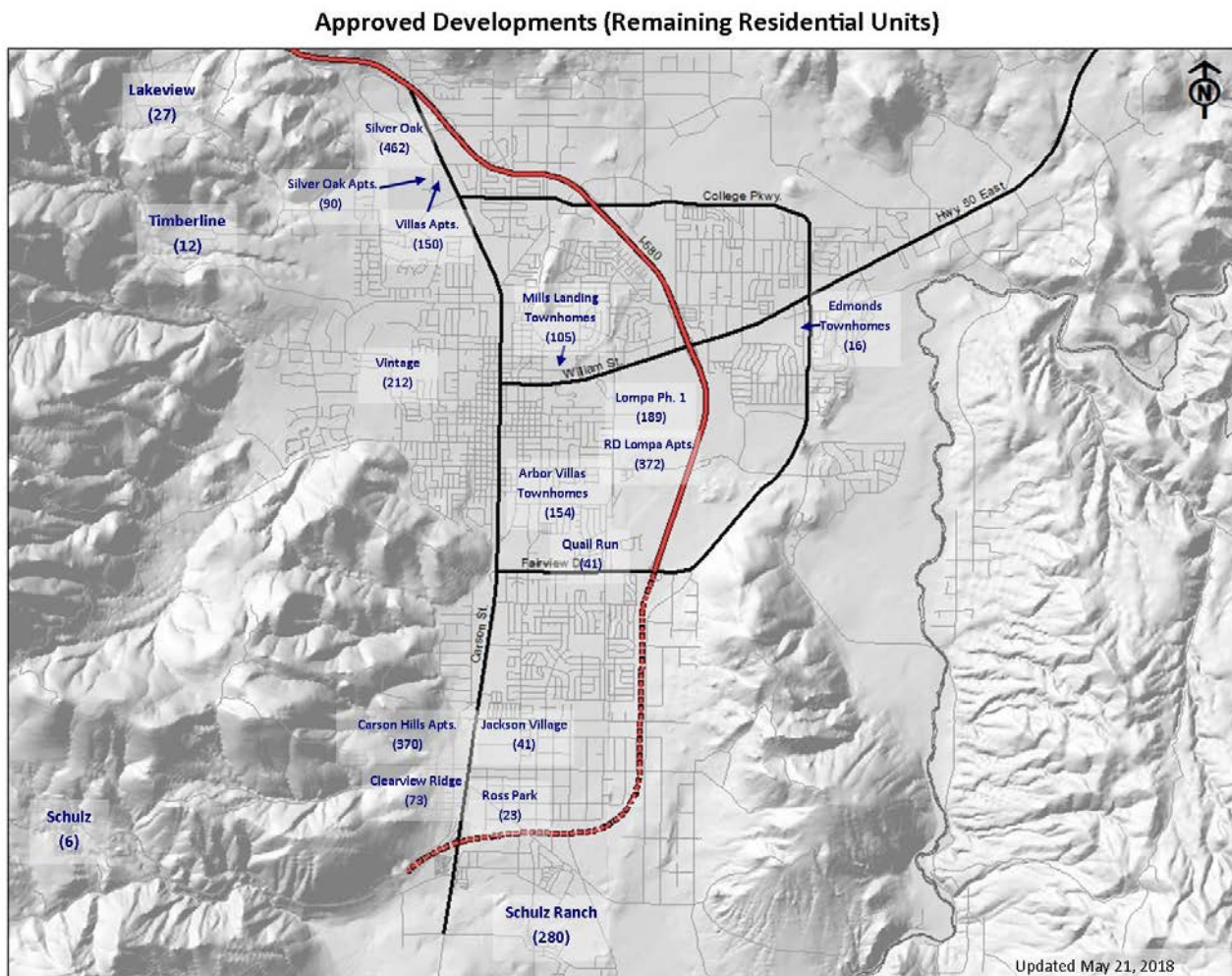
The Planning Division annually provides various informational data for the Commission's and Board of Supervisors' review and consideration in determining the number of residential allocations that will be made available, as well as the average daily water usage threshold for Growth Management review.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

Where does the City currently stand in relation to residential “buildout” capacity?

Carson City land use, water, sewer, and transportation long-range planning has been based on an estimated “buildout” population of 75,000 to 80,000 since the adoption of the 2006 Master Plan. Carson City currently has approximately 23,600 residential units (per Assessor’s data), with a population of approximately 55,438 (2017 State Demographer’s estimate). Approximately 32,000 residential units would be required to accommodate a population of 75-80,000 (assuming approximately 2.5 persons per unit per 2010 US Census data). This leaves approximately 8,400 residential units—about one-third of our current residential unit count—remaining to be constructed before the City’s planned build out population is reached.

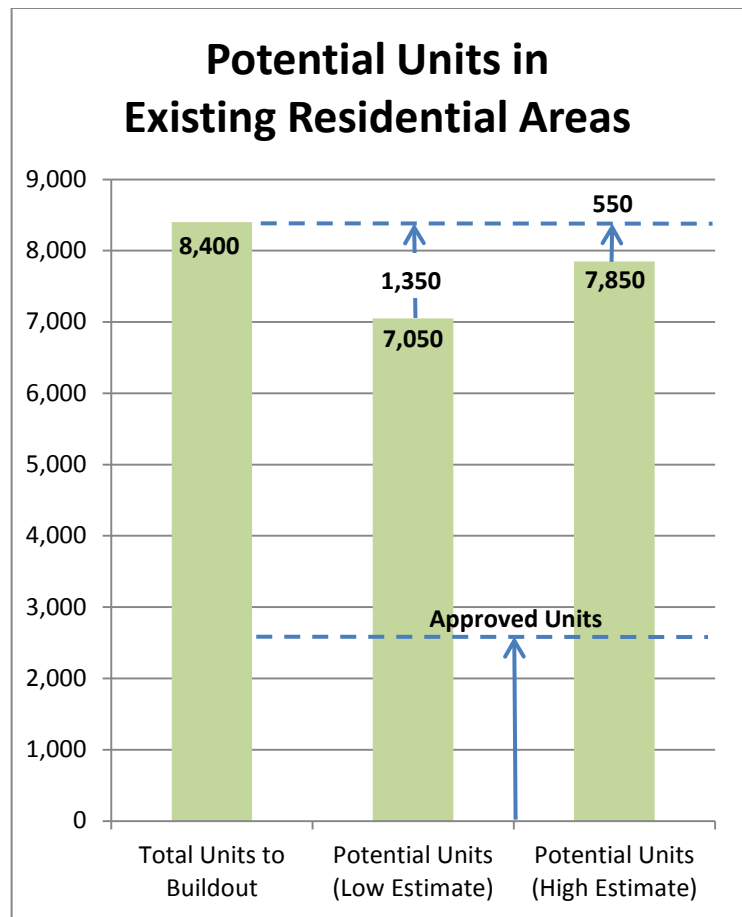
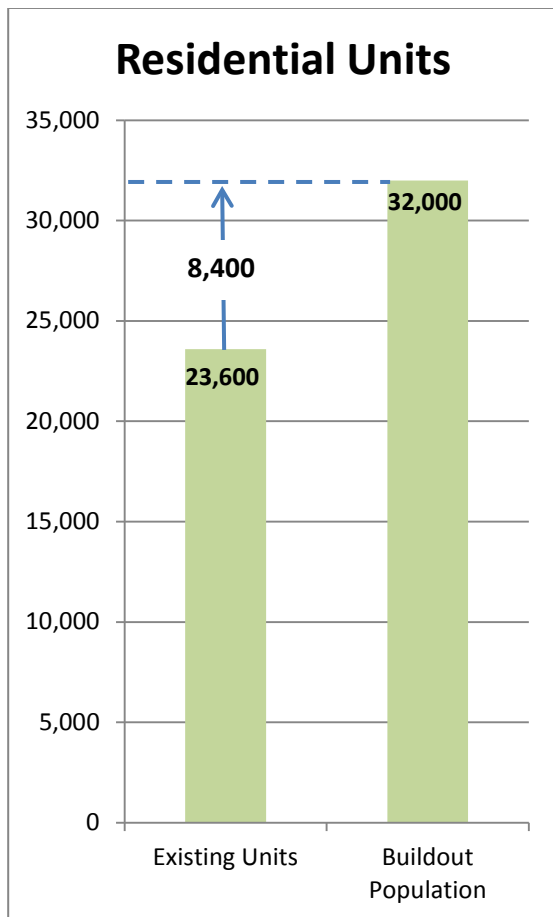
Attachment E shows remaining lots for all approved subdivisions and approved multi-family residential projects. There are currently 390 vacant single-family lots within recorded subdivisions, with another 1,257 unrecorded single-family lots approved by Tentative Map. Of those approved lots, 1,376 are single-family detached lots and 271 are single-family attached lots (i.e. townhomes). In addition, there are 987 approved multifamily apartment units, for a total of 2,634 approved units. A Growth Management allocation will ultimately be required for each of these units as well as for other residential units constructed throughout the City.

Following is a map showing where the approved projects identified in Attachment E are located:



Note that these subdivisions and approved projects do not necessarily represent all the projects that will be developed within the next few years. Some of these projects (e.g. Lompa Ranch) will take 10 years or more to develop, while other unknown projects may be approved and added to the list as new applications are received. It is anticipated that the approved residential units will be constructed over a number of years. For example, the roughly 750 units that have been constructed within the Silver Oak subdivision to date have occurred over a span of approximately 24 years. Schulz Ranch has been constructing at a pace of roughly 100 units per year. Most of the pending apartment projects each consist of multiple buildings, which are typically phased in over time. The associated Growth Management allocations for each unit, as well as the associated growth impacts, are correspondingly spread out over time with the various phases.

Planning staff has conducted a draft analysis of vacant and underdeveloped properties that have a residential Master Plan designation to determine if development on those properties would be within the projected buildout population. The analysis includes a low and high estimate of potential units, with the low estimate representing the development of vacant land and the high estimate including the redevelopment of existing developed properties to the maximum permitted densities (see the chart below). This projected potential unit count includes projects that have been approved but not constructed on non-residential parcels, such as Mixed-Use Commercial and Mixed-Use Residential designated properties. The analysis shows that buildout of the Master Plan designated residential areas will not exceed the buildout population in either the low or high scenarios. This allows for additional residential development on non-residential properties while staying within the projected buildout population.

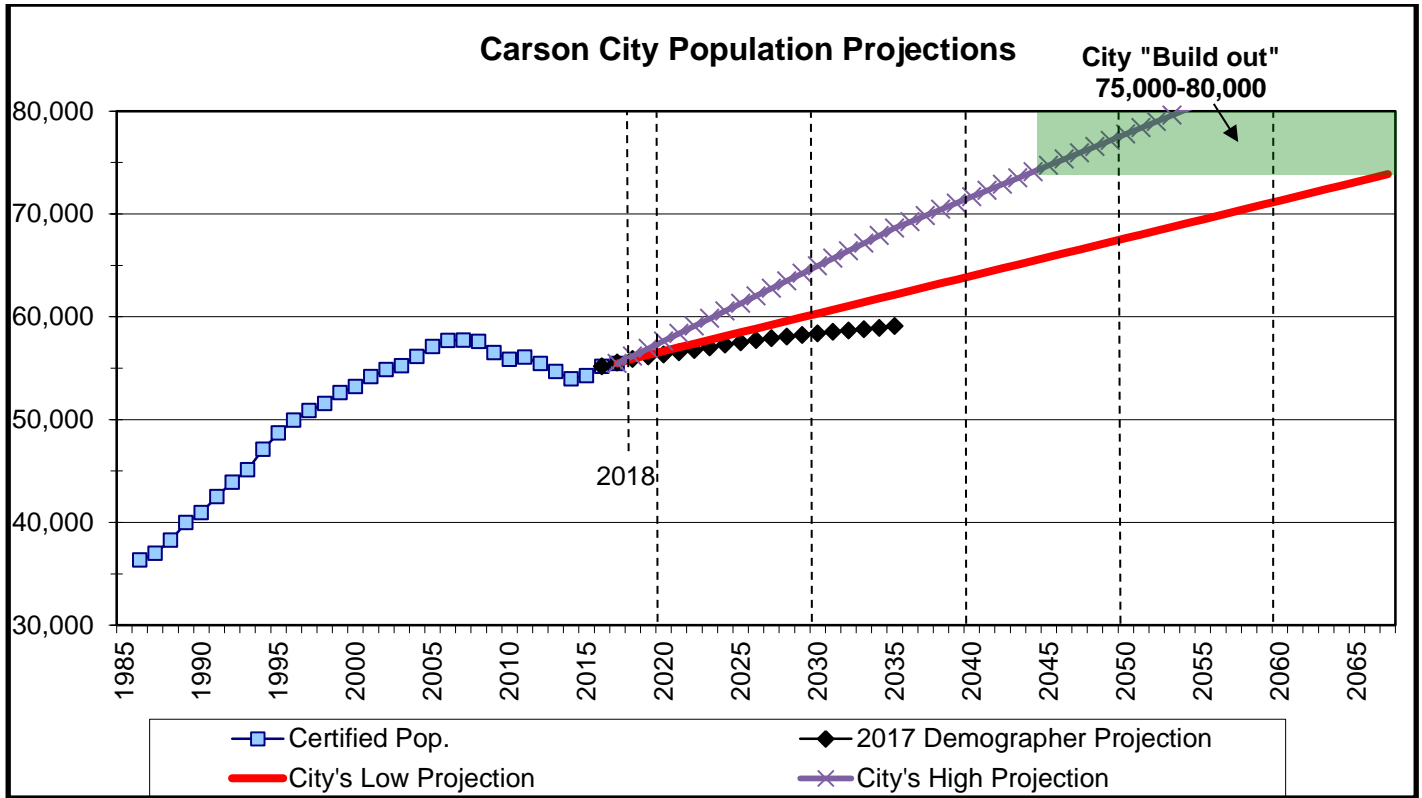


Note: The "Potential Units" chart indicates potential units within Master Plan designated residential areas, and also includes approved projects on non-residential properties. The "low" estimate represents the development of vacant land and the "high" estimate includes the redevelopment of existing developed properties to the maximum densities.

This analysis is part of a broader land use and water capacity analysis currently being conducted through the Public Works Department. The preliminary residential land use findings are provided in this report for

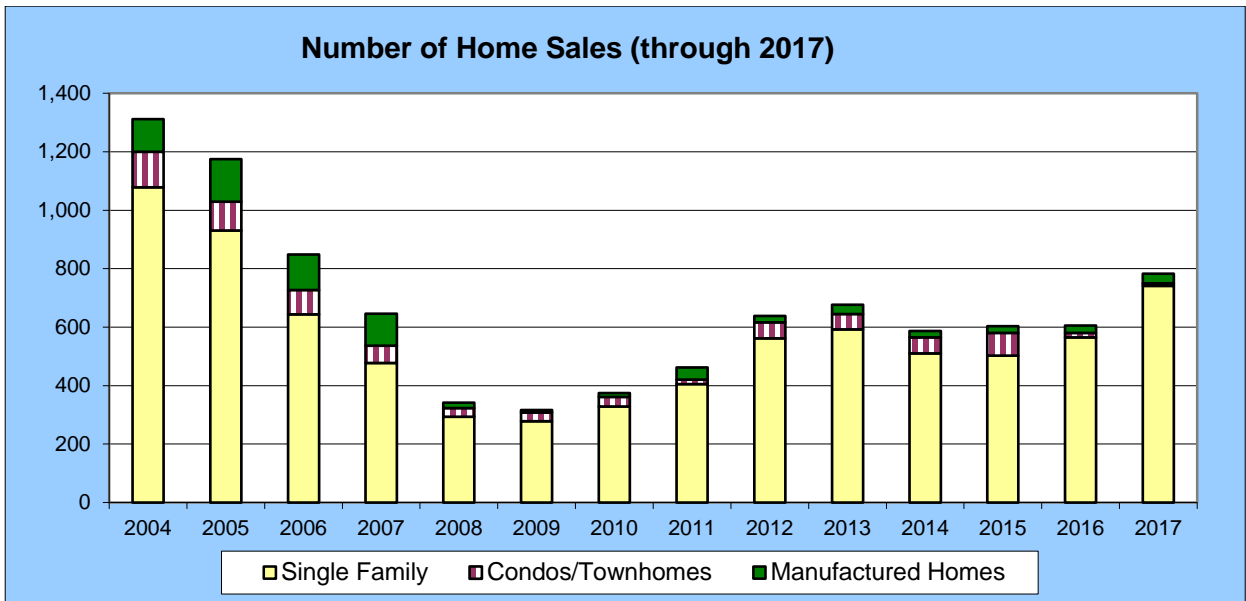
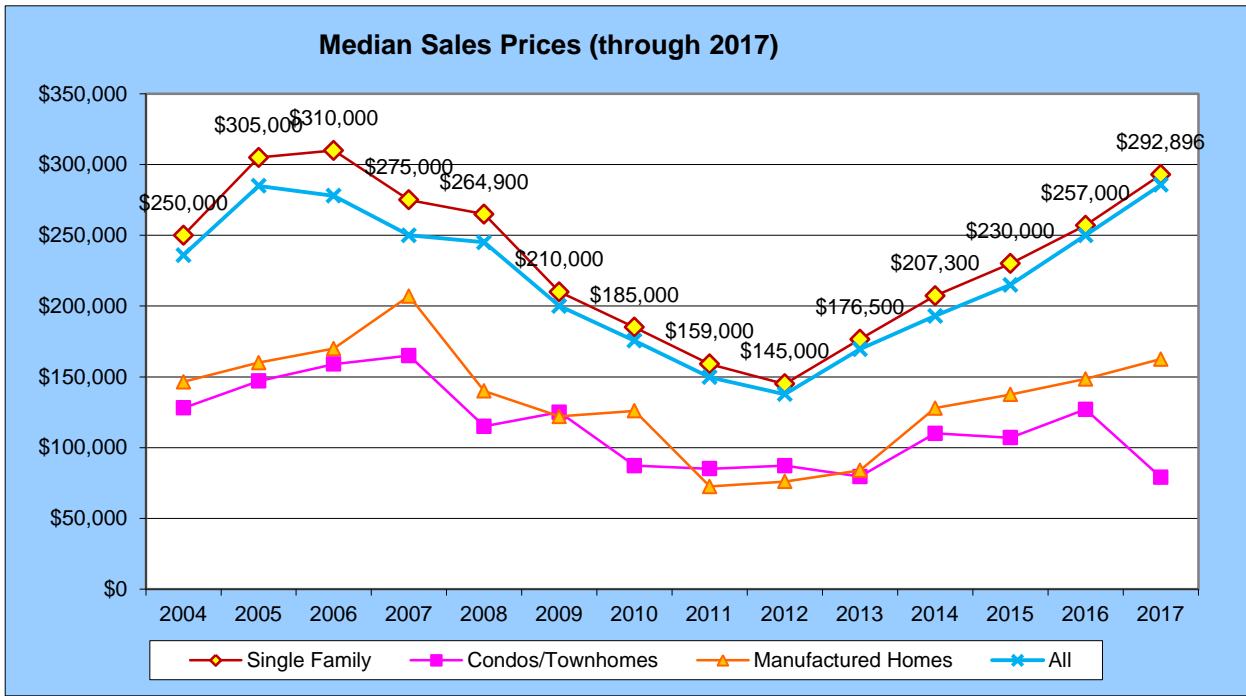
information. The complete analysis will include projected residential and non-residential buildout capacities, including current and projected water usage and availability models. This analysis will also allow the City to compare projected water usage for proposed land use changes such as converting commercial property to residential property. This analysis is anticipated to be completed by July, after which it will be brought to the Planning Commission and Board of Supervisors for Master Plan recommendations.

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 0.7%-1.3%.



Source: Nevada State Demographer and Carson City Community Development Department

The number of home sales and sales prices, as well as many other factors, can have an impact on the demand for construction of new homes. These factors also affect the types of households that are living in single family units and the number of school-aged children in those households. The following charts show single-family residential sales and price data through 2017.

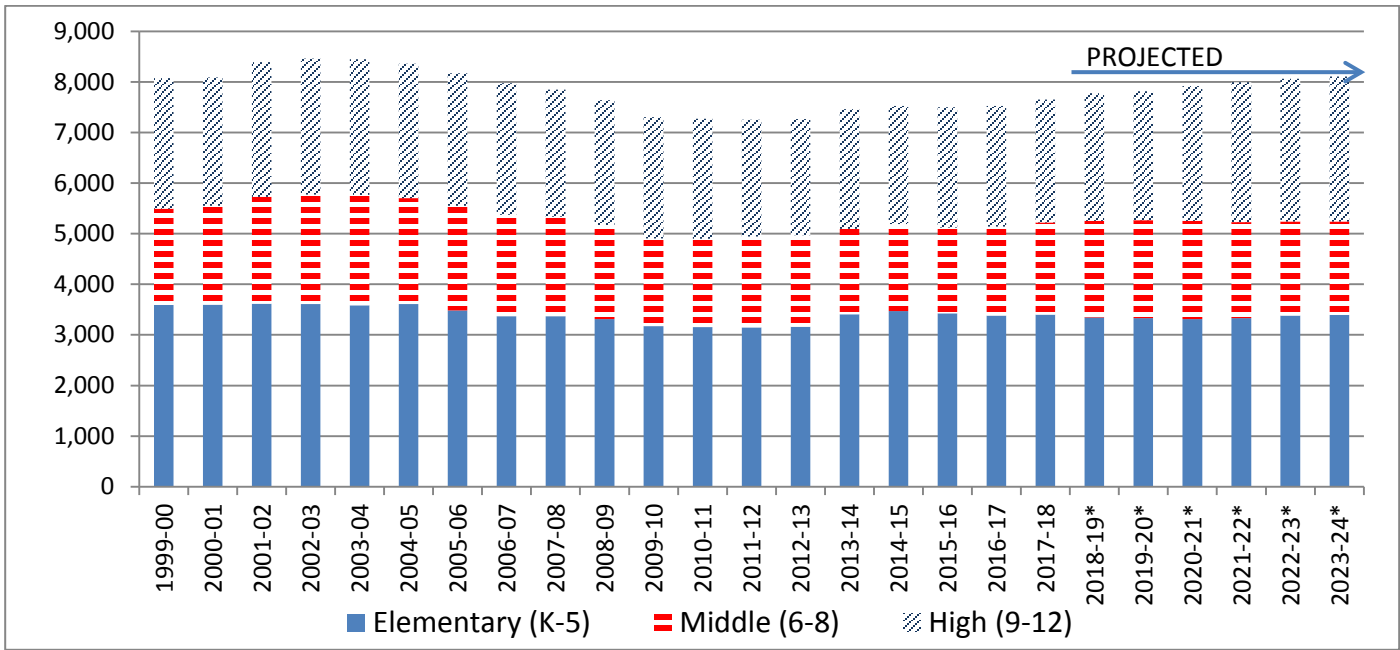


Source: Carson City Assessor

Is the Carson City School District able to support continued growth?

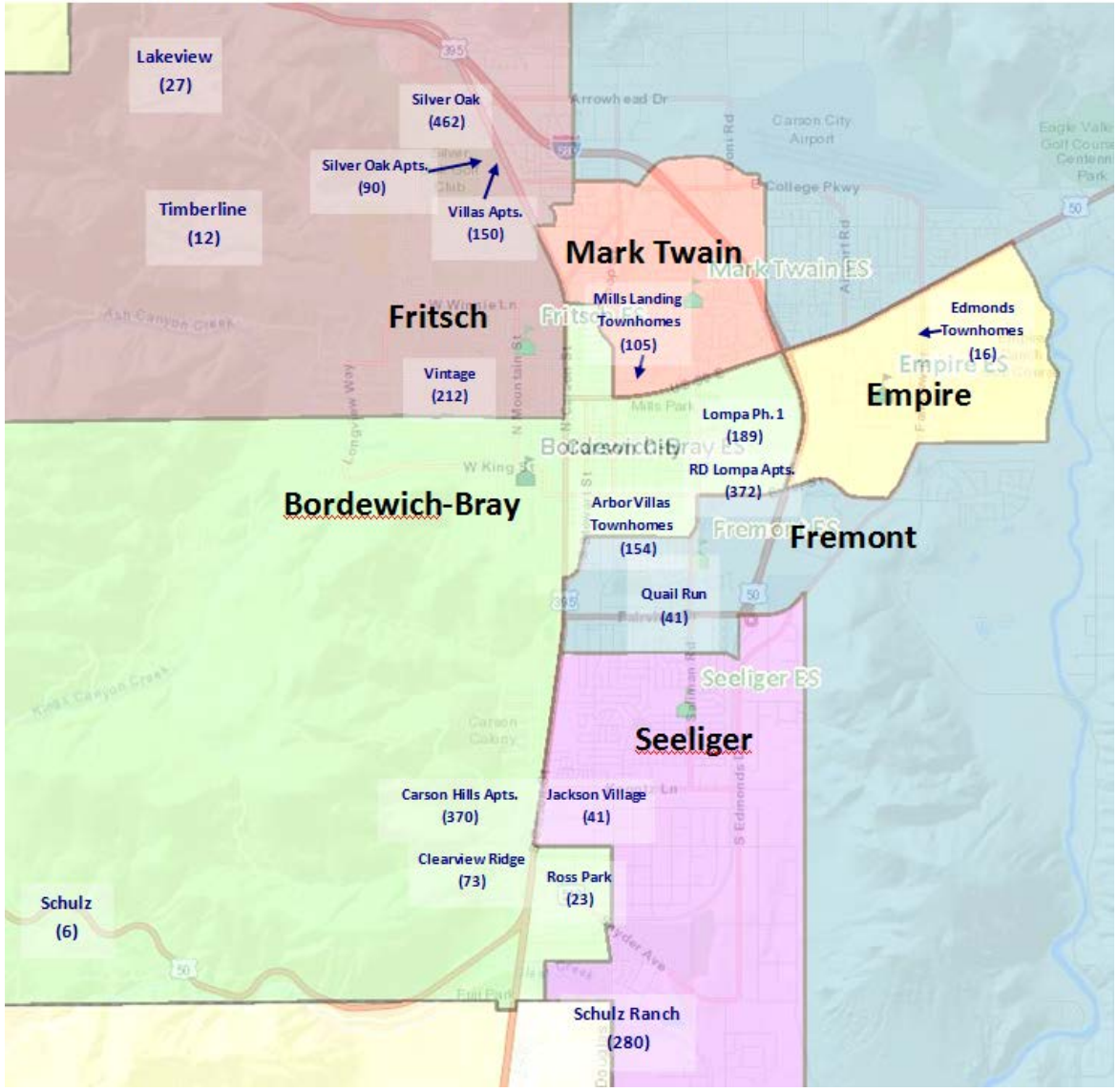
“School enrollment and capacity” is one of the essential City resources that must be considered as part of the Growth Management allocation process. As growth occurs in the City and within the School District, the School District must continue to increase overall capacity to meet its educational responsibilities. In addition to the attached written comments from the School District, the School Board provided additional comments regarding the impacts of growth on the District at its joint meeting with the Board of Supervisors on June 21, 2018.

The following chart shows historic Carson City School District enrollment trends. The School District has previously noted in past years that while enrollment has not jumped significantly in recent years, mandatory programming and space requirements have increased demand for more classrooms and programming space.



Source: Carson City School District

Approved Developments with Elementary School Zone Boundaries



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, 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 the current year) 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 2019 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 these numbers to 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 estimated that the City’s population decreased slightly through the recent recession years, primarily due to employment impacts, even though new residential units were 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 even if 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 specific issues were addressed by the City years ago.

With numerous approved projects potentially developing soon, some believe the proposed limit of residential permits could be reached in 2018 and perhaps 2019. However, many in the building industry believe that other limiting factors—such as increasing construction costs and labor shortages—will not allow the building industry to construct more than 659 units this year or next year.

The Growth Management program is not intended to be a predictor of future growth rate, but to set a maximum number of units within which the City can continue to maintain acceptable levels of service. Even during times of slow growth when there are no apparent, imminent capacity issues, 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 current potential growth and development pressures emphasize the need to continue the Growth Management program so that the impacts of residential growth can continue to be monitored and appropriately limited.

Is the local health care system able to support continued growth?

This issue has been raised recently as a concern by Growth Management Commission members. Health care system capacity is not one of the essential City resources identified in the Growth Management Ordinance that must be considered as part of the allocation process. However, comments are annually solicited from Carson Tahoe Health (CTH) and the Carson City Health and Human Services Department. The CTH VP and Chief Operating Officer indicates that CTH can accommodate the projected growth (see attached comments). She indicates that they have a facility master campus plan that provide for expansion of services. Comments from the Carson City Health and Human Services Department also indicate no issues with regard to continued allocation of residential permits.

Given current City staffing levels, does City staff have the capacity to process 659 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, 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 strong, 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.

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.

ALTERNATIVES AND CONCLUSION:

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, 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.

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	2019	2020	2021	2022
3.0%	Total	659	678	699	720
	General	283 (43%)	291 (43%)	--	--
	Development	376 (57%)	387 (57%)	--	--
2.5%	Total	549	562	577	591
	General	236 (43%)	242 (43%)	--	--
	Development	313 (57%)	320 (57%)	--	--
2.0%	Total	439	448	457	466
	General	189 (43%)	193 (43%)	--	--
	Development	250 (57%)	255 (57%)	--	--

During the Growth Management review last year, it was suggested by a Supervisor that the City may consider using the alternative to carry forward any unused allocations from this year into next year if there is a concern that there will not be enough allocations in 2019. The Growth Management ordinance, CCMC 18.12.085 (Unsold building permits/entitlements) allows such a carry forward of entitlements if it is included in the Resolution adopted by the Board of Supervisors. Based on recent discussions with representatives of the building industry, this does not appear to be a concern at this time. Even as the number of approved residential units spiked in 2016 and 2017, actual permits issued over the last three years has remained relatively low. However, carrying forward any unused allocations from 2018 to 2019 is an alternative that the Board of Supervisors may consider.

Carson City is still “catching up” from the reduction in revenues in recent years that resulted in reduction in staff and resources available to accomplish various departments’ core missions, particularly with recent growth continuing to increase demand on services. Growth without City revenue increases for additional City service demands would certainly have a negative impact on service levels. But as the last decade of very slow to no residential growth indicates, there does not appear to be a strong direct correlation between low residential permit numbers and solving the numerous capacity issues that have been identified by various community members. Many of these issues are not issues limited to Carson City, but are also regional and national issues. 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 this item or the Growth Management program.

Attachments:

- A) Agency comments
- B) Proposed Resolution
- C) Proposed Building Permit Distribution Table for 2019
- D) Methodology for proposed number of allocations
- E) Approved residential development information

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: Zoning and land use matters pertaining to NRS 278 (Planning and Zoning) are exempt from fiscal impact statements.

Alternatives

Modify the number of residential allocations and/or commercial and industrial water usage for future years.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



CARSON CITY NEVADA
Consolidated Municipality and State Capital
PUBLIC WORKS

MEMORANDUM

TO: Carson City Planning Commission
FROM: Darren Schulz, Public Works Director
DATE: May 11, 2018
SUBJECT: Growth Management Report 2018

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 2018.

The operational reports are as follows:

WATER OPERATIONS:

Carson City's existing usable water rights are 18,264 acre-feet per year.

Carson City must allocate approximately 1,708 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 2018, Carson City's water usage will be approximately 11,186 acre-feet. This number includes State, commercial and industrial usage.

Subtracting the predicted 2018 water usage of 11,186 acre-feet and outstanding water commitments of 1,708 acre-feet from Carson City's usable water rights of 18,264, leaves a balance of approximately 5,370 acre-feet, which may be allocated towards new development.

Carson City continues to utilize conjunctive use water management. During the year of 2017, Carson City met its annual water needs from 76% groundwater and 24% 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 2018 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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PUBLIC WORKS

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 2017 was approximately 20.0 MGD. There is approximately 4 MGD of peak supply capability remaining.

Carson City Public Works can accommodate the projected 3% growth for the remainder of 2018 through 2019, 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 2017 average flow was 5.3 MGD. With respect to the planned growth, a potential development rate of 3% through 2018 could be accommodated by the WRRF and sewer operations.

LANDFILL OPERATIONS:

The Landfill has a projected life expectancy of approximately 45 years. With respect to the planned growth, a potential development rate of 3% through 2018 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 connects U.S. 395 at U.S. 50 (Spooner) 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 2019 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 2019,

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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PUBLIC WORKS

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.

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 2017 and is undergoing continual maintenance and improvements to account for ongoing local development projects and external regional growth. This model allows for evaluations of the impacts of changes in the land use base, the transportation network, or both. The model can be used to support subarea analyses as needed.



CARSON CITY, NEVADA CONSOLIDATED MUNICIPALITY AND STATE CAPITOL

To: Lee Plemel, Community Development Director

From: Jennifer Budge, CPRP, Parks and Recreation Director *JHB*

Subject: Growth Management Impacts on Parks and Recreation Services

Date: May 17, 2018

From 2007-2011, Carson City's Parks and Recreation budget sustained significant reductions throughout the recession, reducing staff, supplies, and ultimately the level of service to the community. The impact of these cuts placed great strain on staff resources and eliminated many preventative maintenance practices.

With the generous support of the voters passing Question 18 more than 20 years ago, the City has acquired over 7,300-acres of open space to enhance the quality of life in Carson City for future generations. While the majority of acquisitions are complete, the city's maintenance responsibilities are only increasing due to the impacts of a growing population. Question 18 was an innovative effort, but unfortunately even during healthy economic times, it does not generate enough funding to address our deferred park maintenance and capital project needs.

The Parks staff has done a tremendous job in keeping the City's parks system functioning, while the demand for services has increased by 35% (facility reservations) since 2015 alone. With over 64-acres of developed park acreage per Park Maintenance Worker and a lack of investment in addressing aging infrastructure preservation and deferred maintenance, the City's parks facilities are significantly deteriorating.

With an anticipated population growth rate of 3%, there will be significant impacts on the community services provided by the Parks, Recreation and Open Space Department for Carson City residents. As new subdivisions are constructed, additional neighborhood parks will be funded partially through Residential Construction Tax (RCT) as outlined in Nevada Revised Statutes. While RCT contributes positively to new park development, it doesn't generate enough funds to adequately construct parks without a significant contribution from developers to supplement the RCT. In addition, RCT is not a sustainable funding source, as it does not contribute to deferred maintenance and infrastructure preservation needs.

Increased growth will also contribute to an already existing shortage of recreation facilities, especially athletic fields. The lack of sufficient athletic fields represents one of our most serious service challenges. To accompany the demand for field use from local youth and adult sports is a significant increase in traveling tournaments, which contributes significantly to the City's economic vitality. In addition, an increase in growth will most likely lead to an increase in demand for recreation and cultural programs, aquatics, and regional trail connectivity. Since the Department staff has not increased since the recession, additional staff and facilities will be needed. There is also a need for additional recreation facility diversity including dog parks and large scale interactive splash/spray parks. Should the growth occur, it is encouraged to buildout existing parks such as Pete Livermore and Centennial Sports Complexes or rehabilitate aging facilities, rather than acquire additional lands.





CARSON CITY, NEVADA CONSOLIDATED MUNICIPALITY AND STATE CAPITOL

Given the state of the economy and the City's limited staff and financial resources, it is encouraged to not limit residential permits, as it would be counterproductive toward economic recovery. This is subject to a sustainable maintenance program for new parks facilities. Maintenance and infrastructure preservation should be 100% funded by Homeowners or Maintenance Associations to not further create additional burden on the city's general fund.

Additional growth in parks and recreation will also have impacts to the community's water system. Efforts should be made to reduce turf, incorporate low impact development best management practices, utilize artificial turf, install recycled water systems, and utilize reclaimed/effluent water resources.





CARSON CITY FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

May 22, 2018

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,

The mission of the Carson City Fire Department is to serve the community with pride, commitment, and compassion.

The Carson City Fire Department is the busiest fire department per capita in northern Nevada. The fire department is experiencing an increase in call volume of approximately 5% per year. The fire department was able to add one 40 hour ambulance in 2017; this was the first increase in resources in over 18 years. During that time period emergency responses have increased by over 108%. This call volume continues to grow at a time of slow population growth in Carson City. Additionally, Carson City has not added any additional fire stations in over 40 years. With the current increase rate of emergency responses, and no additional resources to meet the demand, Carson City Fire will be challenged to provide the same excellent service we provide today.

The fire department does support growth and development in Carson City; however, in order to meet the expected increase in demand the fire department will need to increase the number of personnel and resources. To meet the anticipated increases in the emergency call volume the fire department would need the following:

- One (1) additional fire station with:
 - a. One (1) Quint Ladder Truck and Nine (9) FTEs
 - b. One (1) Rescue Ambulance and Six (6) FTEs

May 22, 2018

Pg. 2

This resource request is in line with the Abbey Group Study (2001) and the Accompanying Citizens Ad Hoc Committee to Study Public Safety Services (2008). Both studies recommend additional resources and staffing for the fire department in order to meet the increased demand on services. This request could be phased in as growth and call demand dictate.

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sean P. Slamon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sean P. Slamon
Fire Chief



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

To: Lee Plemel, Community Development Director

From: Nicki Aaker, Director
Dustin Boothe, Disease Control and Prevention Manager

Date: May 17, 2018

Subject: Growth Management for 2019 Residential Allocations and Commercial Average Daily Water Usage.

1. Does your department or agency have any extraordinary service capacity issue that would be negatively impacted by residential growth in 2019-20? 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 2019 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 issue identified above?

No issues identified at this time.

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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Lee Plemel

Subject: CC Growth Management Report

From: Joy, Michelle [<mailto:michelle.joy@carsontahoe.org>]

Sent: Monday, May 14, 2018 8:46 AM

To: Lee Plemel

Subject: CC Growth Management Report

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Good morning Lee,

We have reviewed all the information and statistics you provided on the population growth scenarios. Carson Tahoe Health (CTH) is able to accommodate both the low and high projections provided. In 2016, we completed our facility master campus plan (MCP) which included an extensive demographic growth review and impact on healthcare services. The MCP gives us the roadmap for expansion as the population demands. Let me know if you have any questions or need any additional information.

Thank you,

Michelle Joy
VP and Chief Operating Officer

Carson Tahoe Health
Administration
1600 Medical Parkway
Carson City, NV 89703
P: 775-445-8672
F: 775-888-3200
www.carsontahoe.com



Carson City School District

1402 West King Street, Carson City NV 89703

(775) 283-2000 - Fax: (775) 283-2090

May 23, 2018

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

Re: Carson City Growth Management Commission Annual Meeting

Dear Mr. Plemel,

The Carson City School District appreciates the opportunity to provide concerns regarding the impact population growth may have on Carson City's schools. While, of course, we are excited that more people are deciding to make Carson City their home, due to programmatic and funding changes at the state and local level, capacity is a real issue at all of our schools.

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.*

As previously discussed in varied City and District meetings over the past two years, the School District has great concerns about service capacity currently, and that only grows as the City grows. We have used, and will continue to use, every square foot of our facilities to absorb all of Carson City's students, but it has forced us to use space in unconventional and unintended ways, similar to high enrollment points in the early 2000's. All of our available capital funding resources have been approved by the Board of Trustees to address our immediate needs over the next 3-4 years to support our student enrollment and their educational needs while continuing to provide our students safe, comfortable, efficient and attractive facilities. The pressure is felt in all of our schools and even though we are discussing rezoning to help, it can only help so much when all of the schools are in the same situation.

2. *Do you recommend limiting the number of residential building permits (new construction) that will be made available for the 2018 calendar year to address these issues? If so, what limit, and how will this limit on residential growth help resolve your service capacity problem?*

With the potential for 660 new approved units built in 2018-2019, we would expect 90 more elementary school, 46 more middle school, and 62 additional high school students, coming from a mix of housing types. (We expect 38 students per 100 single family

detached homes, 20 students per 100 apartment units, 10 students per 100 condo/townhouse units, and 30 students per 100 mixed units.) Not knowing where these exactly will be located, their value or type, is problematic for the elementary and middle school levels. Of specific concern is Bordewich Bray Elementary, Fritsch Elementary, and Seeliger Elementary, as most of the units being considered are in those zones. Work will be completed during the next school year to modify some spaces in those schools, but it is unclear if it will be enough to absorb all of the students. Increasing class sizes at the elementary level to help take on potential students is not an option we have, due to statutory requirements. Carson Middle School will undergo renovations this summer to create new classroom spaces. We are expecting their population to increase as well next year to approximately 70 students on top of the 70+ they added last year. Bordewich Bray's and Fritsch's zone fully feed into Carson Middle School. Carson High School, while it had an increase in population this year and looks to next year regardless of construction, does have some options between the Jumpstart Program at WNC, Online programing, Pioneer High School, and internships that help mitigate the impact.

Consequently, the Carson City School District does recommend a limit on residential building permits and to spread those permits throughout the city so as to not have one area grow faster than others. While we recognize that there are permit limitations in place currently, if they were mostly granted all within one school zone, it effectively negates the benefit of limited permits for the school in that zone. A concentrated growth spike in one zone would have an unprecedented impact upon our schools, school zones, and bus programs. We are unsure of what total limit for the city would be most beneficial, but consideration along those lines as well as a spreading of the residential permits equally across the city would allow us to better absorb and serve the students and families of Carson City if this were to be in place.

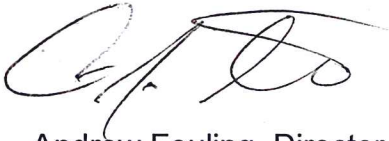
3. What is needed by your department or agency to solve any service capacity issues identified above?

The Carson City School District has fewer options for capital funding than any other school district in the State of Nevada.

The Carson City School District is using all of its available capital funding resources over the next five years to address this issue in a way that should maximize available space in the immediate future. However, the reality is that Carson City is quickly going to need a new K-8 school. Throughout our latest round of Facilities Master Planning Committee/Bond Oversight Committee meetings, we were very cognizant of this potential need and have it planned out to have another round of bond funding available that would be enough to potentially build this new school and have it be ready for the 2021-2022 school year. Unfortunately, due to rapidly escalating construction costs, expected interest rate increases, abated property tax revenues and no new options for funding, the Carson City School District will only have enough to build half of a school, and have no funding left to deal with deferred maintenance. We believe any future developments that could have a significant impact on student enrollment be required to donate land as a Condition of Development as a means to help the District focus funding on construction costs alone.

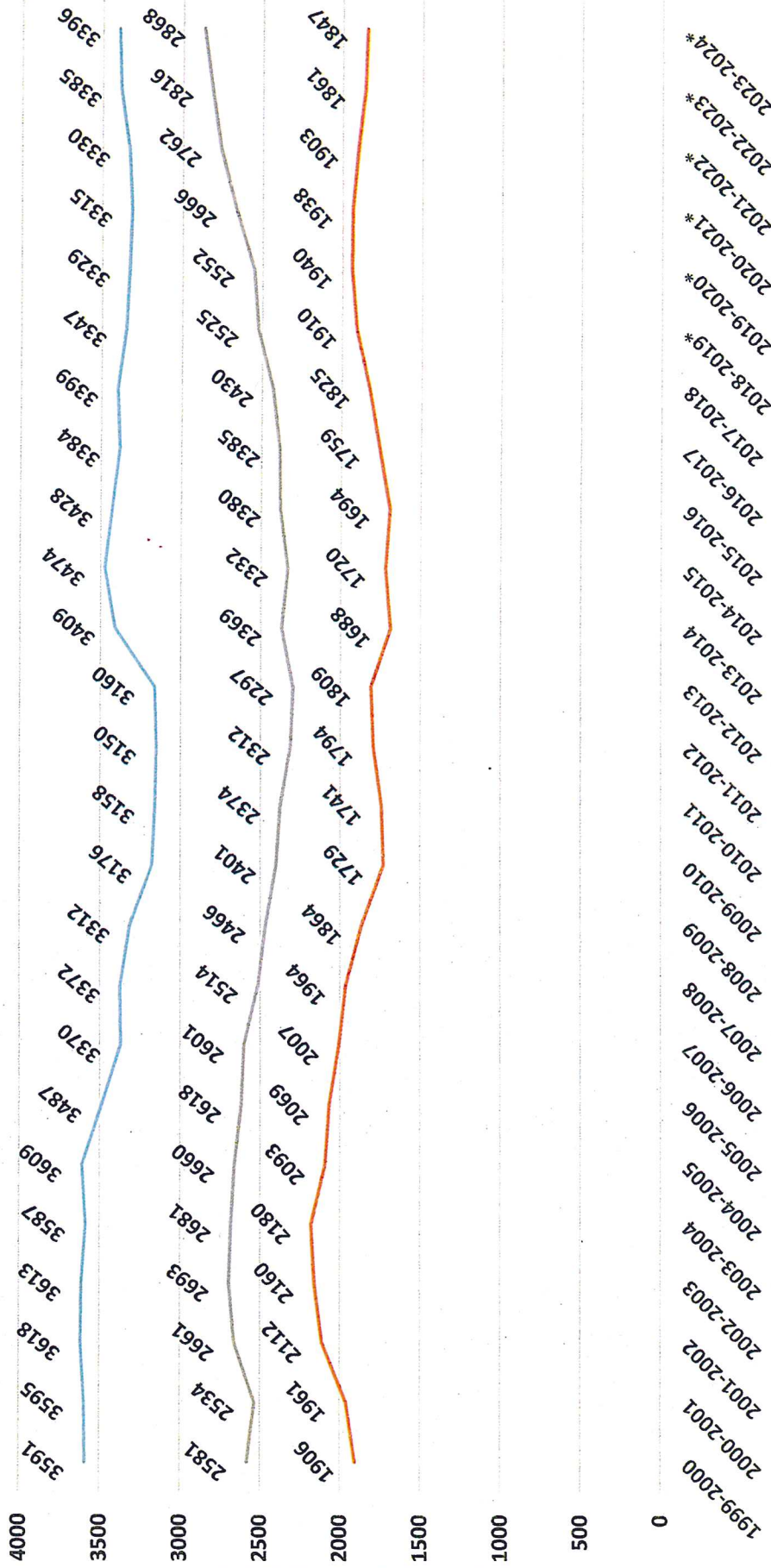
Again, Mr. Plemel, thank you to you and all involved in assuring Carson City's growth is manageable and sustainable.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Feuling', with a large, sweeping flourish at the end.

Andrew Feuling, Director of Fiscal Services
Carson City School District

Carson City School District: Historical, Current & Projected Enrollment (Adjusted for Half-Day Kindergarten 1999-2013)



* Projected based on historical trends and 0.8% inflation factor for growth

— ES — MS — HS

RESOLUTION NO. 2018-R-___

A RESOLUTION AMENDING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2019 AND 2020 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR THE YEARS 2021 AND 2022; 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 permit allocations 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 30, 2018, and recommended the maximum number of residential building permits to be made available for calendar years 2019 and 2020, and the Commission estimated the maximum number of residential building permits for calendar years 2021 and 2022; 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, as well as other resources identified in Section 18.12.050(2), 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 2019, the Building Division shall make available a total of **659** residential Growth Management allocations for building permits. The 2018 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 **283** residential permits (43% of total residential building permit allocation). A property owner may apply for a maximum of 30 residential building permits in Period 1 (January through March 2019) subject to the availability of building permits.

2. For the development project category, a subtotal of **376** 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 2019. 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 2019).

3. Any residential building permits remaining from Period 1 shall be made available in Periods 2 (April through June) and 3 (July through December 2019) in accordance with Carson City Municipal Code Section 18.12.055.

B. Beginning on the first city working day in January 2020, the Building Division may upon Board of Supervisors' approval make available pursuant to Carson City Municipal Code Section 18.12 a maximum total of **678** residential building permits, assuming three percent growth occurs in 2019. The building permits shall be disbursed as follows:

1. For the general property owner category, a subtotal of **291** 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 **387** 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 2021, it is estimated that the Board of Supervisors may make available a maximum of 699 residential building permits, assuming continued three percent growth.

D. For calendar year 2022, it is estimated that the Board of Supervisors may make available a maximum of 720 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 2019 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).

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.

Upon motion by Supervisor _____, seconded by Supervisor _____, the foregoing Resolution was passed and adopted this ___ day of _____, 2018 by the following vote:

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

SUE MERIWETHER, Clerk-Recorder

**2019 Building Permit Distribution Table (3% alternative)
Per CCMC 18.12.055(1)**

	Period 1 January, February & March	Period 2 April, May & June	Period 3 July – December
Total Available	659 allocations available	Any remaining permits available	Any remaining available
Development Category (31 or more lots or units)	<p>376 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 564 permits (50% above the maximum number originally allocated to the category) may be obtained on a first come, first served basis, or until the total number of available permits run out, whichever comes first.</p>	<p>Any remaining building permits available on a first come, first served basis</p>
General Category	<p>283 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 566 permits (100% above the maximum number originally allocated to the category) may be obtained on a first come, first served basis, or until the total number of available 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 2017 certified Carson City population estimate is 55,438. (The most current State Demographer population estimate.)
- This certified 2017 population estimate is used as the “baseline” for establishing 2019 residential allocations
- 2.54 persons per household is assumed per 2010 US Census.
- 2017 Allocations Issued = 125

Methodology:

- 1) (2017 pop.) + (2017 allocations issued x 2.54) = 2018 pop. est.
- 2) (2018 pop. est.) x (% growth rate) = 2019 population estimate
- 3) (2019 pop.) – (2018 pop. est.) = 2019 pop. growth estimate
- 4) (2019 pop. growth) ÷ (2.54 pop./unit) = **Number of 2019 allocations**

2017 Population:

55,438

2017 Res. Permits Issued:

125

At 3.0% growth rate:

- 1) 55,438 + 318 = 55,756
- 2) 55,756 x 1.03 (3.0%) = 57,428
- 3) 57,428 - 55,756 = 1,673 persons
- 4) 1,673 / 2.54 = **659 allocations**

Estimated Subsequent Years

2020	678 at 3%
2021	699 at 3%
2022	720 at 3%

At 2.5% growth rate:

- 1) 55,438 + 318 = 55,756
- 2) 55,756 x 1.025 (2.5%) = 57,149
- 3) 57,149 - 55,756 = 1,394 persons
- 4) 1,394 / 2.54 = **549 allocations**

Estimated Subsequent Years

2020	562 at 2.5%
2021	577 at 2.5%
2022	591 at 2.5%

At 2.0% growth rate:

- 1) 55,438 + 318 = 55,756
- 2) 55,756 x 1.02 (2.0%) = 56,871
- 3) 56,871 - 55,756 = 1,115 persons
- 4) 1,115 / 2.54 = **439 allocations**

Estimated Subsequent Years

2020	448 at 2%
2021	457 at 2%
2022	466 at 2%

Carson City Recorded Subdivision Vacant Lot Information

Recorded Subdivision Lots (10 or more vacant lots remaining)

Subdivision Name	Approval Date	Parcels Recorded	Vacant Parcels	Location and Notes
Carmine Street	Oct-04	15	10	North of Hwy 50 East and South of Carmine Street
Heritage Park at Quail Run	Mar-94		41	Corner of Fairview Dr and Saliman Rd
Lakeview	May-79	258	27	South of Carson City/Washoe County line, west of US Hwy 395 North
Silver Oak PUD (1,074 total)** Phase 21 Phase 22	Oct-93	31 44	15 40	West of N. Carson Street north of Winnie Lane ** Recorded lots plus remaining future phases.
Timberline	Oct-78	101	12	West end of Combs Canyon Rd
Schulz Ranch Phase 1 Phase 2 Phase 3	Oct-05	100 105 111	12 57 103	Race Track Road (east end of Topsy Lane)
Arbor Villas Townhomes		54	50	Little Lane
Ross Park		23	23	Snyder Ave. & Appion Way

Through April 2018 **Total of Vacant Subdivision Lots: 390**

Approved Tentative Maps with Lots Pending to Record

Subdivision Name	Approval Date	Parcels Approved	Parcels Remaining	Location and Notes
Silver Oak PUD	Oct-93	1,088	407	West of N. Carson Street north of Winnie Lane.
Clearview Ridge	Sep-06	73	73	West side of Cochise, south side of Roventini.
Schultz Ranch	Oct-05	424	108	Race Track Road vicinity, east of Center Dr.
Schulz Investments LLC	Aug-14	6	6	Old Clear Creek Rd.
Jackson Village	Sep-15	41	41	Eagle Station Lane
Arbor Villas Townhomes		154	100	Little Lane
Mills Landing Townhomes		105	105	State Street
Vintage		212	212	Mountain St., Ormsby Blvd.
Edmonds Townhomes		16	16	
Lomap/Blackstone Phase 1		189	189	State Street

Total Approved Tentative Map Lots Pending: 1,257
Total of Vacant and Pending Subdivision Lots: 1,647

Carson City Recorded Subdivision Vacant Lot Information

Approved Multi-Family Residential Projects (MPR's and SUP's)

Development Name	Review Date		Proposed units	Location and Notes
Silver Oak, GS Richards Blvd	Apr-15		90	GS Richards Blvd. at Ivy Baldwin Circle
The Villas at Silver Oak	Mar-17		150	GS Richards Blvd. at Silver Oak Dr.
W. Washington office conversion	Aug-17		5	W. Washington St.
RD Lompa Apartments	Sep-17		372	Saliman Rd. & 5th St.
Carson Hills Apartments	Apr-18		370	Clearview Dr. & Curry St.

Total Potential Multi-family Units: 987
Total Vacant, Pending, and Multi-Family: 2,634