

VII. RESOLUTIONS (1-2469)

G. COMMUNITY DEVELOPMENT DIRECTOR

2. PLANNING COMMISSION REFERRALS - REVIEW AND APPEAL MATTERS
 - b. GROWTH MANAGEMENT GM-87/88-6 - PROPOSED 1988
BUILDING PERMIT ALLOCATION PURSUANT TO GROWTH
MANAGEMENT ORDINANCE - PLANNING COMMISSION

APPROVED

6-0

Following discussion between the Board Members about taking this Item out of order, Mr. Sullivan explained the proposed Resolution and the Planning Commission's recommendation. During this allotment period, Community Development will develop a streets and transportation plan to be added to the master plan. Mr. O'Brien explained his concerns about the City's water system and whether it had the ability to meet the 1989 peak, summer demand and the need to maintain an adequate safety margin. He supported release of the 209 allotments during the first and second quarters, however, felt that the second quarter allotments should be released only the Board of Supervisors determines if adequate progress has been made on the water system. Discussion ensued concerning what could be classified as "adequate progress" on the expansion of State's Ash Canyon Treatment Plant and estimated cost. Although this term was used in connection with the State's Ash Canyon system, clarification indicated that it should include the City's entire system. Additionally, this term would have to be addressed by the (2-0001) Supervisor Swirczek felt that a commitment should not be made unless the total cost was known. Mr. O'Brien explained that the Board had made some commitments to date which would begin to address the system's needs such as the water manager and outfitting the Southeast Riverview Well, however, additional steps should be taken. He noted that the system could support growth except during summer peaking periods, which the Southeast Riverview Well would address. He questioned the wisdom of a building moratorium based on these few days of high use. Supervisor Swirczek continued to stress his concern about the cost and whether the system could support the necessary improvements. The improvements to the Southeast Riverview Well were projected to cost \$246,000 which included outfitting, line extensions, and providing the power source. The King Street line replacement program was estimated at \$145,000. The Marlette water system was projected at \$200,000. The Ash Canyon treatment plant system could be delayed until funding is available. Mr. O'Brien felt that ideally the City should be spending a minimum of \$500,000 each on water and sewer line replacements. Supervisor Swirczek felt that the matter should be continued until adequate financial data is available and the public's willingness to support bonds to make the improvements has been determined.

Ms. Walker explained the financial analysis being developed concerning the water system, water rates, commitments, and future needs. She felt that there was approximately \$500,000 available for use as Mr. O'Brien had indicated. The budget had not included these expenditures. Until the analysis is complete, Supervisor Chirila did not feel that the Board should make a decision on this issue. Ms. Walker also expressed her concern about the economic effect a moratorium would have on the City.

Discussion ensued with Mr. O'Brien concerning the need for the Board to evaluate when "adequate progress" has been made and types of information which will be available at that time. Mr. O'Brien felt that if the Southeast Riverview Well is addressed, the Board could determine that

to be "adequate progress" and release the last two quarter allotments. He felt that production improvements should be addressed prior to acquisition of additional water rights. Paul Lumos' report indicated the need to outfit a well per year for growth. Rates would have to be increased for this growth. Present projections indicated that the Southeast Riverview Well would cost \$245,952 and without it all building should be stopped. This well could

be used to meet the 1988 allotment needs. The Ash Canyon improvements would meet 1989 needs.

Discussion ensued concerning the commitments made during the water bond election process, the bond debt retirement program, the water rates, water connection fees, and allocations of these funds. Supervisor Swirczek cautioned the Board to be sure adequate financial information is provided before making additional funding commitments, otherwise the same funds may be allocated more than once.

Supervisor Scrivner expressed his feeling that, while the snow pack should be included in the process, it should not be one of the conditions under which the building moratorium should be declared. Purportedly, the annual snow fall had been 2,000 acre feet even during drought periods. The Hobart/Marlette tunnel was the actual source of the water for the State and Virginia City. It had met these needs since the very beginning including during periods when the snow pack was inadequate. Discussion ensued between the Board concerning the 1,000 acre feet of surface water which the State Engineer indicated the City had. Supervisor Swirczek pointed out that fluctuations in the snow pack would affect these rights.

(2-1115) Edd Furgerson felt that the second allocation period should not be tied to Mr. O'Brien's conditions as the City's system did not use surface water as its main source. During drought conditions, the underground water recharge rate had met the City's needs. The Southeast Riverview Well was out to bid now and should be on line by March. If it is not, it would be due to Board action. He then explained the City's pumping capacity and suggested ways which it could be improved. He felt that the City lost production due to pumping against the "4980" zone rather than the "4960" zone for which the system had been designed. Therefore, if this problem is resolved, production would be increased.

(2-1262) Southwest Gas Vice President and the Western Nevada Builders Association Representative Ron Hammett expressed the Builders support for the Resolution if lines 17 and 18 of Page one are removed--"and in compliance with the Department of Public Works recommendations". This request was predicated on the fact that one of the conditions was an act of God and the other three were under the Board's control. If the Board is not willing to make the necessary commitments and dedications, then all building, commercial development, and economic growth should stop. He urged the Board to make the necessary financial commitments to develop the Southeast Riverview Well today and release the 419 allotments.

(2-1452) Chamber of Commerce Representative Craig Swope explained the Executive Board's support for the 419 allotments.

(2-1472) Pete Rasner asked the Board to allocate more allotments to the small contractors category for seven allotments were inadequate for his operation. He needed a minimum of ten. Mr. Sullivan explained the supply and demand experienced in the categories and how the program worked. Discussion pointed out the confusion created by the Ordinance and the need to modify it.

Clarification indicated that the controlling factor for the release of the 419 allotments was the Southeast Riverview Well. The well would address the peaking problem during the Summer of 1988 and the Ash Canyon Treatment Plant would address the 1989 peaking problem. Supervisor Feticc suggested that the 419 allotments be released contingent upon Board action appropriating the \$245,000 for the Southeast Riverview Well, which would be going to bid later this month. Discussion pointed out the items which could prohibit development of the well, e.g., weather, materials, contractor delays, etc. Mr. O'Brien felt that 210 units could be absorbed by the present system except during period of high use but not 419 units. He also noted that the construction had increased in those areas which were exempt from the Ordinance.

Discussion indicated that the State may feel that the City was attempting to maintain growth at a level within its

ability to supply the resource by splitting the allotments and adding this condition.

Mr. Sullivan requested Board direction establishing a committee to modify the Ordinance. Mayor Flammer directed the City Manager to take appropriate action with staff to initiate an Ordinance change.

(2-2402) Ron Kitchen requested modifying the Resolution so that if a large builder took his 18 allotments, they would be valid for one year. This would require an Ordinance change and could not be addressed in the Resolution.

Clarification pointed out that the only limiting resource provided in the Resolution was water. The need to include other factors was discussed.

(2-2558) Dick Waiton expressed his concern that the Board was failing to consider the economics of proposal, including police, fire, schools, roads, etc.

(2-2647) Planning and Growth Management Commissioner Craig Steele urged the Board to issue the 419 allotments in two periods without the conditions.

He felt that the Board had made the necessary commitments to complete the Southeast Riverview Well. The two periods would allow the Board time to address a problem if the Southeast Riverview Well is not completed. He also expressed his feeling that during drought periods the Ordinance is difficult to work under and stay within the timeframes as established. Purportedly, Mr. Sullivan is attempting to resolve this problem.

(2-2850) Mr. Hammett expressed his feeling that the Builders Association would be willing to support Mr. Steele's proposals.

Discussion indicated the Board did not wish to change the allotments in the small builder/contractor category.

Supervisor Feticc moved to adopt Resolution No. 1987-R-92, A RESOLUTION RECOGNIZING THE HISTORIC TREND OF BUILDING IN CARSON CITY; MODIFYING THE HISTORIC TREND TO REFLECT MARKET TASTES AND APPARENT NEEDS; AND SETTING ALLOTMENTS IN THE VARIOUS CATEGORIES AND SUBCATEGORIES UNDER THE GROWTH MANAGEMENT ORDINANCE with the following amendment to the Resolution as presented, which is that the following language be taken out "and in compliance with the Department of Public Works recommendations". The sentence would then read: "The maximum number of additional dwelling units that can be realized during allotment period 4B beginning May 1, 1988, also without greatly impacting water supply and services, and without exceeding the Carson City Growth Management Policy for a 3 percent (3%) annual growth rate program is 209 units." Supervisor Scrivner seconded the motion. Supervisor Swirczek expressed his feeling that if some unforeseen or uncontrollable condition exists, the scheduling or timing of the allotments would be held off. Supervisor Feticc explained that the Growth Management Commission could meet at any time or at the Board of Supervisors' direction should a problem arise. The motion to adopt Resolution 1987-R-92 as amended was then voted by roll call with the following result: Ayes - Feticc, Scrivner, Chirila, Swirczek, and Mayor Flammer. Nays - None. Motion was voted and carried unanimously.

BREAK: At 12:05 p.m. a lunch recess was taken. When the meeting reconvened at 1:30 p.m., the entire Board was present constituting a quorum.

Supervisors Feticc and Swirczek expressed a desire to have a special meeting to award the Southeast River Well bid, which Mr. O'Brien agreed to do if possible.

CARSON CITY BOARD OF SUPERVISORS

Excerpt of the November 5, 1987, Minutes

Page 4

* * * * *

The foregoing is a draft excerpt from the formal Minutes of the November 5, 1987, meeting of the Carson City Board of Supervisors. The Board members present were: Ron Swirczek, Tom Fetic, Marilee Chirila, E. M. "Doc" Scrivner, and Mayor Dan Flammer. A quorum was present. Staff members present included: City Manager L. H. Hamilton, Clerk-Recorder Alan Glover, Deputy City Manager Mike Rody, Public Works Director Dan O'Brien, Community Services Director Walt Sullivan, Finance Director Mary Walker, Chief Deputy District Attorney Charles P. Cockerill, and Recording Secretary Katherine McLaughlin. These Minutes are not yet completed. The foregoing excerpt will be included in those Minutes when they are presented to the Board for approval.

(Seal)

Katherine McLaughlin, Recording Secretary