



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

MEMORANDUM

Board of Supervisors Meeting of July 15, 2021

TO: Mayor and Board of Supervisors

FROM: Hope Sullivan, Community Development Director

DATE: July 12, 2021

SUBJECT: For Possible Action: Discussion and possible action regarding a proposed resolution establishing the maximum number of residential building permit allocations under the Growth Management Ordinance for the years 2022 and 2023, estimating the maximum number of residential building permits for the years 2024 and 2025, establishing the number of building permit allocations within the Development and General Property Owner categories, establishing a maximum average daily water usage for commercial and industrial building permits as a threshold, and identifying criteria to apply when making decisions regarding commercial and industrial projects seeking to exceed the threshold.

The attached resolution corrects the reference to Carson City Municipal Code 18.12.015.2, which was erroneously referenced as 18.12.050.2.

RESOLUTION NO. 2021-R-___

A RESOLUTION AMENDING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE CARSON CITY GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2022 AND 2023, ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS FOR THE YEARS 2024 AND 2025, ESTABLISHING THE NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS AVAILABLE WITHIN THE DEVELOPMENT PROJECT AND GENERAL PROPERTY OWNER CATEGORIES, ESTABLISHING A MAXIMUM AVERAGE DAILY WATER USAGE AND CRITERIA FOR DECISION MAKING FOR COMMERCIAL AND INDUSTRIAL BUILDING PERMITS AS A THRESHOLD FOR GROWTH MANAGEMENT COMMISSION REVIEW; AND DIRECTING STAFF TO FORWARD THE GROWTH MANAGEMENT REPORT TO NEVADA STATE LEGISLATORS PURSUANT TO THE PROVISIONS OF ASSEMBLY BILL 240 (2019).

WHEREAS, Carson City Municipal Code Section 18.12 requires the Carson City Board of Supervisors 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 meeting on May 26, 2021 and June 30, 2021, and recommended the maximum number of residential building permits to be made available for calendar years 2022 and 2023, and the Commission estimated the maximum number of residential building permits for calendar years 2024 and 2025; and

WHEREAS, the Carson City 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 18.12.015(2), are essential resources that limit the available residential building permits authorized by this resolution.

NOW, THEREFORE, the Carson City Board of Supervisors hereby resolves that:

1. Beginning on the first city working day in January 2022, the Building Division shall make available a total of **672** residential Growth Management allocations for building permits. The 2021 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:

(a) For the general property owner category, a subtotal of **289** 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 2022) subject to the availability of building permits.

(b) For the development project category, a subtotal of **383** 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 2022. 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).

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

2. Beginning on the first city working day in January 2023, the Building Division may upon Board of Supervisors' approval make available pursuant to Carson City Municipal Code Section 18.12 a maximum total of **692** residential building permits, assuming three percent growth occurs in 2022. The building permits shall be disbursed as follows:

(a) For the general property owner category, a subtotal of **298** 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.

(b) For the development project category, a subtotal of **394** 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 1(b), above.

(c) 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.

3. For calendar year 2024, it is estimated that the Board of Supervisors may make available a maximum of 713 residential building permits, assuming continued three percent growth.

4. For calendar year 2025, it is estimated that the Board of Supervisors may make available a maximum of 734 residential building permits, assuming continued three percent growth.

5. Pursuant to Carson City Municipal Code Section 18.12, prior to issuance of building permits, any commercial or industrial projects proposed in 2022 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.

6. In considering applications in response to subsection 5, the Growth Management Commission shall consider if the use utilizes water conservations measures and techniques,

and if the use will promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism.

7. 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).

8. 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.

9. This Resolution and the Growth Management staff report to the Board of Supervisors from the meeting of July __, 2021, shall be forwarded to the State legislators representing the City in accordance with Assembly Bill 240 (2019).

ADOPTED this ____ day of _____ 2021.

AYES: Supervisors _____

NAYES: Supervisors _____

ABSENT: Supervisors _____

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder