

DRAFT MINUTES
Carson City Growth Management Commission Regular Meeting
Wednesday, July 28, 2021 ● 5:00 PM
Community Center Robert “Bob” Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

Chair – Charles Borders, Jr.
Commissioner – Paul Esswein
Commissioner – Sena Loyd
Commissioner – Teri Preston

Vice Chair – Jay Wiggins
Commissioner – Nathaniel Killgore
Commissioner – Richard Perry

Staff

Hope Sullivan, Community Development Director
Heather Ferris, Planning Manager
Todd Reese, Deputy District Attorney
Tamar Warren, Senior Public Meetings Clerk

NOTE: A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the Public Meeting Clerk during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and are available for review during regular business hours.

The approved minutes of this meeting are available on www.Carson.org/minutes.

1. CALL TO ORDER – GROWTH MANAGEMENT COMMISSION

(5:00:01) – Chairperson Borders called the Growth Management Commission meeting to order at 5:00 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(5:00:03) – Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Charles Borders, Jr.	Present	
Vice Chair Jay Wiggins	Present	
Commissioner Paul Esswein	Present	
Commissioner Nathaniel Killgore	Present	
Commissioner Sena Loyd	Present	
Commissioner Richard Perry	Present	
Commissioner Teri Preston	Present	

3. PLEDGE OF ALLEGIANCE

(5:00:25) – Chairperson Borders led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(5:00:50) – Chairperson Borders entertained public comments; however, none were forthcoming.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – July 28, 2021.

(5:01:13) – Chairperson Borders introduced the item and entertained comments or changes. Commissioner Loyd noted a correction in the vote box, clarifying she was absent that evening.

(5:01:42) – Vice Chair Wiggins moved to approve the minutes of the July 28, 2021 Growth Management Commission meeting as amended. The motion was seconded by Commissioner Esswein.

RESULT:	APPROVED (6-0-1)
MOVER:	Wiggins
SECONDER:	Esswein
AYES:	Borders, Wiggins, Esswein, Killgore, Perry, Preston
NAYS:	None
ABSTENTIONS:	Loyd
ABSENT:	None

6. MEETING ITEMS

6.A GM-2021-0131: FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO CONSIDER REGARDING A REQUEST FOR GROWTH MANAGEMENT APPROVAL FOR A DAILY WATER USAGE ABOVE 15,000 GALLONS PER DAY FOR A PROPOSED DRIVE-THROUGH CARWASH ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 3390 S. CARSON STREET, APN 009-111-28.

(5:02:00) – Chairperson Borders introduced the item. Ms. Sullivan gave background, presented the Staff Report and accompanying documents, and the additional documents provided as late material and incorporated into the record. She also recommended denial of the request based on its inability to find that the proposed use will promote health, welfare, safety or quality of life; or create quality jobs, or promote recreation and tourism. She also responded to clarifying questions.

(5:16:20) – Ms. Sullivan clarified for Chair Borders that the Dutch Brothers Coffee establishment near the proposed carwash location “was conducting 600 to 700 transactions per day.” She also confirmed that the item before the Commission was for water use exceeding 15,000 gallons per day.

(5:19:32) – Applicant representative and attorney Michael Cabrera reviewed a PowerPoint presentation, incorporated, into the record as late material, and introduced Metro Carwash founder Ernie Ionno. He also presented their request for the average use of 46,000 gallons of water per day, calling it “a significant conservation or water resources.” Mr. Cabrera clarified that the carwash was designed to accommodate three cars per minute, and was not to be compared with the Dutch Brothers Coffee chain. Mr. Ionno believed that they could have 5.8 percent of the population utilize their carwash instead of washing their

vehicles themselves. Mr. Cabrera called the proposed facility “state of the art” with a water reclamation system and believed that the City could see a reduction of freshwater consumption by 10-15 percent. He also requested approval of the project.

(5:41:32) – Chairperson Borders received confirmation from Mr. Cabrera that they had read and were in agreement with the Conditions of Approval outlined in the Staff Report. Commissioner Perry expressed concern that the applicants planned water use was three times higher than the other carwashes in the City. Mr. Ionno believed that all car washes used 35 gallons of water per car; however, they planned to wash three-to-four times more cars per day, had longer and wider drive-through tunnels, and had a better location. Commissioner Perry expressed concern that “a well was present on the property that is serviced by a water purveyor.” Mr. Cabrera believed that the carwash was “a long-term positive growth investment” as it encouraged people to use a carwash instead of washing their cars manually. Commissioner Loyd pointed out that the neighboring carwashes had noted in a letter that they used 26 gallons of water per vehicle; however, the proposed carwash would use 35 gallons of water. Mr. Ionno explained that “[their competitors were] using less water because [they were] running the machine faster.” He likened the process to running a dishwasher on an express cycle.

(5:55:07) – Commissioner Preston agreed that the property was blighted in its current state; however, she believed that many vehicles, including hers, with after-market enhancements would not go through a carwash. She also recommended a smaller water allocation first to see if the demand is truly there. Mr. Cabrera also explained to Commissioner Preston that the water would be reclaimed by the City, using the City’s reclamation process. Mr. Ionno clarified that he had purchased the property already. Chairperson Borders was informed that the applicant would ease traffic by having four lanes that merge into a wash lane. Commissioner Loyd was informed that 35 gallons of fresh water and 35 gallons of reclaimed water would be used to wash a car, adding that the reclaimed water would not be used during the final rinse.

(6:03:56) – Chairperson Borders entertained public comments. Jim Cavilia, attorney at the Law Offices of Allison MacKenzie who introduced himself as a representative of Raceway Carwash, referenced his letter to the Commission and introduced Raceway Carwash Regional General Manager Dan Barraza. Mr. Cavilia expressed concern that the applicant would use “four times that amount of money to run the same business...two hundred yards apart.” He also reminded the Commission that it was “not this Commission’s decision to decide what’s a good carwash and a bad carwash, it’s your decision to decide how Carson City uses its water and what’s appropriate.”

(6:07:15) – Mark Wray, introduced himself as an attorney from Reno and a resident of that City. Mr. Wray praised the operations of Metro Carwash. He also believed that Mr. Ionno was using the higher allocation numbers in anticipation of a growing business. Mr. Wray believed that customers would continue to frequent Metro Carwash because of the service they receive, basing it on his personal experience.

(6:11:30) – Curtis Coulter introduced himself as an attorney residing in Reno. He also noted that he had not been asked to speak on behalf of Mr. Ionno, but had chosen to do so. Mr. Coulter cited his personal experience of using a carwash and how he had discovered the use of reclaimed water and biodegradable chemicals at Metro Carwash. He praised Mr. Ionno’s way of conducting business and thanked the Commission for their support.

(6:17:44) – Vice Chair Wiggins inquired about the impact of the carwash to the City’s water system. Engineering Project Manager Stephen Pottéy explained that the Conditions of Approval had been very specific in outlining the peak flow of water usage. Deputy Public Works Director Dan Stucky introduced himself and Water Operations Supervisor Tom Grundy. Mr. Stucky clarified that from a Public Works standpoint, the City could supply the water; however, he clarified that they looked at the peak impact on the City’s water system and explained that they had “worked with the applicants to clarify that.” He also explained the process of treating the City’s effluent water. Ms. Sullivan clarified that the question at hand was a policy one, which was to seek the Growth Management Commission’s approval for water use above 15,000 gallons per day. Discussion ensued regarding the use of effluent water.

(6:28:12) – Commissioner Loyd noted that the applicant planned to be at full capacity in five years; however, the Commission would conduct a three-year review. She inquired whether a review should take place in four or five years. Ms. Sullivan clarified for Chairperson Borders that the building permit is issued based on the established use approved by the Growth Management Commission. Vice Chair Wiggins recommended a five-year review instead of a three-year one. He also cited job creation and the removal of blight from the area and recommended approval. Commissioner Esswein noted the drought conditions and believed the approval to use of 51 acre-feet of water by the City would be “irresponsible.” Mr. Cabrera recommended having a five-year review in lieu of the three-year one. He also offered to work with Staff regarding the well on the property. Commissioner Preston inquired whether unused water was transferrable, and Mr. Reese offered to look into it. Chairperson Borders was in favor of cleaning up the blighted area and the business model in general; however, he was not in favor of allocating the additional water. Mr. Cabrera recommended continuing the item in order to further work with Staff.

(6:45:28) – Commissioner Killgore called the requested allocation “astronomical” and “far too much.” Commissioner Loyd believed that the water usage request was excessive; however, she believed that the applicant could work with Staff on ways to meet the allocation. Commissioner Perry asked whether the applicant wished to have a vote or whether to continue the item. Mr. Cabrera preferred to work with Staff to “make this more palatable” and believed the project was good. Chairperson Borders assured the applicant that the Commission was “not anti-carwash” but “pro water.” He also entertained a motion to continue the item.

(6:49:00) – Vice Chair Wiggins moved to continue this item to the next meeting. The motion was seconded by Commissioner Loyd.

RESULT:	APPROVED (7-0-0)
MOVER:	Wiggins
SECONDER:	Loyd
AYES:	Borders, Wiggins, Esswein, Loyd, Killgore, Perry, Preston
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(6:49:21) – Chairperson Borders recessed the meeting.

(6:56:33) – Chairperson Borders reconvened the meeting. A quorum was still present.

7. PUBLIC COMMENT

(6:56:40) – Chairperson Borders entertained public comments; however, none were forthcoming.

(6:57:14) – Mr. Reese clarified that per the Carson City Municipal Code (CCMC), should the applicant be granted the 46,000 gallons-per-day allocation, it would be an entitlement and not a transfer of water rights. He also explained that “the entitlement to use that amount of water runs with the land.”

8. FOR POSSIBLE ACTION: ADJOURN AS THE GROWTH MANAGEMENT COMMISSION

(7:00:01) – Chairperson Borders adjourned the Growth Management Commission meeting at 7:00 p.m.

The Minutes of the, August 25, 2021 Carson City Growth Management Commission meeting are so approved this 29th day of September, 2021.