

PL. COMMENT  
LATE MATERIAL  
5-31-23  
ITEM 6A

Public Comments Planning Commission Dated May 31<sup>st</sup> 2023  
Bepsy Strasburg

There is no established methodology in the Growth Management ordinance on how to calculate the number of allocations per year. Only essential resources must be considered in determining the annual allocations. Current practice is to use a 3% growth rate of prior year allowable permits even though a range of 2% to 3% is given in attachment D.

The average rate of annual permits from 2018 to 2022 is 265 with the max of 350 in 2022 because of the large number of multi-family units of 176 permits in 2022.

Annual approved permits were significantly less than the # of permits allocated by the Growth Management Committee. There is no justification to use 3% growth based on actual usage over the last 5 years.

This Commission can approve, approve with conditions or deny the due to the adverse impact on City Resources.

With the exception of the Fire Department which is getting 4<sup>th</sup> fire station and the School District which is experiencing a reduction in enrollments, the other departments anticipate an increased workload OR a downside impact of additional growth. Departments are only projecting for 2024 with their budgets just finalized in April/May 2023. This budget had no funds to chip away the annual road maintenance deficit.

The premise is all departments will get the additional budget needed to sustain the increased service levels which is not sustainable without raising taxes and therefore, this assumption is unfounded.

Department

Response to accommodate growth of 3% in 2024

Can accommodate 3% growth until 2024 depending on completion of planned capital improvement projects or water storage, treatment, distribution and production facilities

Public Works

Waste Water, Storm Water and Landfill can sustain 3% growth  
Transportation has an annual deficit of \$21M in road maintenance and their travel demand model will not be completed until early 2024. Therefore in no position to sustain any growth let alone keep pace with current inventory

Health & Human Services

Requires additional headcount to accommodate growth. But still supports not limiting the # of annual permits. Wasn't the question whether the current resources support additional growth?

Fire Department

Has increase capacity with 4th Fire Station but still recommends automatic sprinklers

Sheriff

Largest manpower department of Carson City but anticipated downside impact of congested apartment style housing which has been largest growing segment of annual permits, growth of homeless and mental health crisis intervention will overwhelm even this highly resourced department.

School

Enrollment is decreasing at elementary and High School level.

Parks & Recreation

Need to increase service levels at the 3% growth but wants not to limit residential growth as it will be counterproductive to economic growth (speculation). Requests additional funding and water resources to sustain growth

Planting staff recommendation is to maximize flexibility and to facilitate Developers to get financing for proposed developments. This is outside the requirements of this ordinance. Similarly, whether the allocation will suppress the economic activity of Carson City or impact the Developer's ability to increase housing supply or reduce the affordability of housing.

I urge this Commission to use their discretion to establish a fixed # for allowable permits based on actual usage of allocations between 2018 and 2022. There is no justification to allocate additional permits when the Planning staff have concluded that growth will be at a moderate pace (page 11 of staff report) and there is no mandated methodology to use a 3% growth rate of prior year allocation of permits.

Thank you for your time.

Year	Population	Growth %	Permits Used or Proposed	Prior Year Allocation	Average Single Family Detached	Single Family Attached	Duplex	Multi-Family	Total
2018	56057		322						
2019	56151	0.2%	278		155	58	3	62	278
2020	56434	0.5%	177		133	44	0	0	177
2021	57073	1.1%	200		163	28	5	4	200
2022	58314	2.2%	350		124	48	2	176	350
2023	58722	0.7%	750	744	44	12	0	24	80
2024	59116	0.7%	765	766					0
2025	59508	0.7%	788	813					0
2026	59908	0.7%	811						0
2027	60305	0.7%	834						0



265 permits used between 2018 - 2022  
 176 Permits given to Multi-Family housing in 2022  
~~The rest of~~ Single Family detached was higher in past yrs.