



Growth Management Commission & Planning Commission

MAY 31, 2023



ITEM 6.A

Growth Management Annual Review

Community Development
Department

Discussion and possible action regarding a recommendation to the Board of Supervisors for a resolution establishing the maximum number of residential building permit allocations under Chapter 18.12 (the “Growth Management Ordinance”) of the Carson City Municipal Code (“CCMC”) for the years 2024 and 2025, estimating the maximum number of residential building permits for the years 2026 and 2027, establishing the number of building permit allocations within the development 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.



Action Items

GMC makes a recommendation to BOS re:

1. The number of building permits that will be made available in 2024 and 2025 and estimate the number to be made available in 2026 and 2027.
2. Establish the distribution of the total building permit entitlements to be made available in the “general property owner” and “development project” (31 or more lots or units) categories.
3. Establish the maximum average daily water usage for commercial and industrial building permits as a threshold for GMC review.

CCMC 18.12.015 (Purpose)



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.*

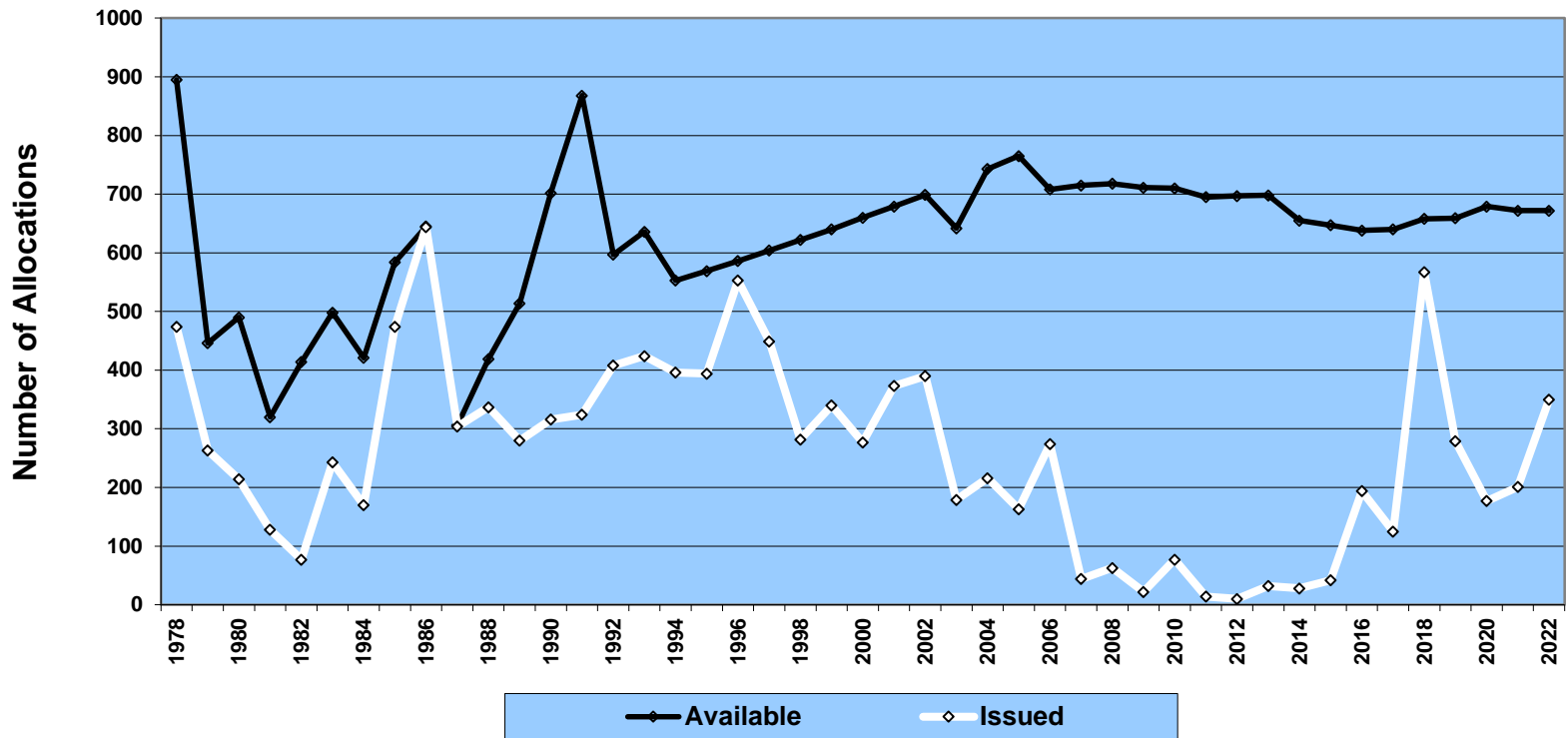


5 Years of Housing Starts Data

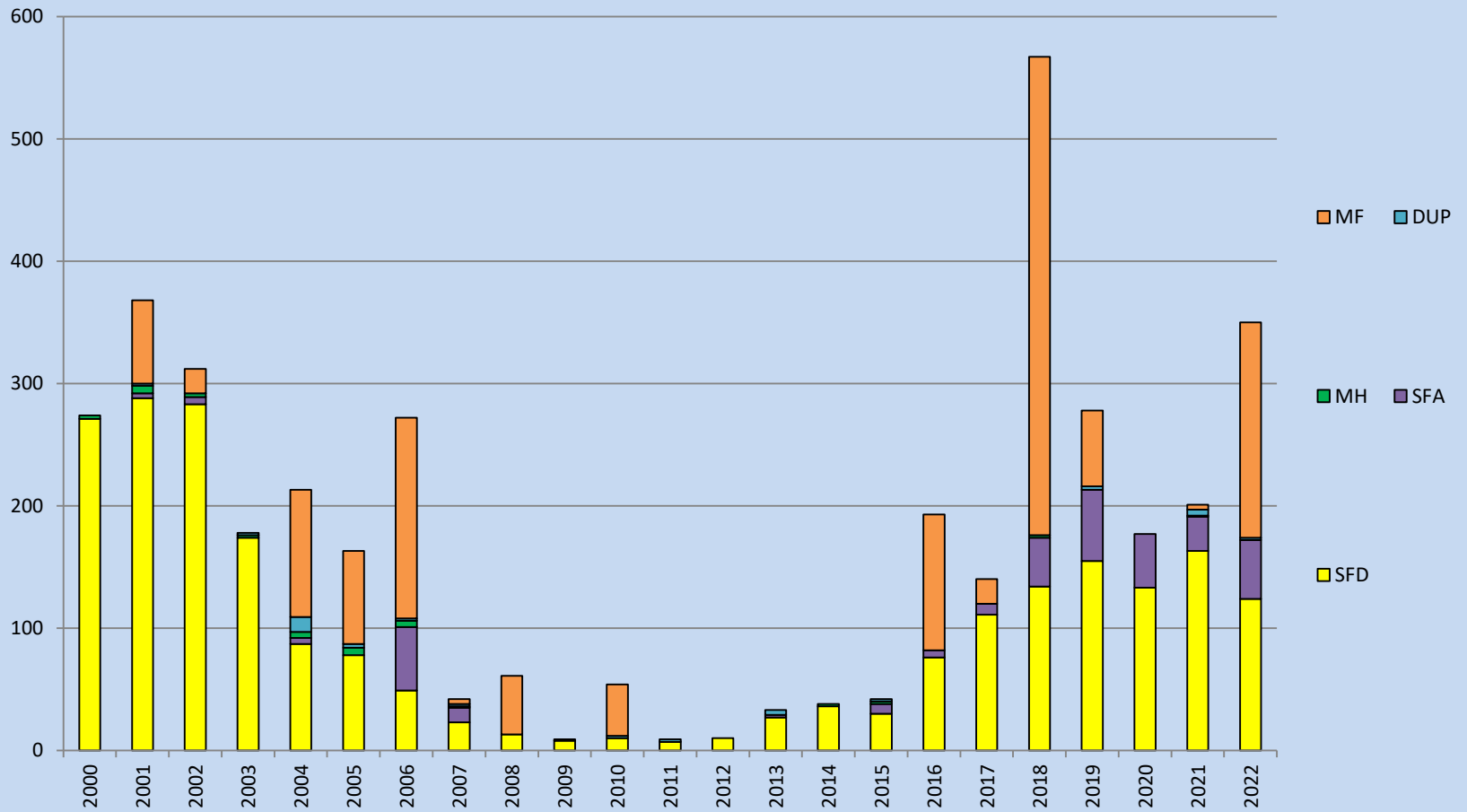
	2018	2019	2020	2021	2022	2023 *
Single Family Detached	118	155	133	163	124	44
Single Family Attached	32	58	44	28	48	12
Duplex	0	2	0	6	2	0
Multifamily	391	62	0	4	176	24
TOTAL	541	277	177	201	350	80

* Through April 2023

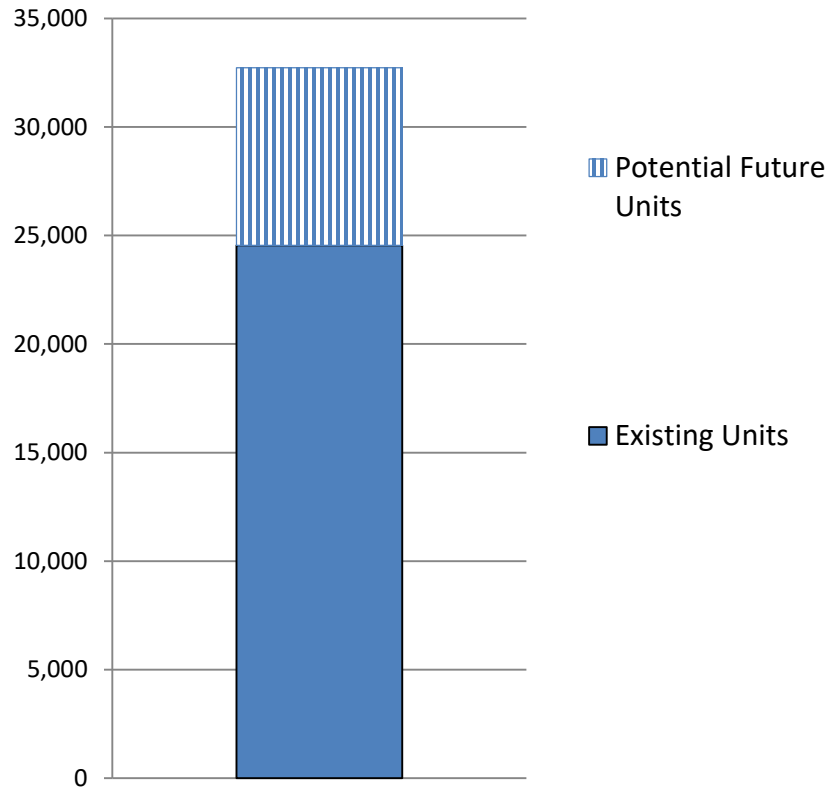
Growth Management Residential Allocation History



Residential Permits Issued by Type



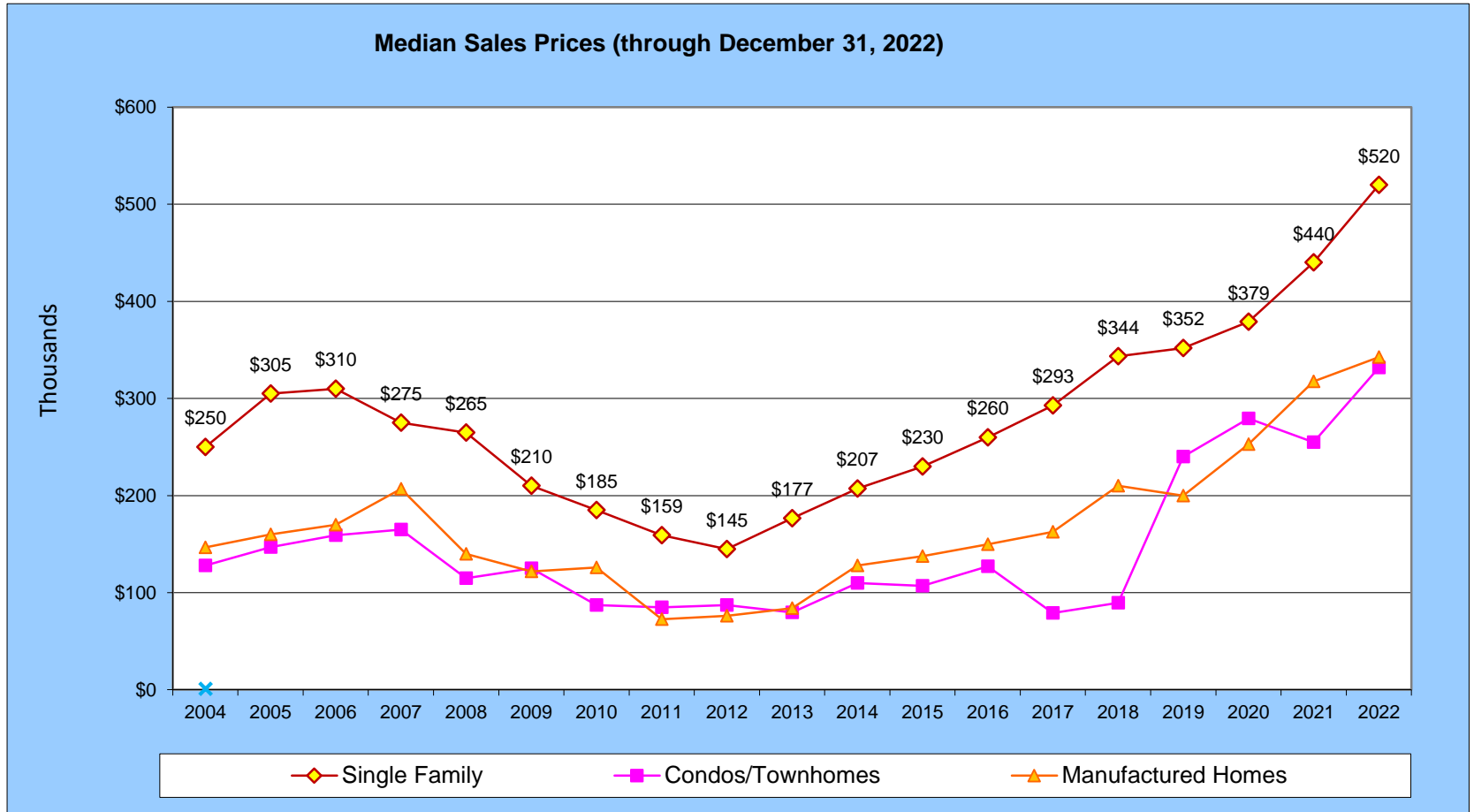
Residential Units



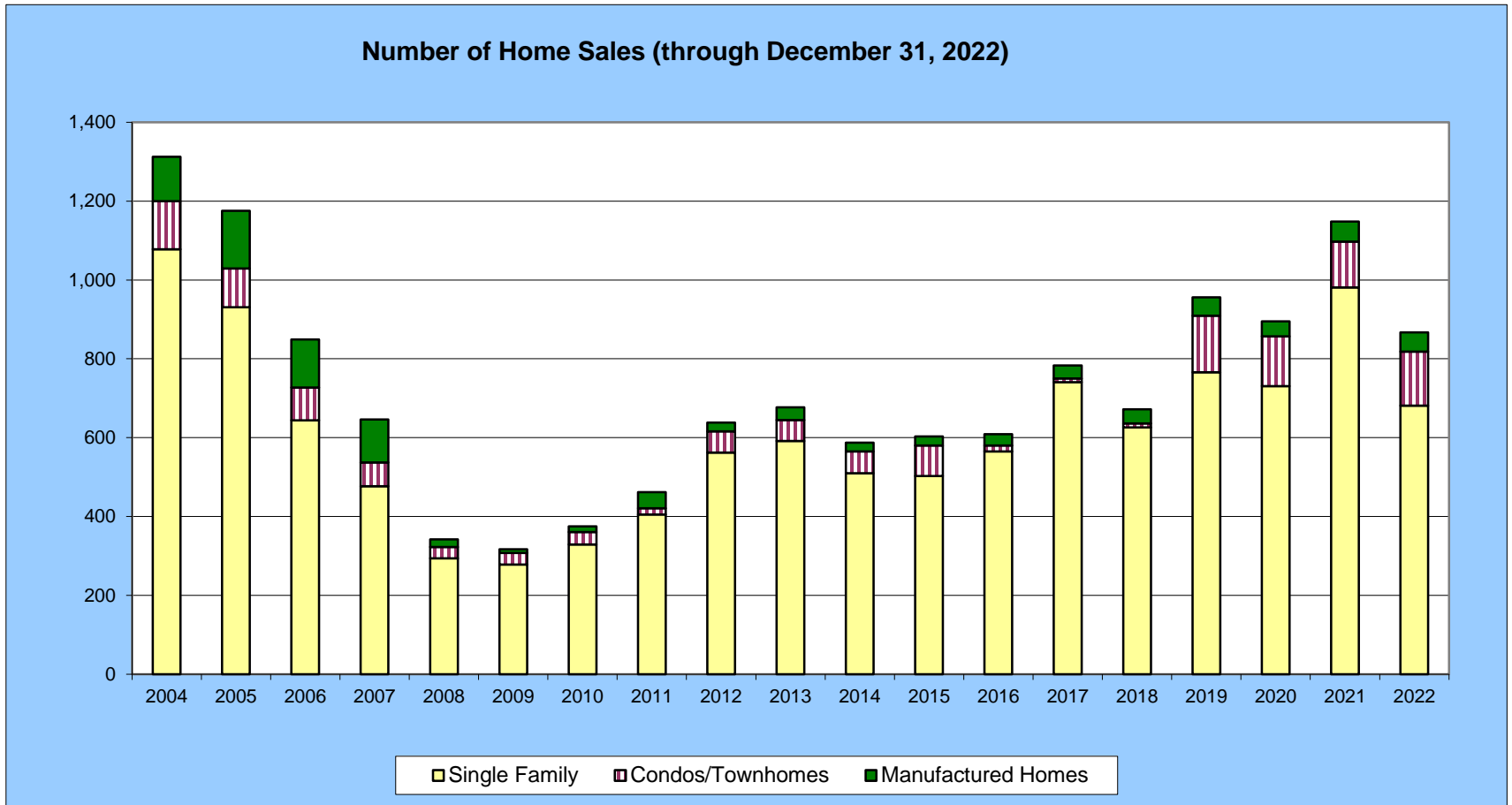
State Demographer Projections

	Total Population	Change Previous Year	Percentage Change
2022	58,314		
2023	58,722	409	0.7%
2024	59,116	394	0.7%
2025	59,508	392	0.7%
2026	59,908	400	0.7%
2027	60,305	397	0.7%

Median Sale Price



Number of Home Sales



Proposed Allocations Using 3% Growth

Year	Number of Allocations
2024	765
2025	788
2026	811
2027	834

Commercial / Industrial Growth Management Reviews

Project	Request
GM-2021-0131: Car Wash	29,500 gpd
GM-19-141: RV Resort	33,793 gpd
GM-18-190: RV Resort	68,500 gpd
GM-16-161: RV Resort	59,700 gpd
GM-15-039: Capitol Mall Project	334,339 gpd
GM-15-025: Car Wash	8,139 gpd
GM-15-024: Car Wash	8,139 gpd
GM-14-163: Congregate Care / Nursing Home	19,280 gpd
GM-14-005: Car Wash	13,438 gpd
GM-10-093: Restaurant (Olive Garden)	9,100 gpd
GM-07-114: Concrete Plant Operation	8,700 gpd
GM-08-077: Casino and Hotel	82,916 gpd

Resolution No. 2021-R-23 - Criteria

“... the Growth Management Commission must first find that the use utilizes water conservation measures and techniques. If that finding is made, the Growth Management Commission must consider if the use will promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism. If both such findings are made, an application under subsection 5 can be granted.”

CARSON CITY SCHOOL DISTRICT

ENROLLMENT UPDATE & PROJECTIONS

May 31, 2023



Historical/Current Enrollments

CCSD Enrollments K-12				
	SY15-16	SY18-19	SY19-20	SY22-23
Bordewich	594	621	602	546
Empire	559	507	484	425
Fremont	513	511	558	541
Fritsch	559	530	559	466
Mark Twain	615	580	550	527
Seeliger	624	581	544	524
Pioneer	0	0	0	4
Elementary (No PreK)	3464	3330	3297	3033
Carson Middle	1072	1215	1272	886
Eagle Valley Middle	660	687	652	782
Pioneer	0	0	0	18
Middle	1732	1902	1924	1686
Carson High	2153	2270	2320	2289
Pioneer High	166	179	145	184
High	2319	2449	2465	2473
District	7515	7681	7686	7192

Davis Demographics Projections

RESIDENT PROJECTIONS

- Variables
 - Births
 - Mobility factors (trends of change)
 - Student Yield Factors (estimated students from new housing)

Davis Demographics Projections

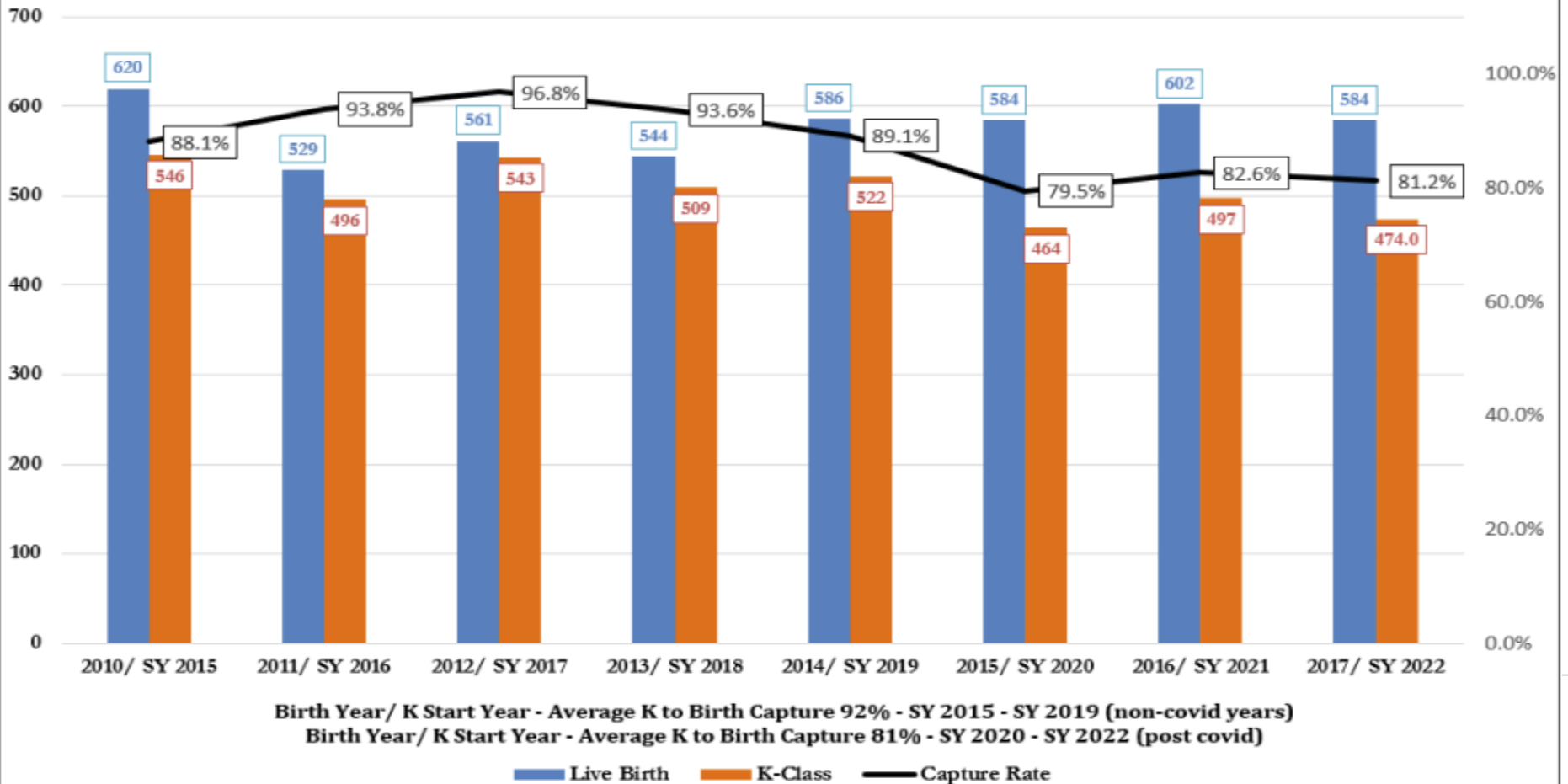
Births

Birth Years	Total
2001	744
2002	721
2003	721
2004	724
2005	802
2006	770
2007	862

Births by Zip Code				Birth Rate		
Birth Year	Kinder Year	Carson City	Total	% Change*	Birthrate Used in Forecast	School Year
2008	2013	684	684	117.1%		2013/14
2009	2014	672	672	115.1%		2014/15
2010	2015	620	620	106.2%		2015/16
2011	2016	529	529	90.6%		2016/17
2012	2017	561	561	96.1%		2017/18
2013	2018	544	544	93.2%		2018/19
2014	2019	586	586	100.3%		2019/20
2015	2020	584	584	100.0%		2020/21
2016	2021	602	602	103.1%		2021/22
2017	2022	584	584	Base Year		2022/23
2018	2023	617	617	105.7%	1.057	2023/24
2019	2024	575	575	98.5%	0.985	2024/25
2020	2025	529	529	90.6%	0.906	2025/26
2021	2026	544	544	93.2%	0.932	2026/27
2022	2027			94.1%	0.941	2027/28
2023	2028			94.1%	0.941	2028/29
2024	2029			94.1%	0.941	2029/30

Davis Demographics Projections

Historical Correlation of Births vs. Kindergarten Class



Davis Demographics Projections

Mobility Factors (Cohort Survival)

Attendance Area	K to 1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	6 to 7	7 to 8	8 to 9	9 to 10	10 to 11	11 to 12	
Bordewich Bray ES	1.05	0.96	0.93	0.95	0.98	1.02	0.99	1.00	1.02	1.00	0.97	0.93	
Empire ES	0.94	0.96	0.97	1.05	0.98	1.03	1.01	0.98	1.00	0.95	0.95	0.97	
Fremont ES	0.94	1.02	1.01	0.97	0.99	1.02	0.97	1.01	1.02	0.97	0.95	0.97	
Fritsch ES	0.98	1.05	0.96	0.99	0.97	0.95	1.00	1.03	0.95	0.97	0.96	0.92	
Mark Twain ES	1.00	0.96	0.98	0.96	0.99	1.00	0.94	0.99	1.03	1.01	0.97	0.91	
Seeliger ES	1.07	1.00	0.97	0.92	1.10	1.00	0.95	1.02	1.00	0.96	0.97	0.92	
District Wide Average	1.00	0.99	0.97	0.97	1.00	1.00	0.98	1.01	1.00	0.98	0.96	0.94	0.98

K-12

Davis Demographics Projections

Yield Factors

New Housing Units Built within Carson City SD										
Project/Area Description:	Type:	Units Built	# Students:				Student Yield Factors			
			K-6	7-8	9-12	K-12	K-6	7-8	9-12	K-12
Mills Landing	MFA	107	12	6	9	27	0.112	0.056	0.084	0.252
Arbor Villas Townhomes	MFA	54	7	2	2	11	0.130	0.037	0.037	0.204
Carson Hill Apartments	APT	370	31	6	18	55	0.084	0.016	0.049	0.149
Gordon Park Apartments	APT	12	5	5	3	13	0.417	0.417	0.250	1.083
		543	55	19	32	106	0.101	0.035	0.059	0.195

Project/Area Description:	Type:	Units Built	# Students:				Student Yield Factors			
			K-6	7-8	9-12	K-12	K-6	7-8	9-12	K-12
Canyon Vista	SFD	18	0	0	0	0	0.000	0.000	0.000	0.000
Schulz Ranch	SFD	397	43	14	23	80	0.108	0.035	0.058	0.202
Jackson Village	SFD	26	5	1	2	8	0.192	0.038	0.077	0.308
Capital Village	SFD	49	10	2	7	19	0.204	0.041	0.143	0.388
		490	58	17	32	107	0.118	0.035	0.065	0.218

Yield Factors Used in Projections		
Grade Range	SFD	MFA + APT
K-6	0.118	0.101
7-8	0.035	0.035
9-12	0.065	0.059
K-12	0.218	0.195

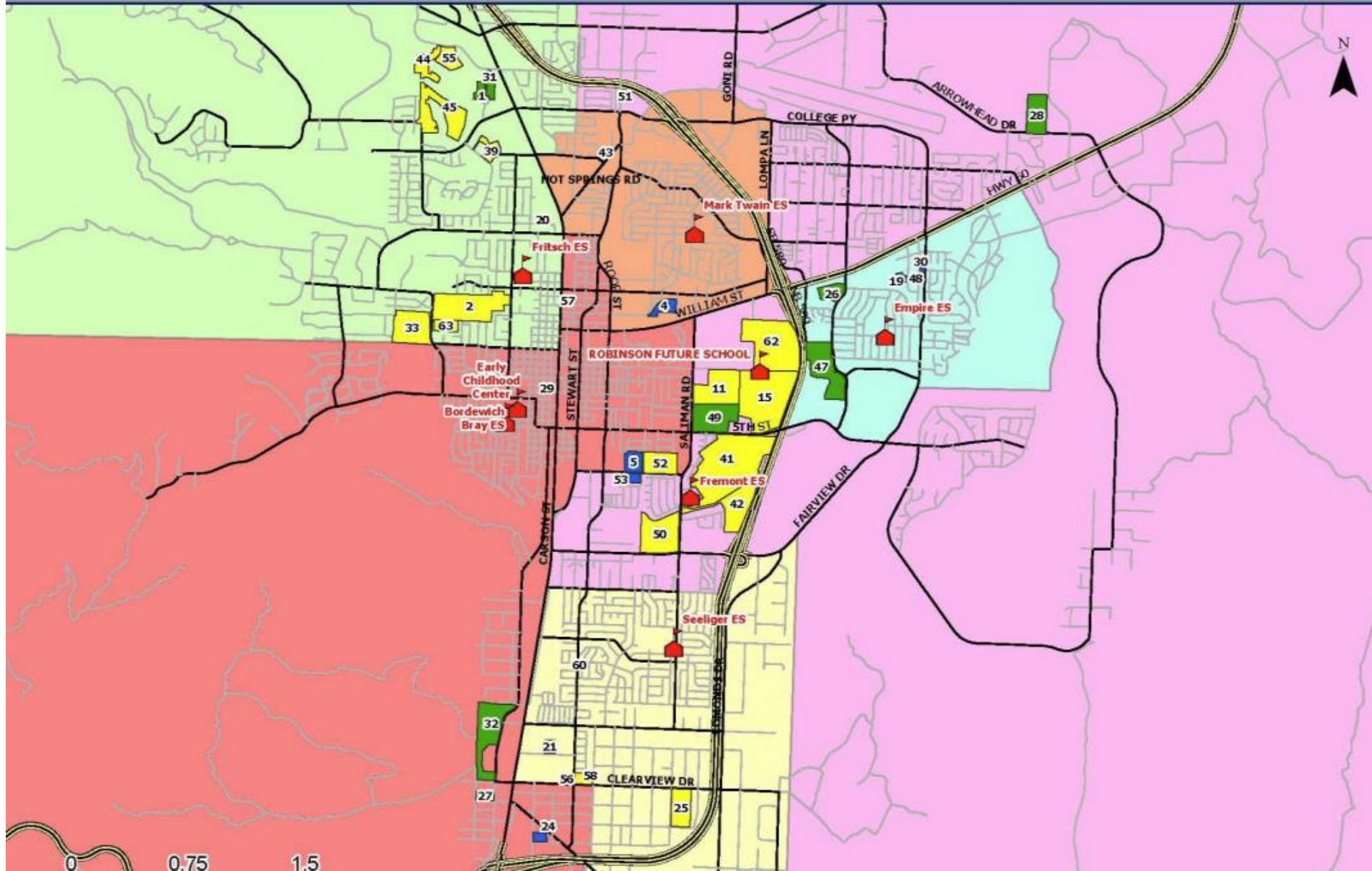


Residential Development

Fall 2022/23

Development Type:

- Apartment
- Multi-Family Attached
- Single Family Detached



Davis Demographics Projections

SCHOOL OF ENROLLMENT (K-5)

Attendance Area	Count of Students Living in Attendance Area	Bordewich Bray ES	Empire ES	Fremont ES	Fritsch ES	Mark Twain ES	Seeliger ES	Early Childhood Center	Carson Montessori Charter	Pioneer Academy	# of Students Attending School of Residence	% of Students Attending School of Residence
Bordewich Bray ES	543	475	3	17	19	8	3	0	18	0	475	87%
Empire ES	478	12	403	16	2	8	4	0	32	1	403	84%
Fremont ES	548	13	9	459	3	11	0	0	51	2	459	84%
Fritsch ES	504	16	1	13	431	7	3	0	33	0	431	86%
Mark Twain ES	548	12	0	14	5	475	5	0	36	1	475	87%
Seeliger ES	562	8	1	18	3	1	503	0	28	0	503	90%
Total Resident Students	3,183	536	417	537	463	510	518	0	198	4	2,746	86%
Out of District Students	118	10	8	4	3	17	6	0	70	0		
PK Students	170	32	27	37	4	31	2	37	0	0		
Total Enrollment	3,471	578	452	578	470	558	526	37	268	4		
# Of Transfers In	283	71	22	82	35	52	21					
% Of Transfers In	8%	12%	5%	14%	7%	9%	4%					

Davis Demographics Projections

6-8 ATTENDANCE MATRIX

SCHOOL OF ENROLLMENT (6-8)

SCHOOL OF RESIDENCE (6-8)	Attendance Area	Count of Students Living in Attendance Area	SCHOOL OF ENROLLMENT (6-8)				# of Students Attending School of Residence	% of Students Attending School of Residence
			Carson MS	Eagle Valley MS	Carson Montessori Charter	Pioneer Academy		
	Carson MS	865	816	30	11	8	816	94%
	Eagle Valley MS	809	53	736	10	10	736	91%
	Total Resident Students	1,674	869	766	21	18	1,552	93%
	Out of District Students	36	17	16	3	0		
	Total Enrollment	1,692	886	782	24	18		
	# Of Transfers In	116	70	46				
	% Of Transfers In	7%	8%	6%				

Note:

*Out of District: Students living outside of the 6-8 Carson district boundary

Table based on students representing October 2022

Davis Demographics Projections

Historic Resident Counts			Current	Forecasted Resident Counts							
Grade	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
K	522	464	497	474	505.9	477.0	443.0	456.6	461.6	461.3	461.9
1	523	481	495	507	480.2	514.7	484.9	448.2	460.2	463.4	463.1
2	536	486	501	500	507.3	483.1	516.6	484.8	446.8	456.8	460.1
3	518	515	489	485	489.7	499.0	474.6	504.9	472.5	434.0	443.7
4	547	479	529	485	475.8	482.7	490.8	463.4	491.1	458.1	420.8
5	570	540	497	534	490.7	484.0	490.6	496.6	468.4	494.5	461.2
6	601	572	550	530	541.2	500.6	493.0	496.2	500.6	470.9	497.0
7	636	599	583	542	522.6	537.0	495.7	486.6	487.5	489.2	459.6
8	635	643	607	581	550.4	534.1	547.2	503.1	492.2	491.5	493.0
9	620	635	644	625	588.0	558.9	542.8	554.0	508.6	495.1	493.6
10	585	601	635	621	615.2	581.5	552.2	534.8	543.9	497.7	484.2
11	577	568	567	620	601.9	598.9	566.1	535.4	517.3	523.9	479.4
12	566	559	521	530	585.2	570.9	567.9	534.1	504.0	485.3	492.2
Resident Student Totals by Grade Configuration											
K-5	3,216	2,965	3,008	2,985	2,950	2,941	2,901	2,855	2,801	2,768	2,711
6-8	1,872	1,814	1,740	1,653	1,614	1,572	1,536	1,486	1,480	1,452	1,450
9-12	2,348	2,363	2,367	2,396	2,390	2,310	2,229	2,158	2,074	2,002	1,949
K-12	7,436	7,142	7,115	7,034	6,954.1	6,822.4	6,665.4	6,498.7	6,354.7	6,221.7	6,109.8

Davis Demographics Projections

Bordewich Bray ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029
K	97	69	80	88	94.4	89.9	83.5	85.1	85.8	85.8	85.8
1	102	89	89	87	93.8	101.7	96.1	87.8	89.4	90.1	90.1
2	106	88	97	81	84.8	92.4	99.2	92.4	84.3	85.8	86.5
3	102	94	91	91	76.6	81.2	87.5	92.4	86.0	78.4	79.8
4	97	93	104	79	87.7	75.1	78.7	83.3	87.8	81.7	74.5
5	92	94	96	99	78.7	88.4	75.2	77.3	81.6	86.0	80.0
Actual Resident Students				Forecasted Resident Students							
Total PK-5	596	527	557	525	516.0	528.7	520.2	518.3	514.9	507.8	496.7

Bordewich Bray ES															
GRD	19/20 HistRes	20/21 HistRes	21/22 HistRes	22/23 CurrRes	23/24 FutrRes	24/25 FutrRes	Estimated In	Estimated Out	19/20 HistEnr	20/21 HistEnr	21/22 HistEnr	22/23 CurrEnr	23/24 FutrEnr	24/25 FutrEnr	
GK	97.0	69.0	80.0	88.0	94.4	89.9	11.0	-6.0	101.0	78.0	83.0	91.0	99.4	94.9	
G1	102.0	89.0	89.0	87.0	93.8	101.7	10.0	-21.0	102.0	84.0	90.0	87.0	82.8	90.7	
G2	106.0	88.0	97.0	81.0	84.8	92.4	9.0	-6.0	114.0	92.0	94.0	89.0	87.8	95.4	
G3	102.0	94.0	91.0	91.0	76.6	81.2	17.0	-6.0	99.0	105.0	95.0	90.0	87.6	92.2	
G4	97.0	93.0	104.0	79.0	87.7	75.1	12.0	-16.0	93.0	91.0	103.0	85.0	83.7	71.1	
G5	92.0	94.0	96.0	99.0	78.7	88.4	9.0	-4.0	93.0	89.0	90.0	104.0	83.7	93.4	
PK-5	596.0	527.0	557.0	525.0	516.0	528.7	68.0	-59.0	602.0	539.0	555.0	546.0	525.0	537.7	
											PK	32	32	32	
											Total PK-5	578.0	557.0	569.7	

Davis Demographics Projections

Empire ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	SY 2019	SY 2020	SY 2021		SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028
K	83	78	84	62	65.5	61.6	57.9	60.3	61.2	60.7	60.7
1	80	82	78	73	58.3	62.1	59.3	55.8	57.6	57.5	57.1
2	75	77	82	70	70.1	56.5	61.0	58.3	54.5	55.3	55.2
3	66	79	78	75	67.9	68.5	56.2	60.6	57.5	52.9	53.6
4	78	68	87	77	78.8	71.9	73.5	60.5	64.6	60.4	55.5
5	85	74	67	89	75.5	77.7	71.9	73.4	60.3	63.3	59.2
Actual Resident Students				Forecasted Resident Students							
Total K-5	467	458	476	446	416.1	398.3	379.8	368.9	355.7	350.1	341.3

Empire ES															
GRD	19/20 HistRes	20/21 HistRes	21/22 HistRes	22/23 CurrRes	23/24 FutrRes	24/25 FutrRes	Estimated In	Estimated Out	19/20 HistEnr	20/21 HistEnr	21/22 HistEnr	22/23 CurrEnr	23/24 FutrEnr	24/25 FutrEnr	
GK	83.0	78.0	84.0	62.0	65.5	61.6	3.0	-7.0	81.0	71.0	81.0	60.0	61.5	57.6	
G1	80.0	82.0	78.0	73.0	58.3	62.1	2.0	-4.0	89.0	81.0	69.0	68.0	56.3	60.1	
G2	75.0	77.0	82.0	70.0	70.1	56.5	3.0	-8.0	76.0	79.0	84.0	65.0	65.1	51.5	
G3	66.0	79.0	78.0	75.0	67.9	68.5	3.0	-11.0	69.0	71.0	80.0	76.0	59.9	60.5	
G4	78.0	68.0	87.0	77.0	78.8	71.9	3.0	-4.0	79.0	64.0	78.0	77.0	77.8	70.9	
G5	85.0	74.0	67.0	89.0	75.5	77.7	4.0	-6.0	88.0	69.0	62.0	79.0	73.5	75.7	
PK-5	467.0	458.0	476.0	446.0	416.1	398.3	18.0	-40.0	482.0	435.0	454.0	425.0	394.1	376.3	
											PK	27.0	27.0	27.0	
											Total PK-5	452.0	421.1	403.3	

Davis Demographics Projections

Fremont ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029
K	88	75	78	73	78.4	75.7	71.2	74.0	74.9	75.3	75.9
1	86	76	76	73	69.8	76.6	73.7	68.9	70.7	71.3	71.7
2	94	83	78	85	75.7	74.4	80.9	77.3	71.5	73.1	73.8
3	80	91	88	83	87.1	79.6	77.8	83.9	79.3	73.3	74.9
4	95	71	85	94	81.7	87.5	79.9	77.5	82.5	77.9	72.1
5	105	89	77	89	94.3	84.0	89.3	81.2	78.0	82.7	78.2
Actual Resident Students				Forecasted Resident Students							
Total K-5	548	485	482	497	487.0	477.8	472.8	462.8	456.9	453.6	446.6

Fremont ES														
GRD	19/20	20/21	21/22	22/23	23/24	24/25	Estimated In	Estimated Out	19/20	20/21	21/22	22/23	23/24	24/25
	HistRes	HistRes	HistRes	CurrRes	FutrRes	FutrRes			HistEnr	HistEnr	HistEnr	CurrEnr	FutrEnr	FutrEnr
GK	88.0	75.0	78.0	73.0	78.4	75.7	13.0	-4.0	91.0	84.0	91.0	85.0	87.4	84.7
G1	86.0	76.0	76.0	73.0	69.8	76.6	19.0	-4.0	82.0	88.0	86.0	84.0	84.8	91.6
G2	94.0	83.0	78.0	85.0	75.7	74.4	13.0	-2.0	106.0	85.0	84.0	94.0	86.7	85.4
G3	80.0	91.0	88.0	83.0	87.1	79.6	13.0	-5.0	86.0	107.0	86.0	84.0	95.1	87.6
G4	95.0	71.0	85.0	94.0	81.7	87.5	9.0	-7.0	94.0	80.0	102.0	91.0	83.7	89.5
G5	105.0	89.0	77.0	89.0	94.3	84.0	9.0	-11.0	96.0	94.0	85.0	103.0	92.3	82.0
PK-5	548.0	485.0	482.0	497.0	487.0	477.8	76.0	-33.0	555.0	538.0	534.0	541.0	530.0	520.8
											PK	37.0	37.0	37.0
											Total PK-5	578.0	567.0	557.8

Davis Demographics Projections

Fritsch ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029
K	92	77	80	71	76.2	71.7	66.6	68.7	69.7	69.4	69.4
1	67	75	86	83	70.7	75.8	71.3	66.0	68.0	68.3	68.0
2	87	62	84	92	88.3	75.5	80.7	75.7	70.0	71.4	71.7
3	85	84	68	75	89.4	85.9	73.4	78.2	73.3	67.2	68.5
4	99	80	88	69	75.4	89.7	86.1	73.5	78.0	72.5	66.5
5	96	99	81	81	68.0	74.3	88.0	84.3	71.9	75.7	70.4
Actual Resident Students				Forecasted Resident Students							
Total K-5	526	477	487	471	468.0	472.9	466.1	446.4	430.9	424.5	414.5

Fritsch ES														
	19/20	20/21	21/22	22/23	23/24	24/25	Estimated	Estimated	19/20	20/21	21/22	22/23	23/24	24/25
GRD	HistRes	HistRes	HistRes	CurrRes	FutrRes	FutrRes	In	Out	HistEnr	HistEnr	HistEnr	CurrEnr	FutrEnr	FutrEnr
GK	92.0	77.0	80.0	71.0	76.2	71.7	7.0	-5.0	99.0	79.0	78.0	71.0	78.2	73.7
G1	67.0	75.0	86.0	83.0	70.7	75.8	6.0	-10.0	70.0	79.0	83.0	81.0	66.7	71.8
G2	87.0	62.0	84.0	92.0	88.3	75.5	2.0	-7.0	89.0	60.0	83.0	87.0	83.3	70.5
G3	85.0	84.0	68.0	75.0	89.4	85.9	7.0	-9.0	90.0	88.0	67.0	80.0	87.4	83.9
G4	99.0	80.0	88.0	69.0	75.4	89.7	9.0	-8.0	105.0	84.0	81.0	70.0	76.4	90.7
G5	96.0	99.0	81.0	81.0	68.0	74.3	6.0	-4.0	104.0	106.0	82.0	77.0	70.0	76.3
PK-5	526.0	477.0	487.0	471.0	468.0	472.9	37.0	-43.0	557.0	496.0	474.0	466.0	462.0	466.9
											PK	4.0	4.0	4.0
											Total PK-5	470.0	466.0	470.9

Davis Demographics Projections

Mark Twain ES											
Grade	Historic Resident Students			Current SY 2022	Forecasted Resident Students						
	SY 2019	SY 2020	SY 2021		SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029
K	79	87	91	88	93.0	86.7	79.7	82.0	82.8	82.8	82.8
1	103	78	81	95	88.0	93.0	86.7	79.7	82.0	82.8	82.8
2	89	100	75	79	91.2	84.5	89.3	83.2	76.5	78.7	79.5
3	86	88	90	76	77.4	89.4	82.8	87.5	81.5	75.0	77.2
4	84	80	87	88	73.0	74.3	85.8	79.5	84.0	78.3	72.0
5	83	86	76	86	87.1	72.2	73.6	84.9	78.7	83.2	77.5
Actual Resident Students				Forecasted Resident Students							
Total K-5	524	519	500	512	509.7	500.1	497.9	496.8	485.5	480.8	471.8

Mark Twain ES

GRD	19/20 HistRes	20/21 HistRes	21/22 HistRes	22/23 CurrRes	23/24 FutrRes	24/25 FutrRes	Estimated In	Estimated Out	19/20 HistEnr	20/21 HistEnr	21/22 HistEnr	22/23 CurrEnr	23/24 FutrEnr	24/25 FutrEnr
GK	79.0	87.0	91.0	88.0	93.0	86.7	7.0	-9.0	81.0	85.0	88.0	82.0	91.0	84.7
G1	103.0	78.0	81.0	95.0	88.0	93.0	5.0	-7.0	107.0	82.0	89.0	95.0	86.0	91.0
G2	89.0	100.0	75.0	79.0	91.2	84.5	7.0	-8.0	93.0	103.0	80.0	83.0	90.2	83.5
G3	86.0	88.0	90.0	76.0	77.4	89.4	9.0	-5.0	88.0	93.0	95.0	77.0	81.4	93.4
G4	84.0	80.0	87.0	88.0	73.0	74.3	9.0	-5.0	89.0	84.0	98.0	94.0	77.0	78.3
G5	83.0	86.0	76.0	86.0	87.1	72.2	9.0	-3.0	92.0	91.0	79.0	96.0	93.1	78.2
PK-5	524.0	519.0	500.0	512.0	509.7	500.1	46.0	-37.0	550.0	538.0	529.0	527.0	518.7	509.1
											PK	31.0	31.0	31.0
											Total PK-5	558.0	549.7	540.1

Davis Demographics Projections

Seeliger ES											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029
K	83	78	84	92	98.4	91.4	84.1	86.5	87.3	87.3	87.3
1	85	81	85	96	99.6	105.5	97.8	89.9	92.5	93.4	93.4
2	85	76	85	93	97.1	99.8	105.5	97.8	89.9	92.5	93.4
3	99	79	74	85	91.3	94.4	96.8	102.3	94.9	87.2	89.7
4	94	87	78	78	79.2	84.2	86.8	89.1	94.1	87.3	80.3
5	109	98	100	90	87.0	87.4	92.6	95.5	98.0	103.5	96.0
Actual Resident Students				Forecasted Resident Students							
Total K-5	555	499	506	534	552.6	562.7	563.6	561.1	556.7	551.2	540.1

Seeliger ES

GRD	19/20 HistRes	20/21 HistRes	21/22 HistRes	22/23 CurrRes	23/24 FutrRes	24/25 FutrRes	Estimated In	Estimated Out	19/20 HistEnr	20/21 HistEnr	21/22 HistEnr	22/23 CurrEnr	23/24 FutrEnr	24/25 FutrEnr
GK	83.0	78.0	84.0	92.0	98.4	91.4	3.0	-6.0	80.0	77.0	83.0	87.0	95.4	88.4
G1	85.0	81.0	85.0	96.0	99.6	105.5	4.0	-6.0	84.0	82.0	87.0	95.0	97.6	103.5
G2	85.0	76.0	85.0	93.0	97.1	99.8	4.0	-4.0	79.0	79.0	89.0	95.0	97.1	99.8
G3	99.0	79.0	74.0	85.0	91.3	94.4	5.0	-6.0	96.0	72.0	71.0	85.0	90.3	93.4
G4	94.0	87.0	78.0	78.0	79.2	84.2	8.0	-2.0	99.0	91.0	79.0	77.0	85.2	90.2
G5	109.0	98.0	100.0	90.0	87.0	87.4	3.0	-6.0	105.0	105.0	99.0	85.0	84.0	84.4
K-5	555.0	499.0	506.0	534.0	552.6	562.7	27.0	-30.0	543.0	506.0	508.0	524.0	549.6	559.7
											PK	2.0	2.0	2.0
											Total PK-5	526.0	551.6	561.7

Davis Demographics Projections

Carson MS											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029
K	278	238	262	256	273.4	257.3	237.9	244.1	246.7	246.4	246.4
1	287	253	257	276	262.6	281.1	263.6	242.1	248.3	250.3	250.0
2	292	263	267	256	276.0	262.6	279.8	260.9	239.6	245.1	247.0
3	278	276	261	256	247.8	268.1	253.7	268.5	250.3	229.3	234.6
4	289	257	284	249	249.1	243.0	260.9	245.1	259.2	241.1	220.9
5	288	291	261	273	249.1	249.8	241.5	258.6	242.5	255.9	238.0
6	295	283	290	282	273.6	250.8	250.2	239.2	256.4	240.5	253.7
7	309	293	291	276	278.1	270.8	246.4	244.8	234.3	249.6	234.2
8	344	299	311	296	281.4	284.3	275.3	248.8	247.3	236.3	251.6
Actual Resident Students				Forecasted Resident Students							
Total 6-8	948	875	892	854	833.1	805.9	771.9	732.8	738.0	726.4	739.5

Carson MS

	19/20	20/21	21/22	22/23	23/24	24/25	Estimated	Estimated	19/20	20/21	21/22	22/23	23/24	24/25
GRD	HistRes	HistRes	HistRes	CurrRes	FutrRes	FutrRes	In	Out	HistEnr	HistEnr	HistEnr	CurrEnr	FutrEnr	FutrEnr
G6	295.0	283.0	290.0	282.0	273.6	250.8	43.0	-11.0	391.0	301.0	294.0	292.0	305.6	282.8
G7	309.0	293.0	291.0	276.0	278.1	270.8	20.0	-13.0	423.0	382.0	305.0	282.0	285.1	277.8
G8	344.0	299.0	311.0	296.0	281.4	284.3	17.0	-13.0	453.0	417.0	375.0	312.0	285.4	288.3
6-8	948.0	875.0	892.0	854.0	833.1	805.9	80.0	-37.0	1267.0	1100.0	974.0	886.0	876.1	848.9

Davis Demographics Projections

Eagle Valley MS											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029
K	244	226	235	218	232.5	219.7	205.1	212.5	214.9	214.9	215.4
1	236	228	238	231	217.7	233.6	221.3	206.1	211.8	213.1	213.1
2	244	223	234	244	231.3	220.4	236.8	223.9	207.2	211.7	213.0
3	240	239	228	229	241.9	230.9	220.9	236.4	222.2	204.6	209.1
4	258	222	245	236	226.7	239.7	229.9	218.3	231.9	217.0	199.9
5	282	249	236	261	241.5	234.2	249.1	238.0	225.9	238.6	223.3
6	306	289	260	248	267.6	249.8	242.8	256.9	244.2	230.4	243.3
7	327	306	292	266	244.5	266.2	249.3	241.8	253.2	239.6	225.4
8	291	344	296	285	269.0	249.8	271.9	254.3	244.8	255.2	241.4
Actual Resident Students					Forecasted Resident Students						
Total 6-8	924	939	848	799	781.1	765.8	764.0	753.0	742.2	725.2	710.1

Eagle Valley MS

	19/20	20/21	21/22	22/23	23/24	24/25	Estimated	Estimated	19/20	20/21	21/22	22/23	23/24	24/25
GRD	HistRes	HistRes	HistRes	CurrRes	FutrRes	FutrRes	In	Out	HistEnr	HistEnr	HistEnr	CurrEnr	FutrEnr	FutrEnr
G6	306.0	289.0	260.0	248.0	267.6	249.8	18.0	-40.0	223.0	286.0	262.0	241.0	245.6	227.8
G7	327.0	306.0	292.0	266.0	244.5	266.2	15.0	-20.0	228.0	239.0	287.0	263.0	239.5	261.2
G8	291.0	344.0	296.0	285.0	269.0	249.8	12.0	-14.0	200.0	250.0	234.0	278.0	267.0	247.8
6-8	924.0	939.0	848.0	799.0	781.1	765.8	45.0	-74.0	651.0	775.0	783.0	782.0	752.1	736.8

Davis Demographics Projections

Carson HS											
Grade	Historic Resident Students			Current	Forecasted Resident Students						
	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029
K	522	464	497	474	505.9	477	443	456.6	461.6	461.3	461.9
1	523	481	495	507	480.2	514.7	484.9	448.2	460.2	463.4	463.1
2	536	486	501	500	507.3	483.1	516.6	484.8	446.8	456.8	460.1
3	518	515	489	485	489.7	499	474.6	504.9	472.5	434	443.7
4	547	479	529	485	475.8	482.7	490.8	463.4	491.1	458.1	420.8
5	570	540	497	534	490.7	484	490.6	496.6	468.4	494.5	461.2
6	601	572	550	530	541.2	500.6	493	496.2	500.6	470.9	497
7	636	599	583	542	522.6	537	495.7	486.6	487.5	489.2	459.6
8	635	643	607	581	550.4	534.1	547.2	503.1	492.2	491.5	493
9	620	635	644	625	588.0	558.9	542.8	554.0	508.6	495.1	493.6
10	585	601	635	621	615.2	581.5	552.2	534.8	543.9	497.7	484.2
11	577	568	567	620	601.9	598.9	566.1	535.4	517.3	523.9	479.4
12	566	559	521	530	585.2	570.9	567.9	534.1	504.0	485.3	492.2
Actual Resident Students				Forecasted Resident Students							
Total 9-12	2,348	2,363	2,367	2,396	2,390.3	2,310.2	2,229.0	2,158.3	2,073.8	2,002.0	1,949.4

Carson HS

	19/20	20/21	21/22	22/23	23/24	24/25	Estimated	Estimated	19/20	20/21	21/22	22/23	23/24	24/25
GRD	HistRes	HistRes	HistRes	CurrRes	FutrRes	FutrRes	In	Out	HistEnr	HistEnr	HistEnr	CurrEnr	FutrEnr	FutrEnr
G9	620.0	635.0	644.0	625.0	588.0	558.9	15.0	-30.0	623.0	607.0	621.0	615.0	573.0	543.9
G10	585.0	601.0	635.0	621.0	615.2	581.5	22.0	-37.0	570.0	595.0	608.0	590.0	600.2	566.5
G11	577.0	568.0	567.0	620.0	601.9	598.9	13.0	-65.0	567.0	546.0	542.0	574.0	549.9	546.9
G12	566.0	559.0	521.0	530.0	585.2	570.9	11.0	-59.0	544.0	539.0	505.0	510.0	537.2	522.9
9-12	2348.0	2363.0	2367.0	2396.0	2390.3	2310.2	61.0	-191.0	2304.0	2287.0	2276.0	2289.0	2260.3	2180.2

Enrollment Projections

Questions or Clarifications?





ITEM 13.A

LU-2023-0149

Discussion and possible action regarding a request from Daniel and Melanie Ropp (“Applicant”) for a special use permit (“SUP”) to allow the construction of a 560 square foot guest building on a property located within the Schulz Ranch Specific Plan Area.

Zoning: SF6-SPA

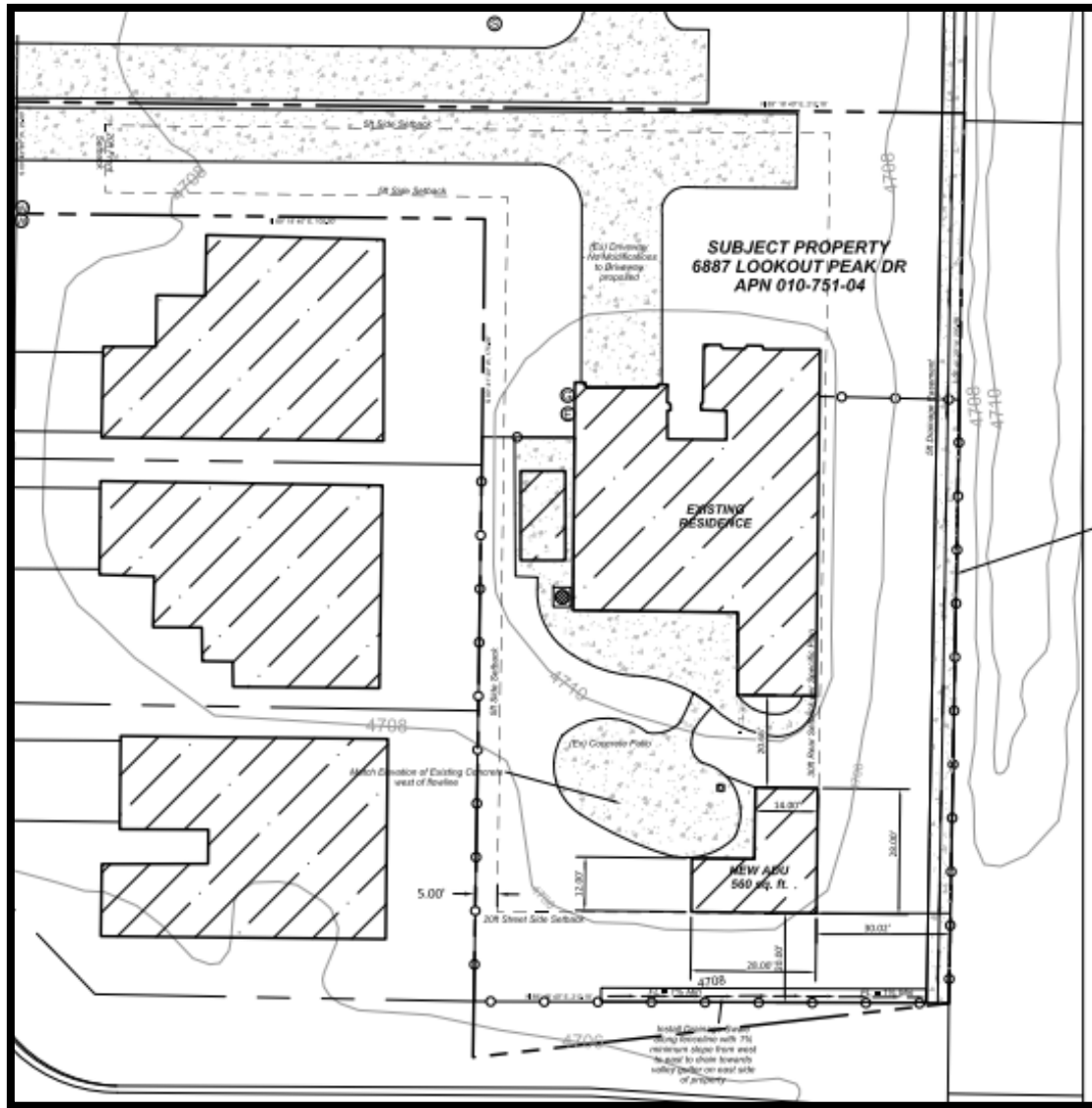
Location: 6887 Lookout Peak Dr.

APN 010-751-04

LU-2023-0149: VICINITY MAP



LU-2023-0149: SITE PLAN



Required Setbacks

West = 20 feet

North = 15 feet

East = 30 feet

South = 20 feet

Proposed Setbacks

West ±48.27 feet

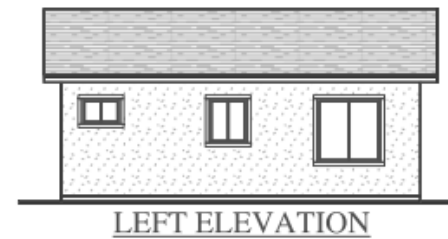
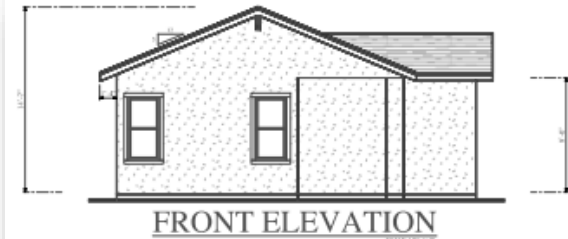
North ±20.66 feet*

East = 30 feet

South = 20 feet

*Measured distance to primary residence

LU-2023-0149: FLOOR PLAN & ELEVATIONS





ITEM 13.B

LU-2023-0148

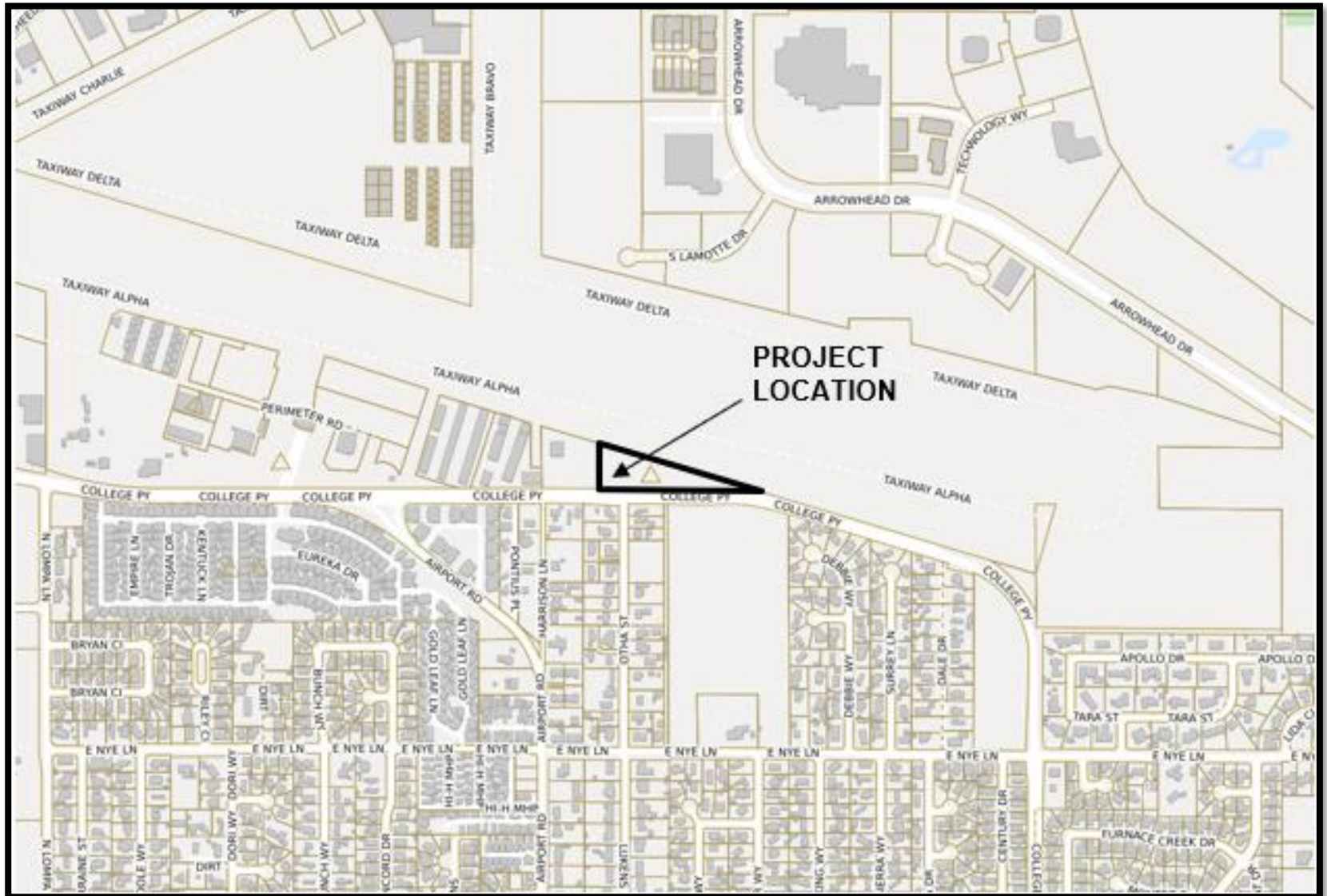
Discussion and possible action regarding a request from the Carson City Airport (“Applicant”) for a special use permit (“SUP”) to allow for the construction of a 40 foot by 80 foot snow removal equipment storage building.

Zoning: PR

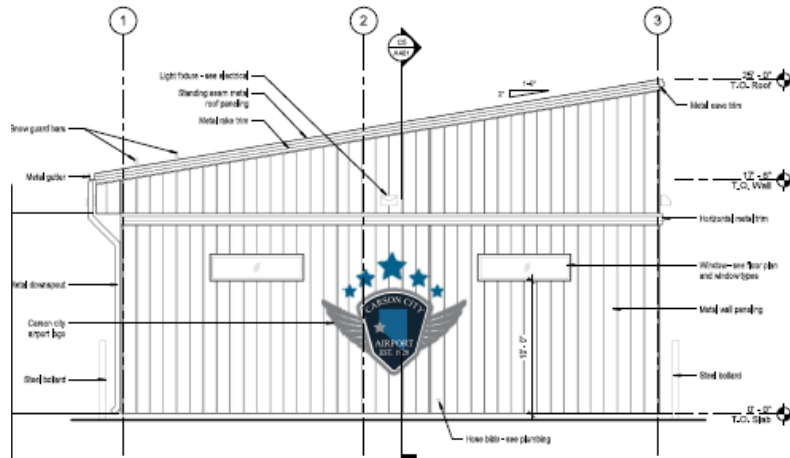
Location: 3420 College Parkway

APN: 005-011-05

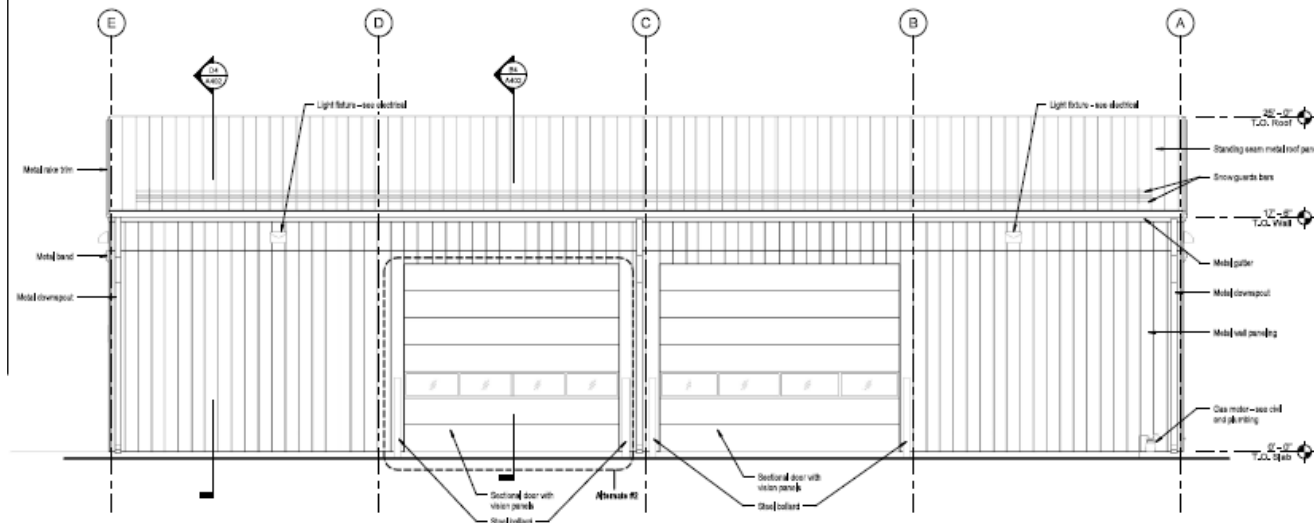
LU-2023-0148: VICINITY MAP



LU-2023-0148: ELEVATIONS



B4 South Elevation
14' x 14'



D4 West Elevation
14' x 14'



ITEM 13.C

LU-2023-0150

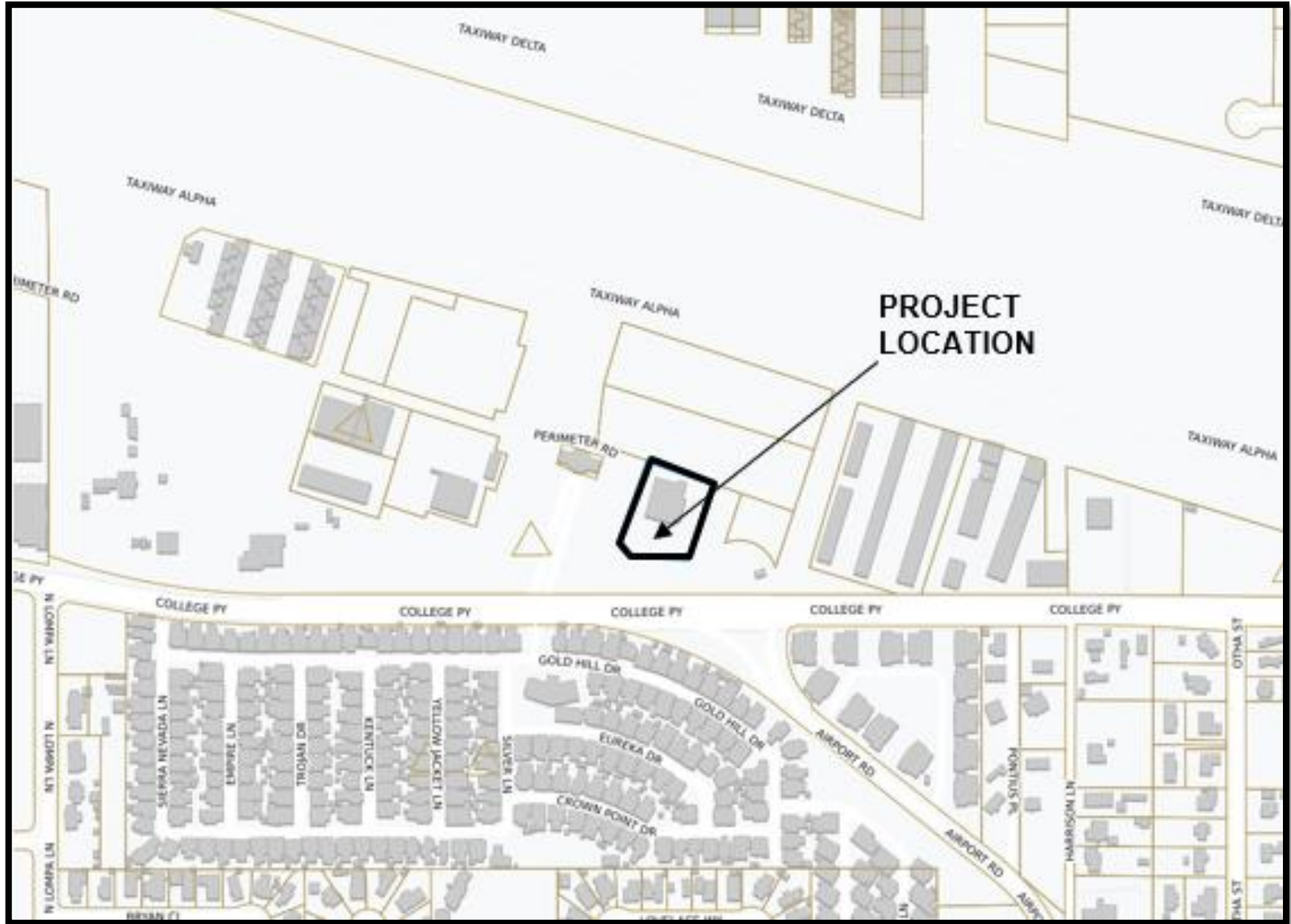
Discussion and possible action regarding a request from Carson Tahoe Executive, LLC (“Applicant”) for a special use permit (“SUP”) to allow for the construction of a fuel storage facility.

Zoning: PR

Location: 2640 College Parkway

APN: 005-011-83

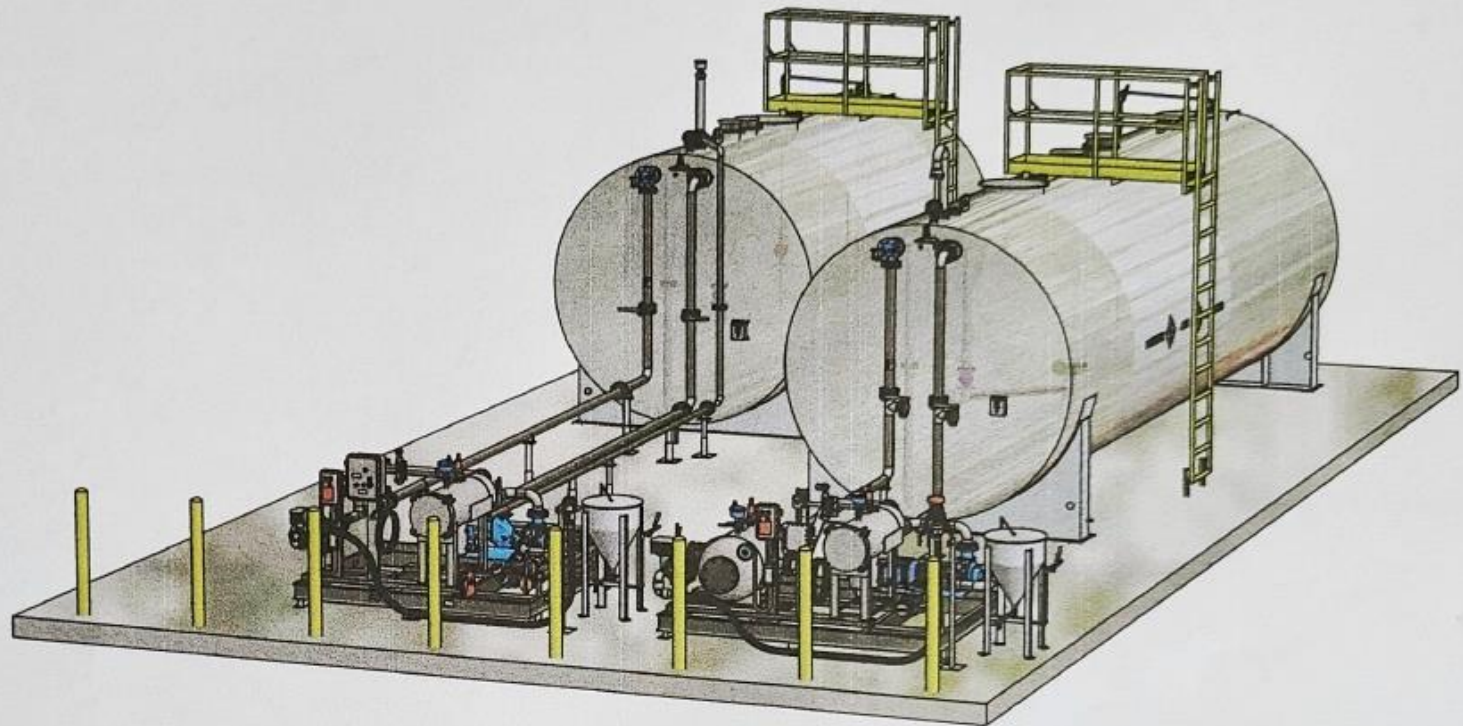
LU-2023-0150: VICINITY MAP



LU-2023-0150: GOOGLE STREETVIEW



LU-2023-0150: SITE PLAN



20,000 GALLON JET-A TANK
WITH
JET-A PUMPING SKID
AND
12,000 GALLON AVGAS TANK
WITH
AVGAS PUMPING SKID
FOR:
STELLAR AVIATION
CARSON CITY AIRPORT
2460 EAST COLLEGE PARKWAY
CARSON CITY, NV 89706



ITEM 13.D

LU-2023-0151

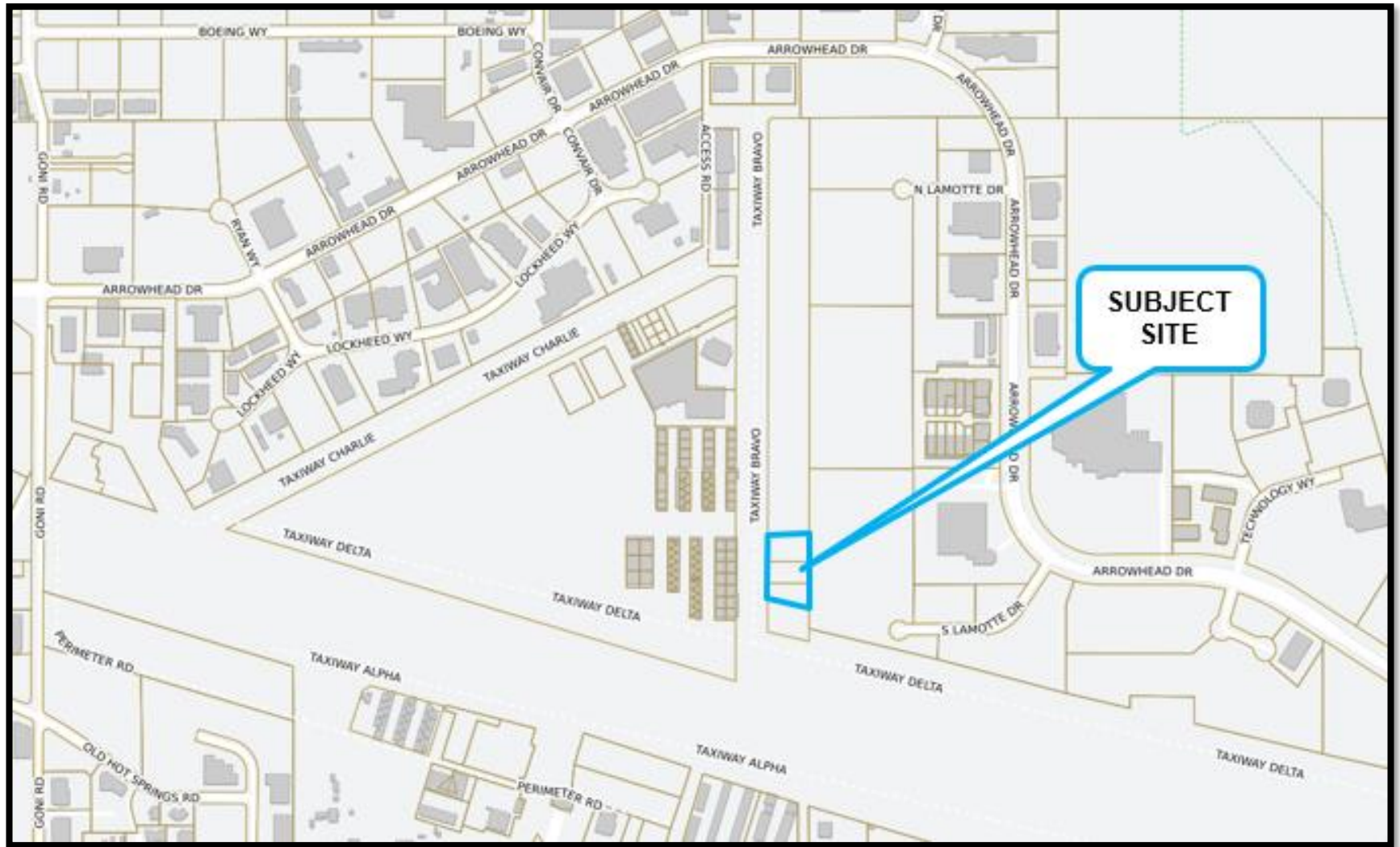
Discussion and possible action regarding a request from Arrowhead Tenant, LLC (“Applicant”) for a special use permit (“SUP”) to allow for the construction of three hangars on leased parcels at the Carson City Airport on the east side of Taxiway Bravo with access from Arrowhead Dr.

Zoning: PR

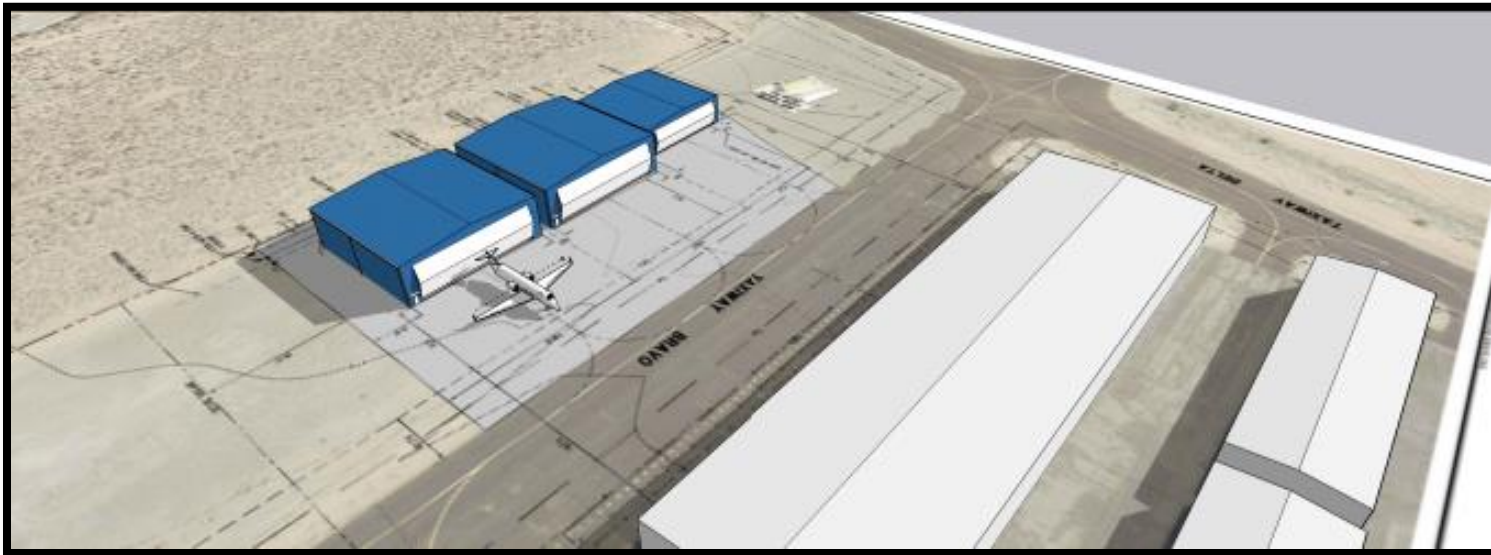
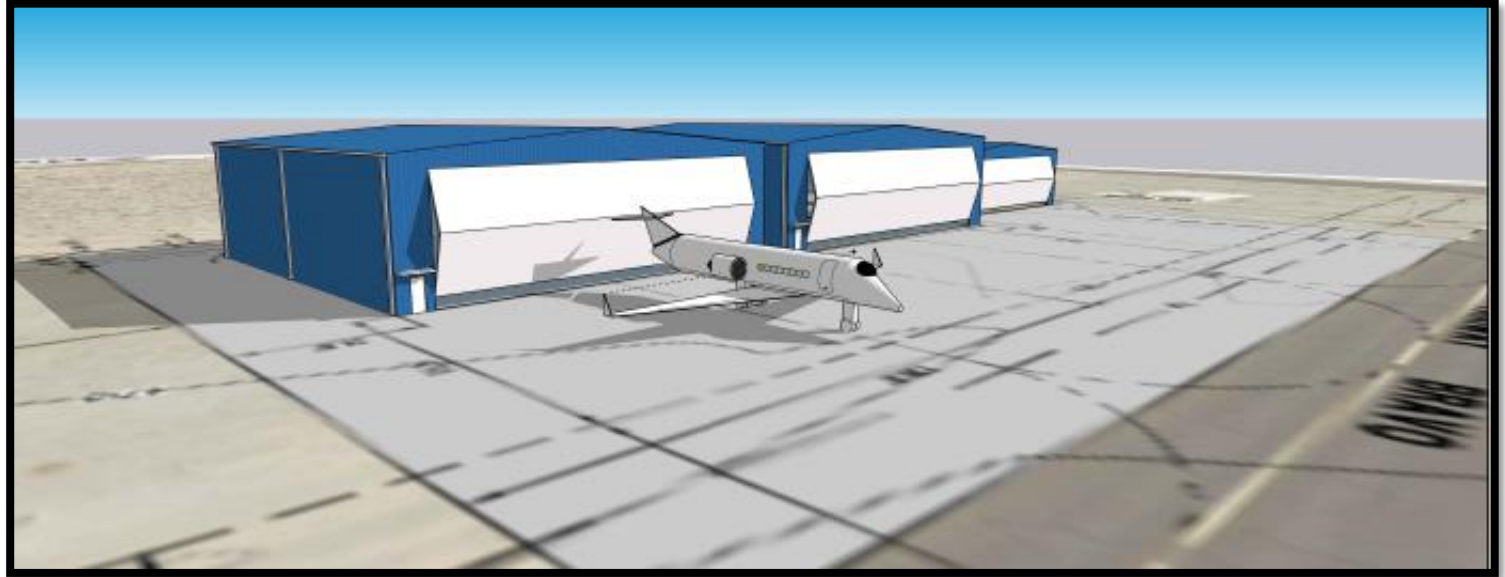
Location: 2600 College Parkway

APNs: 005-021-14, -15 and -16

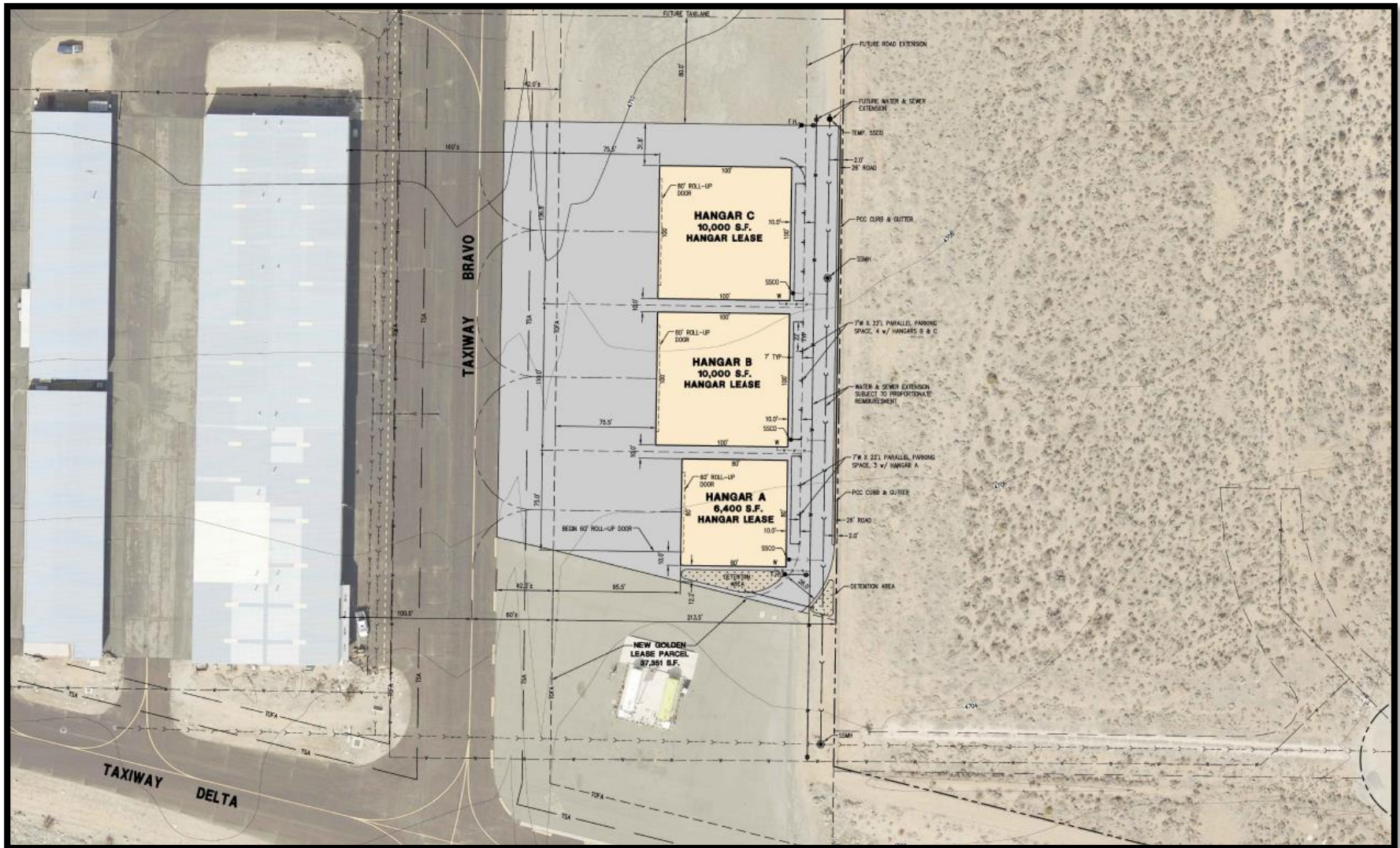
LU-2023-0151: VICINITY MAP

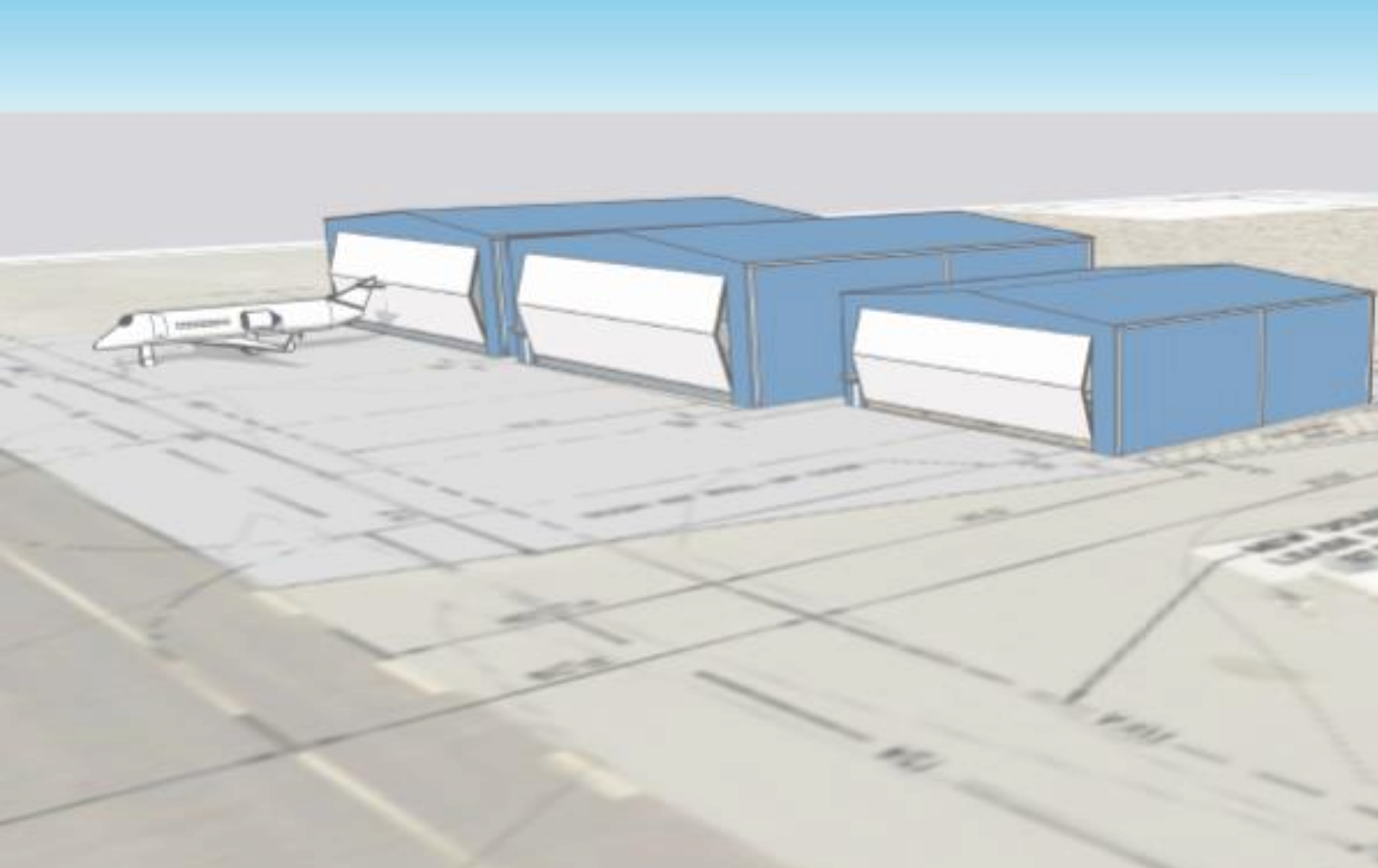


LU-2023-0151: CONCEPTUAL ELEVATIONS



LU-2023-0151: SITE PLAN





ARROWHEAD TENANT AIRCRAFT HANGARS

Planning Commission- May 31, 2023

PROJECT LOCATION



Carson City Airport at Taxiway Bravo and Taxiway Delta



-  Carson City Airport Parcel
-  Lease Parcels

LAND USE DESIGNATIONS



MASTER PLAN Public/Quasi-Public



ZONING Public Regional



APPLICATION



SPECIAL USE PERMIT

To establish the airport hangar use
within the Public Regional zoning district



SITE PLAN

Hangar A

Building: 6,400 sq. ft.

Height: 30' 4"

Hangar B

Building: 10,000 sq. ft.

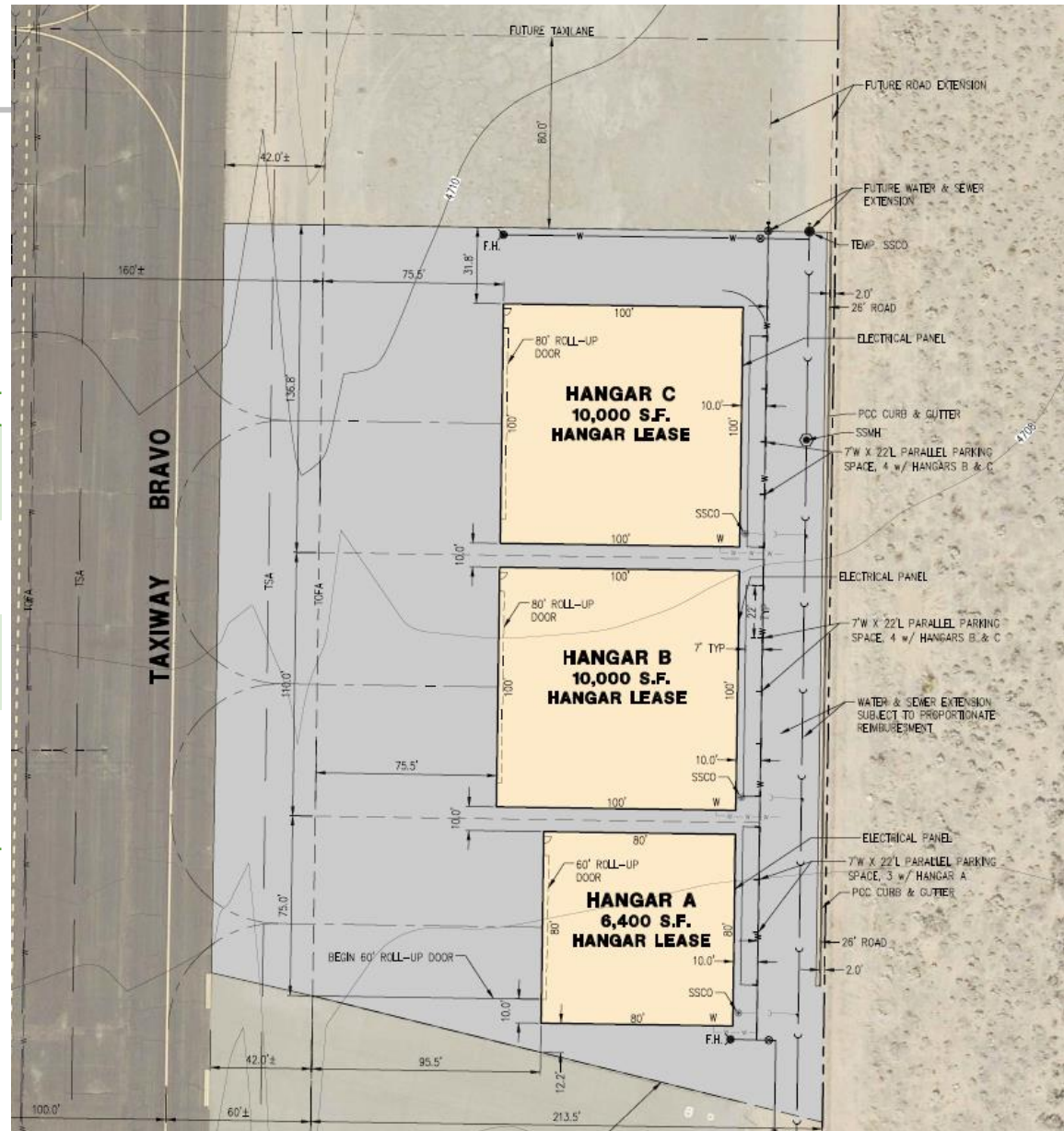
Height: 37' 2"

Hangar C

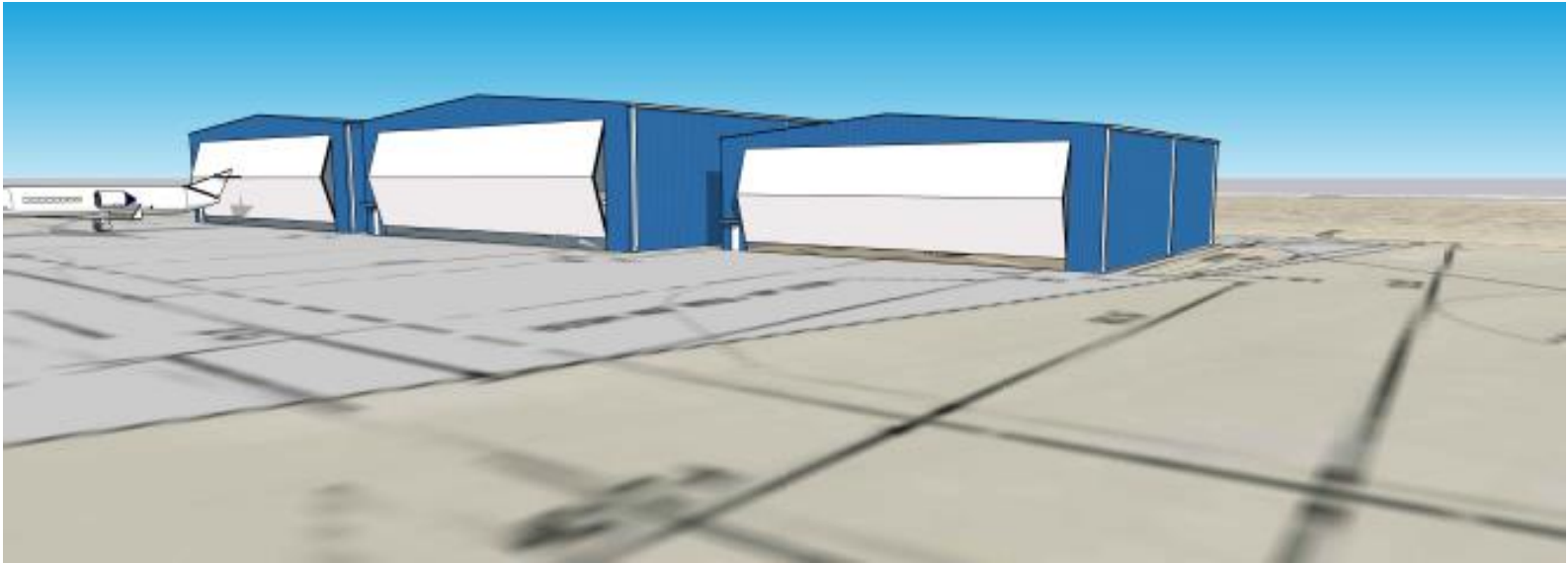
Building: 10,000 sq. ft.

Height: 37' 2"

Existing lease parcels range from .49 to .67 acres



CONCEPTUAL RENDERINGS





Q&A

Permit Allocation Alternatives

Rate	Category	2024	2025	2026	2027
	Total	765	788	812	836
3.0%	General	339 (43%)	330 (43%)	--	--
	Development	436 (57%)	449 (57%)	--	--
	Total	637	653	669	686
2.5%	General	274 (43%)	281 (43%)	--	--
	Development	363 (57%)	372 (57%)	--	--
	Total	510	520	530	541
2.0%	General	219(43%)	223 (43%)	--	--
	Development	291 (57%)	297 (57%)	--	--