



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** July 2, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: For Possible Action: Discussion and possible action regarding recommendations from the Growth Management Commission, including a proposed 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 2027 and 2028, estimating the maximum number of residential building permits for the years 2029 and 2030, 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. (Hope Sullivan, hsullivan@carsoncity.gov)

Agenda Action: Formal Action / Motion **Time Requested:** 20 minutes

Proposed Motion

I move to adopt Resolution 2026-R-_____.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

May 27, 2026 (Item 6A) – The Growth Management Commission recommended approval of the resolution by a vote of 6 – 0, 1 absent.

Background/Issues & Analysis

For additional information and analysis, please reference the [May 27, 2026 Growth Management Commission staff report with attachments](#). The Growth Management Commission approved the proposed resolution now before the Board of Supervisors, with one minor exception: a clerical error at Section 1(a) of the resolution has been corrected since the Growth Management Commission meeting to properly identify Period 1 as January through March of 2027.

In addition to recommending approval of the resolution, the Growth Management Commission has recommended the following:

1. Consistent with CCMC 18.12.015.2, the Growth Management Commission recommends that the Board identify energy as an essential resource, and that the Growth Management Commission obtain information from energy providers relative to their ability to continue to meet the demand in Carson City.
2. The Growth Management Commission recommends reviewing the current methodology that is

used to determine allowable growth as well as the percentage split between the general category and the developer category.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC Chapter 18.12

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Modify the number of residential allocations or commercial/industrial water use threshold and/or provide alternative direction to staff.

Attachment(s):

[Resolution_ BOS 07.02.26.pdf](#)

[Late Material - Item 13a.pdf](#)

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)