



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: October 8, 2019

DATE: August 28, 2019

TO: Board of County Commissioners

FROM: Mitchell Fink, RRIF Administrator
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THROUGH: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
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SUBJECT: Introduction and first reading of an ordinance amending the Regional Road Impact Fee (RRIF) General Administrative Manual (GAM) and the RRIF Capital Improvement Plan (CIP) with revised fees. The RRIF is an NRS chapter 278B impact fee designed to generate revenue for the construction of regional roads and associated improvements in the community that was first passed in 1996 and has since been periodically amended upon the adoption by the Regional Transportation Commission (RTC) of updated versions of the GAM, CIP and fees. Changes to the dollars per vehicle mile traveled (\$/VMT) and updates to the vehicle miles traveled (VMT) for the land use categories results in revised fees in both the North and South Service Areas. The revised fees range from a 43% decrease in some categories to a 47% increase in some categories in the North Service Area and a 53% decrease in some categories to a 22% increase in some categories in the South Service Area. The amount of the fees is based on the most recent version of the CIP in effect and is calculated according to the formula set forth in the GAM. The current amendments to the GAM consist of the 6th Edition RRIF GAM that has been approved by RTC for recommendation to governing bodies of the county and cities, as well as associated updates to the CIP and fees; and for other matters necessarily connected therewith and pertaining thereto; and set a public hearing for possible adoption of the ordinance, for October 22, 2019. (All Commission Districts).

SUMMARY

The purpose of this agenda item is to introduce and hold a first reading of an ordinance to amend the Regional Road Impact Fee (RRIF) General Administration Manual (GAM) and the RRIF Capital Improvement Program (CIP) with revised fees; and to set a second reading for possible adoption of the ordinance. The RRIF is an NRS chapter 278B impact fee designed to generate revenue for the construction of regional roads and associated improvements in the community that was first passed in 1996 and has since been periodically amended upon the adoption by the Regional Transportation Commission (RTC) of updated versions of the GAM, CIP, and fees. Changes to the dollars per vehicle mile traveled (\$/VMT) and updates to the vehicle miles traveled (VMT) for the land use categories results in revised fees in both the North and South Service Areas.

AGENDA ITEM # _____

The North Service Area generally covers areas in the county to the north of Interstate 80, east of the California/Nevada state line to the eastern boundaries of the Warm Springs and Spanish Springs Planning Areas. The South Service Area generally covers areas in the county to the south of Interstate 80, east of the California/Nevada state line, to the South Valleys Planning Area Boundary and south to the Forest Area Plan Boundary. The revised fees range from a 43% decrease in some categories to a 47% increase in some categories in the North Service Area and a 53% decrease in some categories to a 22% increase in some categories in the South Service Area. The amount of the fees is based on the most recent version of the CIP in effect and is calculated according to the formula set forth in the GAM. The current amendments to the GAM consist of the 6th Edition RRIF GAM that has been approved by RTC for recommendation to governing bodies of the county and cities, as well as associated updates to the CIP and fees.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

On September 3, 2019, the Washoe County Capital Improvements Advisory Committee pursuant to NRS 278B.150 (e), recommended adoption of the proposed amendments to the RRIF GAM and RRIF CIP with revised fees.

On May 20, 2019, the RTC Board acknowledged receipt of, and authorized staff to present the 6th Edition RRIF GAM and RRIF CIP to each participating local government for adoption.

On June 6, 2017, the Washoe County Planning Commission convened as the Washoe County Capital Improvements Advisory Committee and affirmed that the RRIF land use assumptions are in conformance with the Washoe County Master Plan and reviewed the RRIF CIP and provided comments to be presented to the Board of County Commissioners.

On November 12, 2014, the Board of County Commissioners adopted a resolution establishing the Washoe County Planning Commission as the Washoe County Capital Improvements Advisory Committee for the Regional Road Impact Fee Program as authorized within NRS 278B.150.

BACKGROUND

The RRIF was created in 1996 as a funding mechanism for regional roadway capacity improvement projects which are directly related to new development. Nevada Revised Statutes (NRS) 278B allows for specific infrastructure improvements such as streets, fire and police stations, sanitary and storm sewers, drainage projects, water projects and parks to be funded with impact fees. Impact fees, such as the RRIF are only used for new capacity improvements established for a specific service area and identified in a CIP, not to exceed 10 years. Impact fees cannot be used for maintenance or operating expenses and they are not intended to pay for all capacity needs, only the new development's share.

The RRIF program is jointly administered by the RTC, Washoe County, the City of Reno, and the City of Sparks through an Interlocal Cooperative Agreement. Day to day operations are conducted by a RRIF Administrator for each participating agency with the RTC responsible for updates to the RRIF program, establishing the list of projects for which the fees are based and expending RRIF revenue on eligible capacity improvements. The RRIF GAM and RRIF CIP provide the methodology used to develop the impact fee and the guidelines and procedures for implementation of the RRIF program. The update process is undertaken by the RTC in conjunction with the RRIF Technical Advisory Committee (RRIF TAC), which includes local government technical experts, development representatives from the private sector, and members of the local planning commissions and the RTC.

The RRIF TAC recommended approval of the 6th Edition RRIF GAM and RRIF CIP on March 28, 2019, and the RTC Technical Advisory Committee (RTC TAC) and the RTC Citizens Multimodal Advisory Committee (RTC CMAC) also recommended approval on May 1, 2019 to the RTC Board. The RTC Board acknowledged receipt of, and authorized staff to present the 6th Edition RRIF GAM and RRIF CIP to each participating local government for adoption on May 20, 2019.

The WCC, Chapter 110 Article 706, Regional Road Impact Fees, sets forth regulations for the imposition of impact fees adopted by ordinance. Sections 110.706.05 (d) and (e) allow for adoption and amendment of the RRIF GAM and adoption of the latest edition of the RRIF CIP, respectively. Development Code amendments and adoptions are initiated by resolution of the Washoe County Board of County Commissions or the Planning Commission. The Planning Commission is asked to consider initiating the necessary adoption of the 6th Edition RRIF GAM and RRIF CIP to the Development Code, at Article 706, Regional Road Impact Fees to the Washoe County Board of County Commissioners.

FISCAL IMPACT

There is no fiscal impact to the County budget associated with this item.

RECOMMENDATION

It is recommended the Board of County Commissioners hold an introduction and first reading of an ordinance amending the Regional Road Impact Fee (RRIF) General Administrative Manual (GAM) and the RRIF Capital Improvement Plan (CIP) with revised fees. The RRIF is an NRS chapter 278B impact fee designed to generate revenue for the construction of regional roads and associated improvements in the community that was first passed in 1996 and has since been periodically amended upon the adoption by the Regional Transportation Commission (RTC) of updated versions of the GAM, CIP and fees. Changes to the dollars per vehicle mile traveled (\$/VMT) and updates to the vehicle miles traveled (VMT) for the land use categories results in revised fees in both the North and South Service Areas. The revised fees range from a 43% decrease in some categories to a 47% increase in some categories in the North Service Area and a 53% decrease in some categories to a 22% increase in some categories in the South Service Area. The amount of the fees is based on the most recent version of the CIP in effect and is calculated according to the formula set forth in the GAM. The current amendments to the GAM consist of the 6th Edition RRIF GAM that has been approved by RTC for recommendation to governing bodies of the county and cities, as well as associated

updates to the CIP and fees; and for other matters necessarily connected therewith and pertaining thereto; and set a public hearing for possible adoption of the ordinance, for October 22, 2019

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to hold an introduction and first reading of an ordinance amending the Regional Road Impact Fee (RRIF) General Administrative Manual (GAM) and the RRIF Capital Improvement Plan (CIP) with revised fees. The RRIF is an NRS chapter 278B impact fee designed to generate revenue for the construction of regional roads and associated improvements in the community that was first passed in 1996 and has since been periodically amended upon the adoption by the Regional Transportation Commission (RTC) of updated versions of the GAM, CIP and fees. Changes to the dollars per vehicle mile traveled (\$/VMT) and updates to the vehicle miles traveled (VMT) for the land use categories results in revised fees in both the North and South Service Areas. The revised fees range from a 43% decrease in some categories to a 47% increase in some categories in the North Service Area and a 53% decrease in some categories to a 22% increase in some categories in the South Service Area. The amount of the fees is based on the most recent version of the CIP in effect and is calculated according to the formula set forth in the GAM. The current amendments to the GAM consist of the 6th Edition RRIF GAM that has been approved by RTC for recommendation to governing bodies of the county and cities, as well as associated updates to the CIP and fees; and for other matters necessarily connected therewith and pertaining thereto; and set a public hearing for possible adoption of the ordinance, for October 22, 2019."

Attachment A – Draft Ordinance with Attachments

Attachment B – Capital Improvements Advisory Committee Resolution

Attachment C – Capital Improvements Advisory Committee Staff Report

Attachment D – Capital Improvements Advisory Committee Draft Minutes