



## County sets hearing on impact fee proposal

Staff Report

8/30/2005 11:28 am

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The Lyon County Board of Commissioners will conduct a public hearing on Sept. 15 to consider land-use assumptions that are a requirement towards implementation of impact fees in the county.

The hearing is scheduled for 10 a.m. as part of the Commissioners regular board meeting that day in the Administrative Complex at 27 S. Main St., Yerington.

The hearing is to consider the adoption of land-use assumptions within the designated service areas which will be used to develop the capital improvements plan. This capital improvements plan, which is required by the state law allowing impact fees, would be used as a basis for the impact fee calculations

According to a public notice of the meeting, the land-use assumptions will include, but not be limited to: current and projected population and household and non-residential development. They could cover up to 10 years in the future.

The impact fees as proposed for Lyon County are designed to pay for growth-related infrastructure projects in the following categories: police/law enforcement infrastructure projects, street projects and storm water/sewer projects.

The county had hired a consultant, BBC Research & Consulting, to prepare an impact fees analysis/study in an effort towards possible implementation of impact fees to cover the impacts of growth.

Impact fees, according to BBC, are one-time charges to new development (calculated to cover a proportionate share of the capital cost for certain infrastructure) designed to pay for growth-related infrastructure (paying capital costs associated with new development), such as street construction, storm drainage improvements and sheriff facilities, aimed at allowing the county to maintain its infrastructure service standards as growth occurs.

A reported advantage of impact fees is that they give builders/developers cost certainty ahead of time and they are supported by at least some developers.

Impact fees are allowable under Nevada Revised Statutes Chapter 278B. It includes establishment of a Capital Improvements Advisory Committee (which Lyon formally did over a year ago) and other actions.

The NRS requires a 10-year forecast of land use assumptions and development activity followed by a public hearing, which is reason for the Sept. 15 hearing. This same data could also be re-used for a countywide comprehensive plan or master plan update, BBC had reported.

Tasks BBC is conducting include:

- project initiation;
- analysis of current and future land use (resulting in this hearing on land use assumptions); analysis of current conditions, current financing systems, infrastructure requirements and new system options;
- analysis of current and future land use; calculation of preliminary development fees; and impact fee system final design and documentation.

An impact fee enabling ordinance would be a final step in implementing the impact fees.

Regarding the first step that is resulting in the land use assumptions and this hearing, work to be done includes:

- collecting data on current land use patterns in Lyon County, including the acreage and square footage of different types of uses and the numbers and types of housing units;
- evaluating any existing projections or development trends, including population projections that indicate current direction of development in terms of physical locale and types of land use development; generate calculations based on the above information documenting current development in Lyon County and forecasting future development over the next 10 years as called for in the statute; and,
- holding the required public hearing on the land use assumptions.

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