



County to hear final impact fee analysis report

Thursday presentation not set for action.

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The Lyon County Board of Commissioners on Thursday will hear a presentation on the final report from Tom Pippin of BBC Research and Consulting, which was hired last spring to conduct an impact fee study/analysis in preparation for possibly enacting impact fees on new development.

The item is a report only with no action to be taken, according to the agenda for Thursday's meeting, which will be conducted at the McAtee Building in Silver Springs (due to a groundbreaking ceremony later that day for new senior center). The meeting is slated to start at 9 a.m. in the building at 2475 Fort Churchill Road.

BBC was hired last June to conduct the "Analysis of Impact Fees Study for Lyon County" and Pippin has given several presentations to the commission, including before the firm was retained for the study at a cost of \$36,500.

According to the written report submitted by BBC, "The objective of this document is to set forth calculations of the maximum legally allowable impact fees for the expansion of infrastructure to accommodate new development."

The firm was hired, as stated in the final report, "to calculate impact fees for various categories of County growth-related infrastructure."

The impact fees the subject of the study would be for the areas of sheriff (law enforcement), arterial streets and storm drainage.

The impact fees are allowable in Nevada under NRS 278B ("Impact fees for New Development").

Impact fees are defined in the report as "one-time assessments used to recover the capital costs imposed on local government on new growth. They are governed by principles established in both state and federal law."

The report would also present "the maximum allowable fees and outline the methodologies used in fee calculations. Methodologies were selected in accordance with Nevada state legislation based on the best data available from the county."

A second required public hearing that set preliminary impact fee amounts, divided into four areas of the county and for the three infrastructure areas was conducted last fall. The fee areas were Central Lyon, Fernley, Mason Valley and Smith Valley.

A demographic study was also conducted the final report shows annual average household growth rates for the areas, topped by Fernley at 9.6 percent annually, Central Lyon at 5.3 percent, Smith Valley at 4 percent

and Mason Valley at 2.5 percent.

Looking at the county overall, listed 2005 population of 50,009 with 20,662 households, based on county assessor data, while it projects in 2010 for the population to be 68,099 with 7,365 households, both 36 percent change over that time. Of that household increase, 3,984 of that is projected for Fernley, with 2,714 more households expected in Central Lyon ('05-10), 499 in Mason Valley and 168 in Smith Valley.

Regarding the fee amounts, the report breaks them down into separate sections by fee areas (sheriff, streets, storm drainage) and overall, by geographic area also, with explanations of the methodology and data, including capital improvement plans.

The listed sheriff impact fee is \$381 per residential dwelling unit in each area and 20 cents per square foot for nonresidential (calculated based on growth-related portion of Sheriff CIP to 2010, with costs of providing service apportioned using new distribution of land uses from 2005-10).

For the arterial streets category, the impact fee is more complex with different fees for single-family residential (per dwelling unit), multiple-family residential, retail (per square foot under one roof), office and industrial uses (calculated by dividing allocated infrastructure costs by projected number of residential units or nonresidential square feet).

Regarding all the fees, the report notes since the final detailed capital improvement plans for each fee area aren't completed so now the maximum allowable impact fees are equal or close across all geographic fee areas. However, although the report says they would likely change later as the CIPs and land uses change, it does list fees for now and based on calculations.

The county doesn't have to enact the maximum allowable fees but could adopt a fixed percentage, the report notes across the board, or subsidize certain fiscally positive land uses.

For Fernley and Central Lyon they are: \$1,539 for single family units; \$1,011 for multiple; \$7.36 per retail square foot; \$2.26 per office square foot; and \$1.63 per industrial square foot. For Mason Valley and Smith Valley, the recommended figures are: \$1,598 for single-family units; \$1,050 for multifamily; \$7.64 per retail square foot; \$2.35 per office sq. ft.; and \$1.69 per industrial sq. ft.

For the storm drainage impact fee (based on usage of streets by particular land use types), it is also broken into the same types of uses as for streets.

The storm drainage fees for Central Lyon and Fernley are: \$66 for single family units; \$43 for multiple residential; \$0.312 per retail square foot; \$0.10 per office sq. ft.; and \$0.07 per industrial sq. ft.

The total maximum allowable fees listed would be: (Central Lyon and Fernley&) \$1,986 for single family residential; \$1,435 for multiple family; \$7.87 per retail square foot; \$2.56 per office; and \$1.90 per industrial. (Mason/Smith valleys) \$2,046 per residential unit; \$1,475 per multiple residential; \$8.16 per retail sq. ft; \$2.65 per office; and \$1.96 per industrial sq. ft.

The final recommendation is to implement the fees at or below the maximum allowable calculated fees but if the county levies the fees below the maximum, that it should supplement funding from general fund, grants or other financial sources.

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