

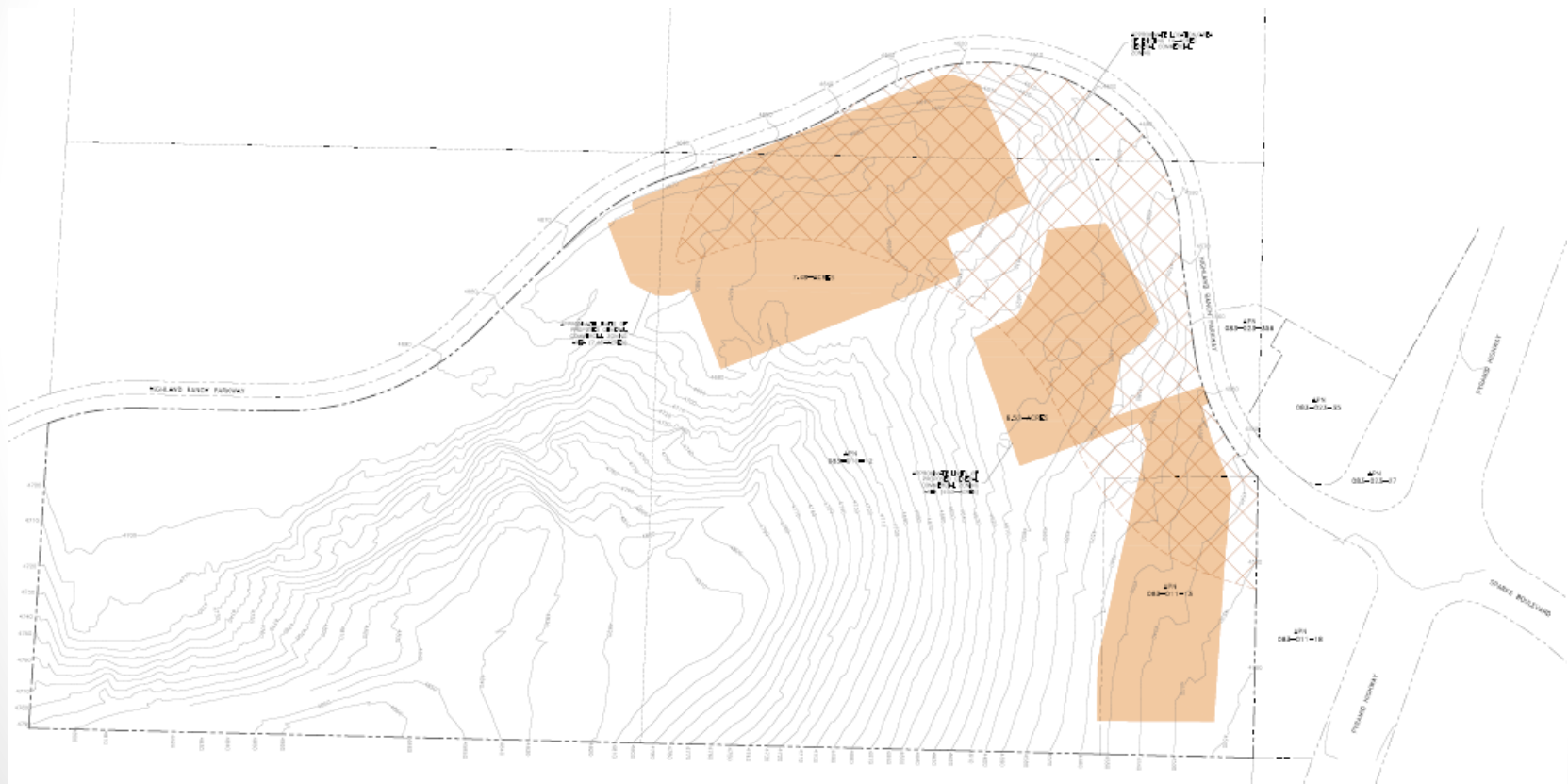
Sparks City Council
Highland Ranch Park
Voluntary Annexation Request
PCN16037

October 24, 2016

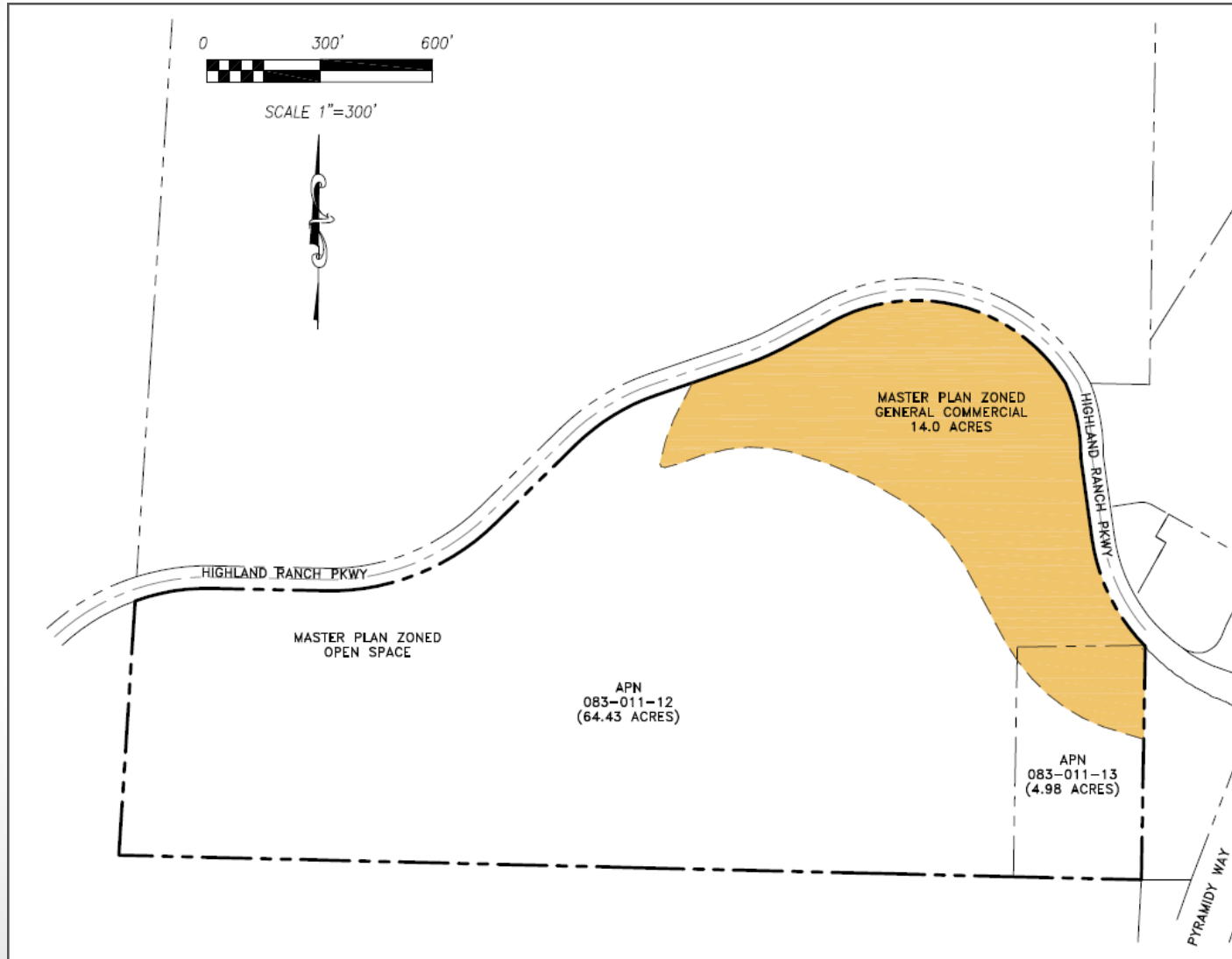
2:00 pm

The Property

Only 20 acres are developable



Within Sparks Sphere of Influence with 14 acres Designated as “General Commercial”



Sparks Sphere of Influence was Already APPROVED by Regional Planning

Contents of regional plan. The comprehensive regional plan must include ... identification of spheres of influence....“sphere of influence” means an area into which a political subdivision **may expand in the foreseeable future. NRS 278.0274**

Adoption of master plan for sphere of influence. If a city has a sphere of influence that is designated in the comprehensive regional plan, the city **shall adopt a master plan concerning the territory within the sphere of influence. NRS 278.02788**

- ***The Property is already in Sphere of Influence (with Commercial Designation) so MUST conform to the Regional Plan.***

What does this Mean?

- 1. Regional Planning and Sparks City Council Already Approved the Property for Sphere of Influence Designation (including conformance with Regional Plan Policies)**
- 2. Regional Planning and Sparks City Council Already Approved the Property for 14 acres of General Commercial in City of Sparks Master Plan (all Master Plans require conformance with Regional Plan Policies)**
- 3. Annexations Do Not go to Regional Planning for Regional Plan Conformances Review (property would only go back to Regional Planning if property owner requested an EXPANSION of 14 acre General Commercial Master Plan designation...not rezoning, use permits, etc...).**

Fire Response

Page 4 of Staff Report -- Regional Plan: “To be on conformance with the Regional Plan.....ensure that necessary public facilities and services to support new development are **OR WILL** be available and adequate, based on adopted levels of services **AT THE TIME THE IMPACTS OF THE NEW DEVELOPMENT OCCUR.**

What does this mean?

- At the time the development occurs (which is not at the time of annexation) the services for the new development (not at the time of annexation) will be adequate based on adopted levels of service (for example, reimbursement agreement, sprinklers, annexation into Fire Assessment District...).
- Meeting with Amy Ray, Fire Marshal Truckee Meadows (response time and automatic aid)

Sewer Service

(Resolution Goal SS1)

Chapter 13.04 - RAW LAND DEVELOPMENT

Section 13.04.010 - Sewer and storm drain line extensions—**Policy declaration.**

In order to provide for the orderly development of sanitary sewer lines and storm drain facilities throughout the city limits, it is declared to be a **policy of the city** to provide for extensions of existing sanitary sewer lines and storm drain lines to serve those areas of the city which are in the planning stages of development...in such a manner as to allow the cost of such extensions to be paid out of funds readily available to the city **and to be charged against the recorded owner of the land being developed on a prorated basis prior to final acceptance of such development by the proper officials of the city.**

Section 13.04.020 - Sewer and storm drain line extensions—Procedures.

Prior to connection, any such land developer, subdivider or property owner within the area to be served by any such extension shall enter into a written agreement with the city to **pay his proportionate share of the entire cost of such extension on a prorated area basis:**

In the case of a new development, prior to the approval of a final subdivision map or the issuance of a building permit.

Nothing contained herein shall require the city council to approve or the city to share in any of the costs of any such extensions to any area within the city.

Why Now?

- “The need for apartment product in the Reno-Sparks region has been widely documented.”
 - Vacancy Rate reached 2.3% on 1st Quarter of 2016
 - 80% of employees in this Zip Code live outside the area due to lack of diverse residential mix offering in this region
- Timing → First step of multi-step process (already postponed for 2 months)
 - Rezoning/Master Plan Amendment
 - Special Use Permits
 - Parcel Map/Boundary Line Adjustment
- Delay of Sewer Study Results Shouldn't Create Moratorium on Voluntary Annexations (“**Acknowledge that no certainty for future approvals**”)
- Fiscally Responsible Annexation (Scenario 1 and Scenario 2)
- Findings for Annexation Program vs. Voluntary Annexation

Annexation Program

NRS 268.625 Program of annexation: Adoption by certain cities; requirements for adoption; certification by regional planning commission; appeal of adverse determination.

1. Before adopting a program of annexation pursuant to subsection 1, the city must hold one or more public hearings.

...

At the public hearing the city **shall** consider:

- (a) The location of property to be considered for annexation;
- (b) The logical extension of city limits;
- (c) The need for the expansion to accommodate planned regional growth;
- (d) The location of existing and planned water and sewer service;
- (e) Community goals that would be met by any proposed annexation;
- (f) The efficient and cost-effective provision of service areas and capital facilities; and
- (g) Any other factors concerning any proposed annexation deemed appropriate for consideration by the governing body of the city.

Voluntary Annexation

NRS 268.670 Annexation of contiguous territory owned by city or upon petition of all owners of real property: Alternative procedures.

1. As an alternative to the procedures for initiation of annexation proceedings set forth in **NRS 268.610 to 268.668**, inclusive, the governing body of a city may...after notifying the board of county commissioners of the county in which the city lies of its intention, annex:

(a) Contiguous territory owned in fee by the city.

(b) **Other contiguous territory if 100 percent of the owners of record of individual lots or parcels of land within such area sign a petition requesting the governing body to annex such area to the city. If such petition is received and accepted by the governing body, the governing body may proceed to adopt an ordinance annexing such area and to take such other action as is necessary and appropriate to accomplish such annexation.**

Questions