



**CITY OF SPARKS, NV
COMMUNITY
SERVICES
DEPARTMENT**

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Capital Improvements Advisory Committee Action

Date: November 29, 2016

RE: The Land Use Assumptions and Capital Improvements Plan for the City of Sparks Impact Fee Service Area #1

Community Services Director John Martini presented this item at the Capital Improvements Advisory Committee meeting held on November 17, 2016.

Mr. Martini began his presentation with a brief background of the NSSOI plan that was implemented in March of 1992. This plan included an Improvement Cost Sharing-Financing Plan. This plan was followed by the NSSOI Financing Concept Plan. The NSSOI Financing Concept Plan established a capital improvements plan and cost estimates for the provision of sewer, roadways, flood control facilities, parks and open space and public facilities. In 2001, the Nevada Legislature amended the impact fee statute to include fire stations, police stations and parks projects. Due to these statutory changes, the City elected to convert the NSSOI Financing Concept Plan to an NRS 278B Impact Fee Program.

Mr. Martini shared that per NRS 278B, the imposition of an impact fee system required the City to establish a Capital Improvements Advisory Committee (CIAC). As stated in the statute and designated by the City Council, the Sparks Planning Commission acts as the Capital Improvements Advisory Committee. In addition, NRS 278B further requires the CIAC to review the land use assumptions and capital improvements plan associated with Impact Fee Service Area #1 every three years and file a report of recommendations to the Sparks City Council. The last review and revision of the Impact Fees for IFSA #1 occurred in June of 2013.

Mr. Martini reported that the City retained House Moran Consulting, Inc., earlier this year to provide an analysis of the land use assumptions, capital improvements plan and impact fees associated with IFSA#1. A copy of the report was included in the agenda packet. Mr. Martini presented a comparison of the Master Plan Land Uses from 2013 to 2016 and the proposed impact fees. In addition, Mr. Martini presented a summary of the fees over the program's history.

Mr. Martini briefly reviewed the 2016 Impact Fee increases and explained that the methodology for developing the new fees is the same methodology that was used in 1994. Nevada Revised Statute states that as long as fees are updated with the same methodologies, the way fees are calculated can remain the same. The proposed

2016 Impact Fees were presented to the Development Services Enterprise Fund Advisory Committee (EFAC) during their meeting in November 2016. Feedback received was generally positive and the EFAC committee voted to forward a recommendation of approval to the CIAC.

Commissioner Lean asked Mr. Martini to explain the credit system. Mr. Martini explained the credit system to the committee.

Mr. Jeff Moran and Mr. Jeff House introduced themselves and offered to answer any questions regarding the report prepared by House Moran Consulting, Inc. Commissioner Sperber asked for clarification with regard to the significant fee changes. Mr. Moran shared that he didn't have the historical data leading up to the fee increases. Mr. Martini provided the clarification requested.

MOTION: Commissioner Lean moved to forward a recommendation of approval of the land use assumptions, capital improvement program, and proposed impact fees associated with Impact Fee Service Area #1, as attached to the staff report, to the City Council.

SECOND: Commissioner VanderWell.

AYES: Commissioners Cammarota, Petersen, Carey, Fewins, Lean, Sperber, and VanderWell.

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.