

STAFF REPORT

Date: August 14, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Staff Report (For Possible Action): Approval of Regional Road Impact Fee (RRIF) Agreement No. 513001 in the amount of \$346,365 between the City of Reno, the Regional Transportation Commission (RTC), and Lemmon Drive Villas Property, LLC.

From: Michael Mischel, Engineering Manager

Department: Development Services - Engineering

Summary:

Under the Regional Road Impact Fee (RRIF) program, developers who construct or dedicate improvements contained in the RRIF Capital Improvement Plan (CIP) will be credited for these contributions in RRIF Waivers. To do this, the developer must enter into an RRIF Offset Agreement that is approved by both the Regional Transportation Commission (RTC) and the City of Reno. The RRIF Offset Agreement identifies the proposed improvements, estimated RRIF Waivers that will be credited, the requirements for the Quality Control/Quality Assurance Program, and the duties and responsibilities of each party. The RRIF Offset Agreement, being authorized by the action, will result in an estimated \$346,365 in RRIF Waivers being issued to Lemmon Drive Villas Property, LLC for the installation of a traffic signal at the intersection of Lemmon Drive and Vista Knolls Parkway/Sunset View Drive. The RRIF agreement was approved by the RTC on June 21, 2024.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?	X	
2. Is this item an agreement required based on an item previously approved by Council?	X	
3. Is this item included in the current budget approved and adopted by Council?	X	
Other Considerations		
What percent of the total City budget does this item represent?	0%	

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

The development of record for the subject RRIF Offset Agreement covers the Highland project within the City of Reno and the Lemmon Drive Estates project within the County. The Highland project is located north of Sky Vista Parkway between Lemmon Drive and Walmart. The Lemmon Drive Estates project is located east of Lemmon Drive.

The Highland project was entitled by LDC23-00006 with a tentative map and conditional use permit. The Highland project proposes 219 single-family residences, 288 multifamily units, and 3.83 acres of commercial uses. The total RRIF generated by the Highland project is \$2,524,472. The proposed developer of the Highland project is CADDO SV Land LLC.

The Lemmon Drive Estates project proposes 98 single-family residences. The total RRIF generated by the Lemmon Drive Estates is \$534,635. The developer for the Lemmon Drive Estates is Lemmon Drive Villas Property, LLC.

The initial project will involve the construction of a three-leg traffic signal at the intersection of Lemmon Drive and Sunset View Drive, including associated street improvements to Lemmon Drive. This will be done in conjunction with the development of the Lemmon Drive Estates project. The fourth leg of the traffic signal at Lemmon Drive and Vista Knolls Parkway will be installed when the Highland project is developed.

The total cost of the improvements subject to this Offset Agreement is \$881,000.

Discussion:

The RRIF Offset Agreement being authorized by this Council action covers the cost of a new traffic signal at the intersection of Lemmon Drive and Vista Knolls Parkway/Sunset View Drive and associated roadway improvements to Lemmon Drive.

Financial Implications:

No fiscal impact will result from this Council action. The amount of RRIF waivers to the developer are based on offset eligible costs equal to or less than impact fees owed for the development of record.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council approve the subject RRIF Agreement.

Proposed Motion:

I move to approve the subject RRIF Agreement

Attachments:

Vicinity Map

RRIF Agreement