

**REGIONAL TRANSPORTATION COMMISSION (RTC)
REGIONAL ROAD IMPACT FEE (RRIF)
TECHNICAL ADVISORY COMMITTEE**

Meeting Minutes

Thursday, July 26, 2018

Members Present:

Amy Cummings, Regional Transportation Commission

Brian Stewart, Regional Transportation Commission

Clara Lawson, Washoe County Public Works

Ed Hawkins, City of Reno Planning Commission

Janelle Thomas, City of Reno Community Development

Jim Rundle, City of Sparks Community Development

John Krmpotic, Private Sector

Jon Ericson, City of Sparks Public Works

Kraig Knudsen, Private Sector

Scott Carey, City of Sparks Planning Commission

Steve Bunnell, City of Reno Public Works

Members Absent:

Mike Lawson, Washoe County Planning Commission

Mojra Hauenstein, Washoe County Development Review

Peter Gower, City of Reno Planning Commission

Randy Walter, Private Sector

Ted Erkan, Private Sector

Guests:

Carl Savely

Jeremy Smith

RTC Staff:

Jelena Williams

Julie Masterpool

Yeni Russo

The meeting was called to order at 2:02pm.

Item 1: Approval of Agenda

The agenda was approved unanimously.

Item 2: Public Comment

There was no response to the call for public comment.

Item 3: Approval of the April 26, 2018 Meeting Minutes

The April 26, 2018 Meeting Minutes were approved unanimously.

Item 4: 6th Edition RRIF Update

Julie Masterpool provided a report on the 6th Edition RRIF Update. Julie informed the committee that TischlerBise was hired as a consultant to assist with the update. An introductory meeting was held with Carson Bise, President of TschlerBise. Some of the issues that need reassessment regarding the Impact Fee Program were presented to him and we are now waiting for details on his review. Julie invited the group to present any specific questions or concerns either on the definitions of the General Administrative Manual (GAM) or the methodology that's currently being used for the Capital Improvement Plan.

Jon Ericson questioned if funding has been identified for the Lincoln Line Extension project that is to be added to the 2040 RTP. Amy Cummings stated that the roadway portion of the complete streets project is being included in the RTP Amendment in the 2017-2021 timeframe with anticipating funding through a combination of public and private dollars. The Lincoln Line Bus Rapid Transit (BRT) Extension project itself will be listed under the Unfunded section of the 2040 RTP similar to all RTC BRT Corridor studies, as they first show up in the Unfunded section and then transition as funding is identified.

Julie mentioned that the 30 year right away reservation is one of the items that Carson Bise will be asked to take a look at and noted that under the old system Impact Free credits can be given for projects with 30 years of right of way. He's also being asked to look at any discrepancies between the timing of the RTP and CIP updates. Currently, the RTP is updated on a four year cycle while CIP is required by NRS to be updated on a three year time frame. Another item that Carson will be asked to look at is in regards to a question that recently came up about affordable housing. Currently, there are two impact rates used to charge for residential, multifamily and single family. The question was asked if a special rate can be created for affordable housing.

There was discussion on how mixed use is calculated for commercial combined with residential and if that would be contemplated as a separate type of fee. Julie noted that the current GAM allows for calculating mixed use building based the categories that make up the mixed use. For a three (3) story mixed use structure, the fee would be based on the building square footage with the associated land use category.

Since no further comments or questions were presented regarding the 6th Edition Update, Julie stated she will be regrouping with Carson Bise and provide him with the information brought up at the meeting.

Julie informed the committee that the report on the proposed 2040 RTP Amendment No 1 was approved by the RTC Board at the July 20, 2018 meeting and the public comment period has started. The amendment will be brought back and presented to the RTC Board at the August meeting with a public hearing and possible adoption. Julie is still working on updating the Capital Improvement Plan (CIP). Nevada Revised Statutes (NRS) requires that new development's share of the cost of the CIP account for other funding sources that will be used to help fund the CIP projects. Julie noted that the 2040 RTP based on the 2016 Consensus Forecast will be used to determine the RRIF calculations, as agreed at a previous meeting, since disaggregation of the 2018 Consensus Forecast by TMRPA is not yet complete. Jeremy Smith from TMRPA has been working on completing the 2018 Consensus Forecast and noted that they will be going to the Northern Nevada Water Planning Commission to begin the first step in the approval process. The number of people

served by state water resources aids the forecast of the population projection for forecasting 20 years out.

Julie distributed a handout on the 5th Edition RRIF Schedule by Service Area listing calculations based on the current indexing for the third year and a second sheet listing calculations on what the 6th Edition RRIF Schedule by Service Area anticipates the number of VMTs per land use category will be. Julie explained the various columns on the spreadsheet listing Development Type, Development Unit, Avg Wkdy Veh Trip Ends, Trip Rate Adjustment, Trip Length, Trip Length Adjustment, and the resulting VMT's for the North and South Service Areas. She explained that the main differences explained on the spreadsheets are the Trip Length by Service Area has gone down slightly from the 5th Edition to the 6th Edition plus the Avg Wkdy Veh Trip Ends by land use have been adjusted based on the 10th Edition Trip Generation Manual. The revenue calculations for the RRIF Share of CIP, VMT Increase over Ten Years and the Capital Cost per VMT is not yet known and is not listed on the Draft 6th Edition. Julie asked if the group had any questions or comments on the spreadsheet.

Julie stated they're very close to completing the CIP Update and is confident the new projects in the RTP Amendment will be included. She hopes to have a report at the August meeting on the input from TischlerBise on how we proportion the CIP.

There was discussion of RRIF Credit trading and that it continues on the open market. Julie stated there are 18,000 VMTs due to expire in 2018 (*Note: Correction in the number of credits expiring*).

Steve Bunnell made a motion to accept the 6th Edition Update Report presented by Julie Masterpool and Kraig Knudsen seconded; the motion was approved unanimously.

Item 5: Public Comment

The group discussed the Veterans Pkwy speed limit of 45mph and how it was adopted. Brian Stewart explained that the speed limit was set during the design process and selected for safety between the neighborhoods and the two intersections. He acknowledged many comments have been received requesting the speed limit be increased. John Krompotic recommend the speed limit

be increased. It was noted that even though the road is designed for 55 mph, safety is of great concern as a number of fatalities have occurred on other roads with similar speed limits. Steve Bunnell commented that a speed study will take place sometime in the near future once schools are back in session.

Item 6: Member Items

Clara Lawson announced she will be retiring in August 2018 and Mitch Fink will be stepping in to her position.

Steve Bunnell also announced he will be retiring in September 2018.

The next RRIF TAC meeting is scheduled for August 23, 2018 at 2pm in the RTC's 1st Floor Conference Room located at 1105 Terminal Way, Reno.

Item 7: Adjournment

There being no further business, the meeting adjourned at 2:30pm.

Respectfully Submitted,

Yeni Russo

5th Edition (Year 3 Indexing) Regional Road Impact Fee Schedule by Service Area

Regional Transportation Commission

						<i>RRIF Input Variables</i>		<i>North</i>	<i>South</i>
						Average Miles per Trip	2.87	2.82	
						RRIF Share of CIP	\$65,394,800	\$100,474,800	
						VMT Increase Over Ten Years	258,081	350,027	
						Capital Cost per VMT	\$253.39	\$287.05	
						Year 3 Indexing Rate	\$267.58	\$303.11	
<i>ITE Code</i>	<i>Development Type</i>	<i>Development Unit</i>	<i>Avg Wkdy Veh Trip Ends</i>	<i>Trip Rate Adjustment</i>	<i>Trip Length Adjustment</i>	<i>VMT North</i>	<i>Year 3 RRIF North</i>	<i>VMT South</i>	<i>Year 3 RRIF South</i>
<i>Residential</i>									
210	Single Unit	Dwelling	8.27	52%	121%	14.93	\$3,996.04	14.67	\$4,447.78
220	3+ Units per Structure	Dwelling	5.37	52%	121%	9.70	\$2,594.77	9.53	\$2,888.10
<i>Industrial</i>									
110	Light Industrial	1000 Sq Ft	6.97	50%	73%	7.30	\$1,953.71	7.17	\$2,174.58
140	Manufacturing	1000 Sq Ft	3.82	50%	73%	4.00	\$1,070.76	3.93	\$1,191.81
150	Warehouse	1000 Sq Ft	3.56	50%	73%	3.73	\$997.88	3.66	\$1,110.69
151	Mini-Warehouse	1000 Sq Ft	2.50	50%	73%	2.62	\$700.76	2.57	\$779.98
<i>Commercial</i>									
820	Retail and Eating/Drinking Places	1000 Sq Ft Leasable	42.70	33%	66%	26.69	\$7,142.02	26.23	\$7,949.41
RTC	Casino Gaming Area	1000 Sq Ft	46.05	50%	73%	48.24	\$12,907.97	47.40	\$14,367.19
<i>Office & Other Services</i>									
320	Lodging	Room	5.63	50%	73%	5.90	\$1,578.11	5.79	\$1,756.51
412	Regional Park	Acre	2.28	50%	73%	2.39	\$639.09	2.35	\$711.34
520	Schools and Daycare	1000 Sq Ft	15.43	33%	73%	10.67	\$2,854.55	10.48	\$3,177.26
610	Hospital	1000 Sq Ft	13.22	50%	73%	13.85	\$3,705.61	13.61	\$4,124.52
620	Nursing Home	1000 Sq Ft	7.60	50%	73%	7.96	\$2,130.31	7.82	\$2,371.13
710	Office and Other Services	1000 Sq Ft	11.03	50%	73%	11.55	\$3,091.75	11.35	\$3,441.26
720	Medical Office	1000 Sq Ft	36.13	50%	73%	37.85	\$10,127.36	37.19	\$11,272.24

Draft 6th Edition Regional Road Impact Fee Schedule by Service Area

Regional Transportation Commission

Draft 6th Edition

						<i>RRIF Input Variables</i>	<i>North</i>	<i>South</i>
						Average Miles per Trip	2.79	2.64
						RRIF Share of CIP		
						VMT Increase Over Ten Years		
						Capital Cost per VMT		
<i>ITE Code</i>	<i>Development Type</i>	<i>Development Unit</i>	<i>Avg Wkdy Veh Trip Ends</i>	<i>Trip Rate Adjustment</i>	<i>Trip Length Adjustment</i>	<i>VMT North</i>	<i>VMT South</i>	
Residential								
210	Single Unit	Dwelling	8.56	52%	121%	15.03	14.23	
220	3+ Units per Structure	Dwelling	5.83	52%	121%	10.23	9.68	
Industrial								
110	Light Industrial	1000 Sq Ft	4.96	50%	73%	5.05	4.78	
140	Manufacturing	1000 Sq Ft	3.93	50%	73%	4.00	3.79	
150	Warehouse	1000 Sq Ft	1.74	50%	73%	1.77	1.68	
151	Mini-Warehouse	1000 Sq Ft	1.51	50%	73%	1.54	1.46	
Commercial								
820	Retail and Eating/Drinking Places	1000 Sq Ft Leasable	37.75	33%	66%	22.94	21.71	
RTC	Casino Gaming Area	1000 Sq Ft	46.05	50%	73%	46.90	44.37	
Office & Other Services								
320	Lodging	Room	3.35	50%	73%	3.41	3.23	
411	Public Park	Acre	0.78	50%	73%	0.79	0.75	
520	Schools and Daycare	1000 Sq Ft	19.52	33%	73%	13.12	12.41	
610	Hospital	1000 Sq Ft	10.72	50%	73%	10.92	10.33	
620	Nursing Home	1000 Sq Ft	6.64	50%	73%	6.76	6.40	
710	Office and Other Services	1000 Sq Ft	9.74	50%	73%	9.92	9.39	
720	Medical Office	1000 Sq Ft	34.80	50%	73%	35.44	33.53	