



**REGIONAL TRANSPORTATION COMMISSION
REGIONAL ROAD IMPACT FEE
TECHNICAL ADVISORY COMMITTEE**

MEETING AGENDA

**Thursday, January 23, 2025, 8:30 a.m.
MEETING TO BE HELD VIA ZOOM ONLY**

- I. This meeting will be held via Zoom. There will be no physical location. For those requiring hearing or speech assistance, contact Relay Nevada at 1-800-326-6868 (TTY, VCO or HCO).
 - II. Members of the public may attend the meeting via Zoom at: <https://us02web.zoom.us/j/86755302588?pwd=hw9DpyjGAj4focasdgO57yAa7OkOmL.1>. You may also participate by telephone at 1-346-248-7799 or 1-669-444-9171 (Meeting ID: 867 5530 2588; Meeting passcode: 025216). To provide public comment during the meeting via Zoom, please make sure your computer or device has a working microphone. Use the "Chat" feature to submit a request to make a comment. When the time comes to make public comments, you will be invited to speak. If you wish to provide public comment before the meeting, please contact RTC Agency Services at (775) 348-0171 prior to 4:00 p.m. on the day before the meeting and provide the telephone number you will be calling from as well as the item(s) you would like to comment on. When the time comes to make public comments, you will be invited to speak.
 - III. Members of the public may provide public comment in advance of the meeting by one of the following methods: (1) emailing comments to rtcpubliccomments@rtcwashoe.com; or (2) leaving a voicemail (limited to three minutes) at (775) 348-0171. Comments received prior to 4:00 p.m. on the day before the meeting will be entered into the record.
 - IV. The supporting materials for the meeting can be found at <https://rtcwashoe.com>. If you need to request a copy of the supporting materials, please contact RTC Agency Services by phone at (775) 348-0171 or by email at agencyservices@rtcwashoe.com.
 - V. RTC staff will make reasonable efforts to assist and accommodate individuals with disabilities. Please call RTC Agency Services at (775) 348-0171 in advance so that arrangements can be made.
 - VI. RTC staff will make an audio and video recording of the meeting. The recording will be a public record. Committee members and members of the public who do not wish to be shown on the video should turn their cameras off during the meeting.
-

1. Roll Call/Call to Order

- 2. Verbal Instructions required by Assembly Bill 219 (2023):** RTC staff will read the following before the first public comment period:

"If you are participating via Zoom, to provide public comment during the meeting please make sure your computer or device has a working microphone. Use the "Chat" feature to submit a request to make a comment. When the time comes to make public comments, you will be invited to speak.

If you are participating by telephone, to provide public comment you should have contacted RTC Agency Services prior to 4:00 p.m. yesterday and provided the telephone number you would be calling from as well as the item (s) you wanted to comment on. When the time comes to make public comments, you will be invited to speak."

3. Public Comment

Public comment may pertain to matters both on and off the agenda. Comments are to be made to the committee as a whole and not to individual committee members or staff. Public comment is limited to three (3) minutes.

4. Consent Items

4.1 Approve the November 21, 2024, Committee Meeting Minutes (*For Possible Action*)

5. Discussion Items and Presentations

5.1 Acknowledge receipt of a report on the Year 3 Indexing of the 7th Edition Regional Road Impact Fee (RRIF) General Administrative Manual (GAM) and the RRIF Capital Improvement Plan (CIP) (*No Action*)

5.2 RTC staff presentation on the update to the 8th Edition RRIF CIP Draft Project List (*No Action*)

6. Member Announcements and Updates

Announcements and updates to include requests for information or topics for future agendas. No discussion will take place on this item.

7. Public Comment

Public comment may pertain to matters both on and off the agenda. Comments are to be made to the committee as a whole and not to individual committee members or staff. Public comment is limited to three (3) minutes.

8. Adjournment

Posting locations: RTC, 1105 Terminal Way, Reno, NV; RTC website: www.rtcwashoe.com; State Website: <https://notice.nv.gov/>

**REGIONAL TRANSPORTATION COMMISSION (RTC)
REGIONAL ROAD IMPACT FEE (RRIF)
TECHNICAL ADVISORY COMMITTEE (TAC)
MEETING MINUTES
THURSDAY, NOVEMBER 21, 2024**

MEMBERS PRESENT

Dale Keller, Regional Transportation Commission
Graham Dollarhide, Regional Transportation Commission
Michon Reede, Washoe County
Mitchell Fink, Washoe County
Rob Pierce, Washoe County
Hans Meyer, City of Reno
Manny Becerra, City of Reno
Mike Mischel, City of Reno
Amber Sosa, City of Sparks
Shelley Read, City of Sparks
Sienna Reid, City of Sparks
John Krmptic, Private Sector
Kraig Knudsen, Private Sector
Randy Walter, Private Sector

MEMBERS ABSENT

Alex Velto, City of Reno Ted Erkan, Private Sector

RTC STAFF

Christian Schonlau Jeff Wilbrecht Jeremy Lattin
Vanessa Lacer Yeni Russo

GUESTS

Angela Fuss, City of Reno Dane Hillyard, Private Sector Khalil Wilson, City of Reno
Loren Chilson, Private Sector

Item 1: Roll Call/Call to Order

The meeting was conducted as a Zoom meeting and was called to order at 8:35 a.m. Roll call was taken to ensure there was a quorum.

Item 2: Verbal Instructions Required by Assembly Bill 219 (2023)

The verbal instructions were read by the committee Chair, Jeff Wilbrecht.

Item 3: Public Comment

There were no public comments received.

Item 4.1: Approval of the April 25, 2024, Meeting Minutes

The April 25, 2024, Meeting Minutes were approved as presented.

Item 5.1: RTC Staff Presentation on the Regional Transportation Plan (RTP) Update

Vanessa Lacer, RTC Planning Director, provided a presentation and discussed the 2050 RTP (see Item 5.1, Attachment A). Vanessa provided an overview of the RTP development process, highlighting the development timeline, work completed, and upcoming tasks. Some key steps in the development process included a call for projects from jurisdictions, project scope development, and project cost estimation for each of the projects. Once the draft project list is developed the process moves to the project prioritization and project scoring phase. The process uses a scoring tool based on the nine Plan goals and the objectives for each of those goals to score projects per project type. Vanessa mentioned that the final step is coordination with the Nevada Department of Transportation (NDOT) for timing on state projects, RTC is required to include NDOT projects in the RTP project list. Vanessa shared the draft project list, which includes project ranking, cost estimate, and funding bands. She encouraged feedback and questions on the draft project list.

There was discussion on the Red Rock Road interchange improvement project. Rob Pierce, with Washoe County, mentioned the need for the project to be constructed before the listed timeline on the draft RTP project list. Dale Keller, RTC Engineering Director, mentioned there has been discussion with City of Reno and NDOT of a phase approach for building some needed interchange

improvements at Red Rock Road, which could be privately funded due to developer activity on the south side of the project location.

Item 5.2: RTC Staff Presentation on the Status and Update to the 7th Edition RRIF CIP Project List

Jeff Wilbrecht, RTC Engineering Manager, provided a presentation and discussed the status and update to the 7th Edition RRIF Capital Improvement Plan (CIP) Project List (see Item 5.2, Attachment A). Jeff discussed the status of various projects in the North and South Benefit Districts of the CIP, and outlined the process of developing the impact fees, which involves planning efforts by RTC and regional planning efforts by Truckee Meadows Regional Planning Agency (TMRPA). He also explained the RRIF network and the eligibility criteria for RRIF eligible improvements and provided an example of a RRIF offset agreement from Wingfield Hills Road.

Jeff discussed the next steps and schedule of the ongoing update from the 7th Edition RRIF CIP to the 8th Edition, which is currently in the RTP planning stage. RTC Planning staff are working to incorporate the comments received from the Agency Working Group (AWG) into the RTP project list. RTC RRIF staff will incorporate private projects and corridors currently planned, and comments from RRIF TAC. Jeff plans to present the developed draft RRIF CIP list to the committee in January 2025. Once the draft list is finalized, he will start developing fee calculations and updating the General Administrative Manual (GAM) and CIP manuals with the goal of finalizing the updates in the summer of 2025.

Kraig Knudsen and Loren Chilson, with the Private Sector, discussed their proposal for adding a privately funded project to the RRIF CIP list located in South Reno on South Virginia Street at South Hills Drive.

John Krmptic, with the Private Sector, stated his support to include the South Virginia Street at South Hills Drive project in the RRIF CIP.

Item 6: Member Announcements and Updates

There were no member items.

Item 7: Public Comment

There were no public comments received.

Item 8: Adjournment

The meeting was adjourned at 9:14 a.m.

Respectfully Submitted,

Yeni Russo

DRAFT



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

**2050 Regional Transportation Plan (RTP)
Plan Development Update
RRIF TAC - November 21, 2024**



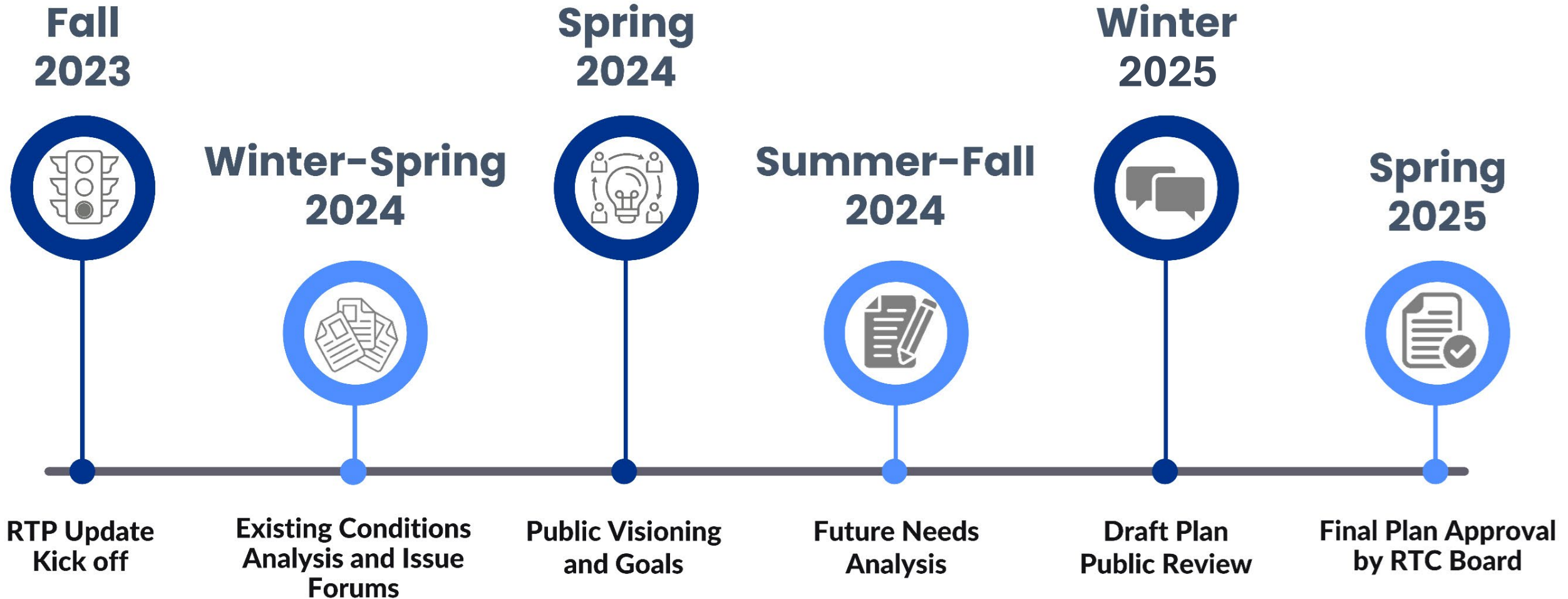


Presentation Overview

- RTP Development Timeline
- RTP Development Tasks Completed and Upcoming
- Project Development
- Project Prioritization
- Next Steps



RTP Development Timeline





RTP Development Timeline - Tasks Completed and Upcoming

Tasks Completed

- ✓ Public Engagement Round 1
- ✓ 6 Agency Working Group Meetings
- ✓ Plan Visioning and Goal Setting
- ✓ Call for Projects
- ✓ Project List Development
- ✓ Project Scope Development
- ✓ Project Cost Estimates
- ✓ Project Scoring Tool Development
- ✓ Project Scoring
- ✓ Draft Chapter Development
- ✓ Draft Fiscal Analysis

Tasks Upcoming

- Finalize Fiscal Analysis
- Finalize Draft Chapters
- Travel Demand Modeling
- Air Quality Analysis and Conformity Determination
- Public Engagement Round 2
- Draft Plan Presentations
- Plan Adoption



Project Development

Project Development Process

1

Current RTP
Projects

2

Call for Projects

3

RTP Draft
Project List

4

Develop Project
Scope and
Estimated Cost

What Types of Projects Were Identified?

Freeway, Capacity, Spot/Intersection, Multimodal

Key Steps:

- ✓ Call for Projects from Jurisdictions
- ✓ Develop Project Scope
- ✓ Develop Estimated Project Cost



Project Prioritization- Project Scores

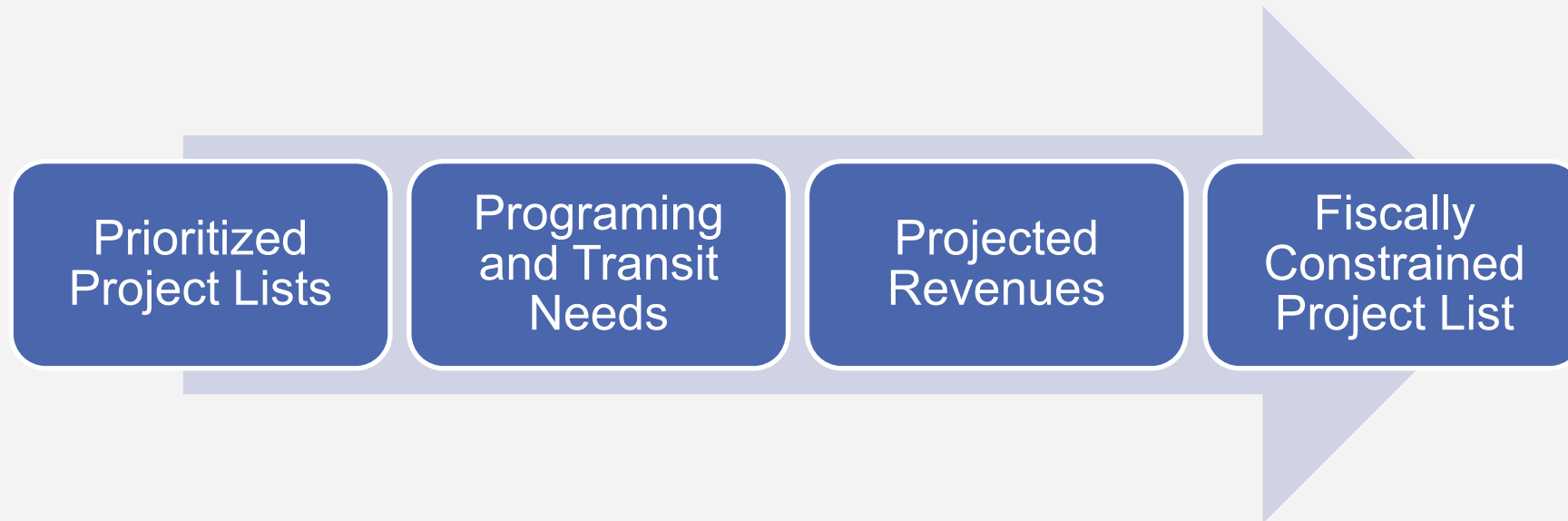


Key Steps:

- ✓ Utilize Plan Goals to Develop Project Scoring Tool
- ✓ Score Projects Per Project Type
- ✓ Prioritized Project Lists



Project Prioritization- Fiscal Analysis



Key Steps:

- ✓ Develop Financial Projections through 2050
- ✓ Apply Project Implementation Criterion
- ✓ Coordinate with NDOT for Timing on State Projects



Next Steps

1

Draft Plan Available- Public Engagement Round 2

January 03, 2025, to February 1, 2025

2

Draft Plan Presentations

- January 2025

3

Draft Plan Review by AWG, TAC and CMAC

- January 2025

4

Plan Adoption

- February/March 2025



THANK YOU

Vanessa J. Lacer, AICP
Planning Director

Regional Transportation Commission of
Washoe County

vlacer@rtcwashoe.com

Building A Better Community Through Quality Transportation

rtcwashoe.com





REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

8th Edition RRIF CIP Update

November 21, 2024





RRIF Capital Improvement Plan (CIP)

ITEM 5.2 ATTACHMENT A

Service Area	Roadway	Limits	Description	Current Status
N	Buck Dr	Lemmon Dr to N Hills Blvd	Widen 2 to 4 lanes	Underway
N	Dolores Drive (Private)	Existing Dolores west to Lazy 5 Pkwy	New 2 lane road	
N	Highland Ranch Pkwy (Private)	Five Ridges to Pyramid Hwy	Widen 2 to 4 lanes	RRIF Agreement Underway
N	Kiley Pkwy (Private)	Wingfield Hills Rd to Henry Orr Pkwy	New 2 lane road	Complete
N	Lazy 5 Pkwy (Private)	W Sun Valley Arterial to Pyramid Hwy	New 4 lane road west of Pyramid Hwy transitioning to 2 lanes at future development entrance	
N	Lemmon Drive	US 395 to Military Rd	Widen 4 to 6 lanes - US 395 to Military Rd	Complete
N	Lemmon Drive	Fleetwood Dr to Chickadee Dr	Widen 2 to 4 lanes - Fleetwood Dr to Chickadee Dr	Underway
N	Military Rd	Lemmon Dr to Echo Ave	Widen 2 to 4 lanes	Underway
N	Moya Blvd	Red Rock Rd to Echo Ave	Widen 2 to 4 lanes	
N	Moya Blvd Extension	Lemmon Dr to Echo Ave	New 2 lane road	
N	N. Hills Blvd	Golden Valley Rd to Buck Dr	Widen 2 to 4 lanes	
N	N/S Connector Rd (Private)	Stonebrook Pkwy to Wingfield Hills Rd	New 2 lane road	
N	North Virginia St	McCarran Blvd to Panther	Sidewalks and bike lanes. An off-street shared-use path may be considered	Underway
N	North Virginia St	Panther to Stead Blvd	Widen from 2 to 4 lanes and multimodal improvements	Underway
N	Oddie Blvd/Wells Ave	I-80 to Pyramid Way	Multimodal improvements	Complete
N	Parr Blvd	Ferrari McLeod to Raggio Pkwy	Interchange improvements	
N	Pyramid Hwy/Sun Valley/US 395 Connector Phase 1	Queen Way to Golden View	Widen Pyramid to 6 lanes from Queen Way to Golden View	Underway
N	Pyramid Hwy/Sun Valley/US 395 Connector Phase 2	Disc Drive Widening	Widen Disc drive from Pyramid Hwy to Vista Blvd	
N	Red Rock Rd	US 395 to Placerville Drive	Widen 2 to 4 lanes	
NS	Sierra Street	California Ave to 9th St	Widen sidewalks & add bike lanes	
N	Sky Vista Pkwy	Lemmon Dr to Silver Lake Rd	Widen 2 to 4 lanes	Complete
NS	Sparks Blvd	Greg to Baring	Multimodal improvements, widen 4 to 6 lanes - Greg to I-80, widen 4-6 lanes - I-80 to Springland	Underway
NS	Sparks Blvd	Greg to Baring	Multimodal improvements, widen 4 to 6 lanes - Greg to I-80, widen 4-6 lanes - I-80 to Springland	Underway
N	Stonebrook Parkway (Private)	N/S Connector Rd to Pyramid Highway	New 2 lane road	
N	Sun Valley Blvd	7th Ave to Scottsdale	Multimodal improvements	Underway
N	Victorian Avenue	16th Street to Pyramid Way	Bike lanes	
N	Vista Blvd	I-80 to Prater Way	Widen 4 to 6 lanes	
N	Whitelake Parkway (Private)	US 395 Interchange Improvements	Interchange improvements	
N	Whitelake Parkway (Private)	US 395 to Town Center North Road	Widen 2 to 4 lanes	
N	Wingfield Hills Rd (Private)	Existing Wingfield Hills Rd west to David Allen Pkwy	New 4 lane road	Complete



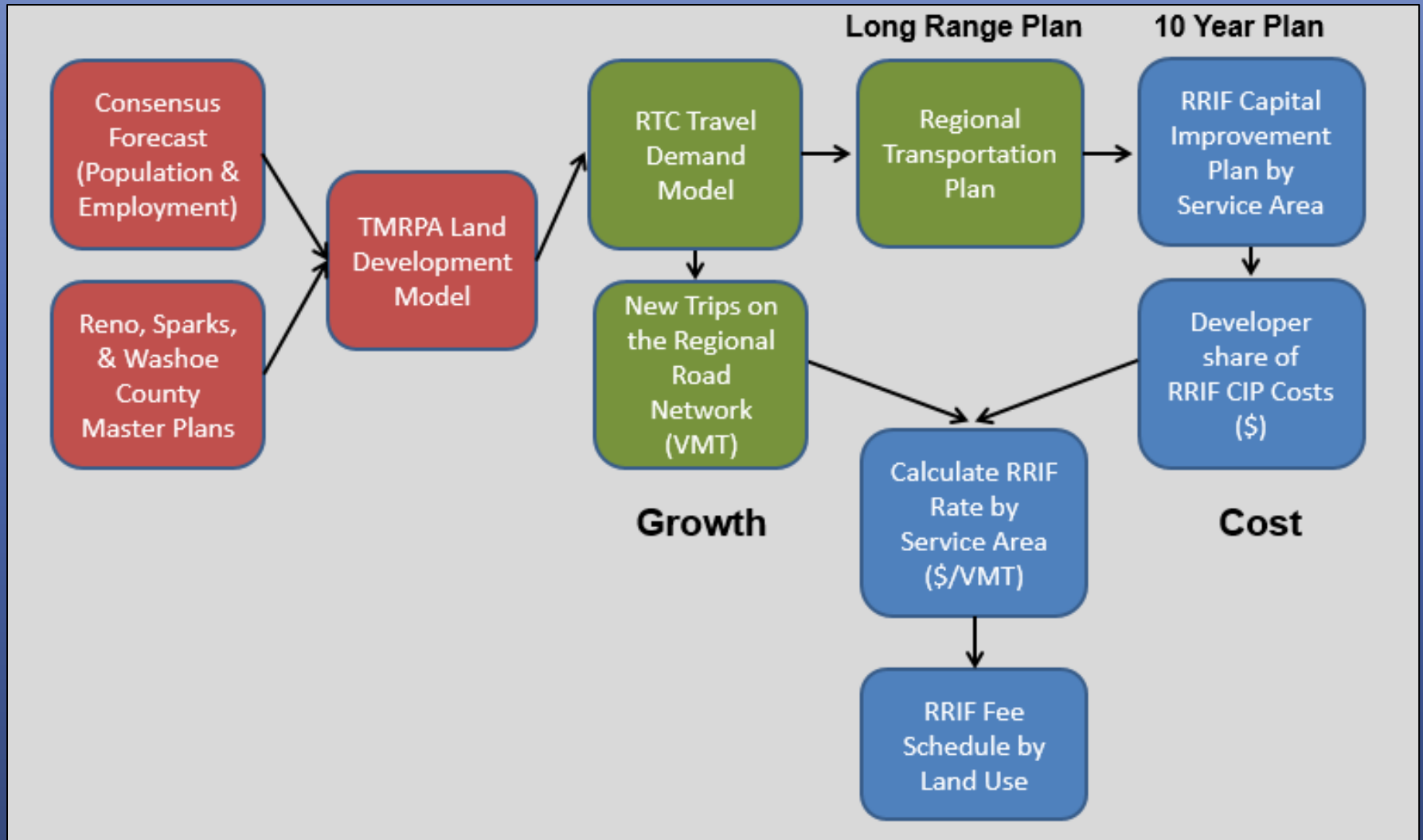
RRIF Capital Improvement Plan (CIP)

ITEM 5.2 ATTACHMENT A

Service Area	Roadway	Limits	Description	Current Status
S	4th Street {Reno}	Keystone Avenue to Evans Ave	Enhanced sidewalks and bus/bike lanes, intersection improvements	Underway
S	Center Street	Moran to 9th Street	Widen sidewalks & add bike lanes	
S	Damonte Ranch Pkwy (Private)	Veterans Pkwy to Rio Wrangler Pkwy	New 2 lane road	
S	Damonte Ranch Pkwy (Private)	I-580 to Double R	Roadway widening	
S	Talus Valley (Private)	South Meadows Pkwy to Rio Poco Rd	Traffic and circulation improvements	
S	Geiger Grade Realignment	Virginia St to Toll Rd	New 4 lane road	Underway
S	Keystone Ave	California to I-80	Multimodal improvements and Truckee River bridge replacement	
S	McCarran Blvd	Keitzke to Greensboro	Intersection and Operations	
S	Meridian & Santerra (Verdi) (Private)	Verdi Regional Road Network	Traffic and circulation improvements	
S	Mill Street	Keitzke to Terminal	Roadway widening and multimodal	Underway
S	Mill St/Terminal Way	Reno Tahoe International Airport to Lake St {downtown Reno}	Multimodal & intersection improvements, add EB lane from Keitzke Ln to US 395	
S	Pembroke Drive	McCarran Blvd to Veterans Pkwy	Roadway widening and multimodal	Underway
S	Rio Wrangler Extension North (Private)	South Meadows Pkwy to Bucephalus Pkwy	New 2 lane road	
S	Rio Wrangler Extension South (Private)	Damonte Ranch Pkwy to Veterans Pkwy	New 2 lane road	
S	S. Virginia Street	I-580 to Longley	Add NB Lane	Complete
NS	Sierra Street	California Ave to 9th St	Widen sidewalks & add bike lanes	
S	South Meadows Extension (Private)	Mojave Sky Drive to Rio Wrangler	New 4 lane road	RRIF Offset Agreement
NS	Sparks Blvd	Greg to Baring	Multimodal improvements, widen 4 to 6 lanes - Greg to I-80, widen 4-6 lanes - I-80 to Springland	Underway
NS	Sparks Blvd	Greg to Baring	Multimodal improvements, widen 4 to 6 lanes - Greg to I-80, widen 4-6 lanes - I-80 to Springland	Underway
S	Steamboat Pkwy	Promenade Way to Veterans Pkwy	Widen from 4 to 6 lanes	Complete
S	Vassar Street	Holcomb Avenue to Terminal Way	Bike lanes	
S	Vine Street	Riverside Drive to University Terrace	Bike lanes	Underway



Development of RRIF Fees





RRIF Network:

The network of roads consisting of high (expressway), moderate (major arterial) and low (minor arterial) access control arterial roadways (excluding freeways), and freeway ramps determined by the RTC as regionally significant, and collector roads with a forecast volume of 14,000 annualized average daily trips at build-out, as identified in the most recent Capital Improvement Plan.

New Roadways:

New roadways proposed by a private development and not listed on the Capital Improvement Plan may be added to the RRIF Network coincident with or after the first two lanes are constructed and if it provides a significant connection between other regional roads or serves regional traffic in excess of the proposed development.



RRIF Eligible Improvements:

Non-site-related RRIF Capital Improvements

RRIF Capital Improvements:

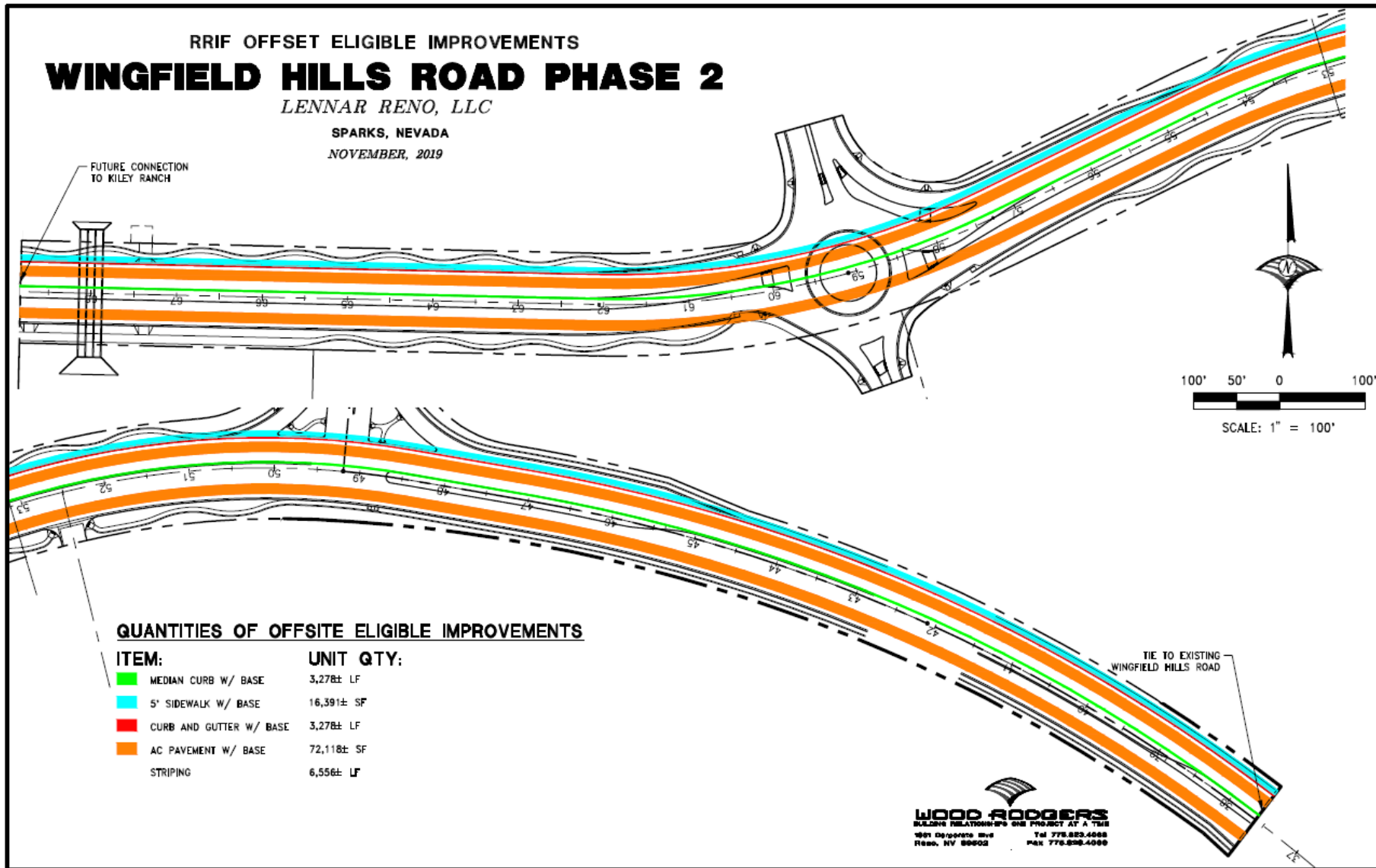
Capacity-adding improvements or expansions to the RRIF Network designated on the Capital Improvement Plan and appurtenances, traffic signals and other incidentals necessary for such facilities, including:

- (a) land, property, rights, and easements including the cost of acquisition or condemnation;*
- (b) professional services associated with actual construction;*
- (c) new road construction, including new through lanes, new turn lanes, and new bridges*
- (d) relocation of utilities to accommodate new road construction; and*
- (e) in association with new road alignments, necessary drainage facilities, street lighting, traffic signalization, curbing sidewalks, medians and shoulders, and bicycle and pedestrian facilities*



RRIF Network & Eligibility

ITEM 5.2 ATTACHMENT A



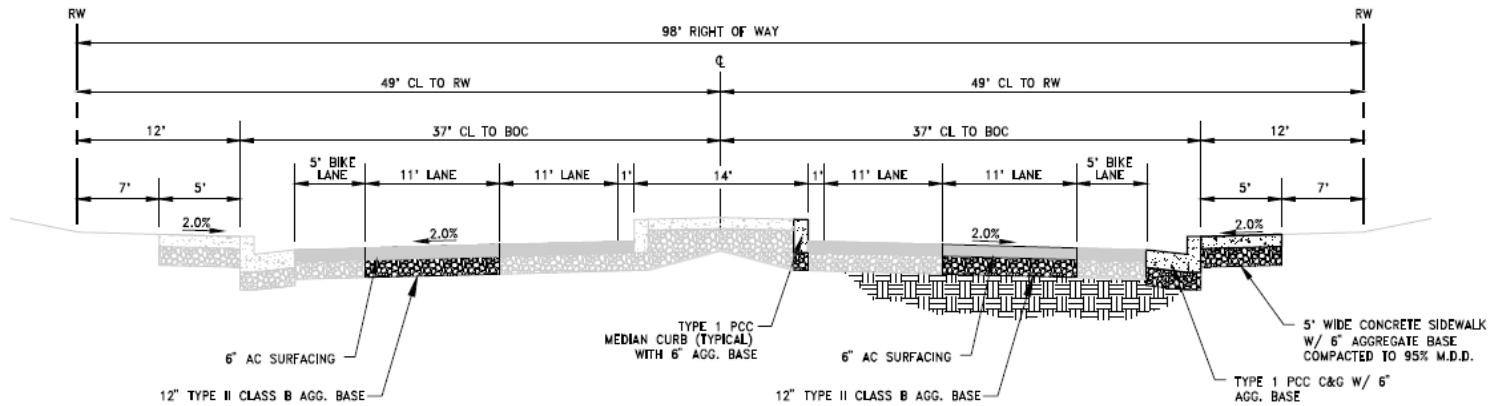


WINGFIELD HILLS ROAD PHASE 2

LENNAR RENO, LLC

SPARKS, NEVADA

NOVEMBER, 2019



WINGFIELD HILLS ROAD

NOT TO SCALE

RTC OFFSET ELIGIBLE IMPROVEMENTS:

THE TOTAL CENTERLINE LENGTH OF THE WINGFIELD HILLS ROAD PHASE 2 IMPROVEMENTS IS 3122'. THE FOLLOWING DESCRIBES THE RTC CREDIBLE IMPROVEMENTS (SHOWN ABOVE).

- ONE 11' LANE, EACH SIDE OF ROADWAY
- ONE SIDE OF MEDIAN CURB W/BASE
- ONE SIDE OF CURB AND GUTTER W/BASE
- ONE SIDE OF SIDEWALK W/BASE
- ADDITIONAL ROW WIDTH: 22'
- STORM DRAIN PERCENTAGE OF TOTAL
- SIGNAGE/STRIPING



- NRS 278B
 - Requires that capital facilities be expressed in terms of “service units.”
 - Statute defines a service unit as “a standardized measure of consumption, use or discharge which is attributable to an individual unit of development calculated for a particular category of capital improvement of facility expansions.”

- Per the RRIF GAM definitions,
 - Traffic signals are still RRIF Eligible Improvements to the RRIF Network as long as designated on the Capital Improvement Plan.

- Removing System-wide Spot Improvement Projects
 - Simplifies “service units” when calculating RRIF Fees
 - Provides clarity on Offset-Eligible Improvements identified on the RRIF CIP



Next Steps & Schedule

- Update RRIF CIP to 8th Edition
 - RTC planning incorporate comments received by AWG into RTP project list
 - RTC RRIF staff incorporate private projects/corridors currently planned
 - RTC RRIF staff incorporate comments from RRIF TAC

- Next Steps
 - Provide RRIF TAC Draft RRIF CIP List
 - RRIF Fee Calculations
 - Update GAM/CIP Manuals
 - Review land use categories in the GAM

- Schedule
 - January 2025: Provide RRIF CIP List to RRIF TAC
 - March 2025: Provide GAM/CIP update to RRIF TAC
 - April 2025: Present RRIF TAC fee calculations
 - May/June 2025: Final review of RRIF GAM/CIP Manuals
 - July/August 2025 – RRIF GAM/CIP Adoption by Planning Commission and City Council/County Commission



Questions

ITEM 5.2 ATTACHMENT A

rtcwashoe.com
Your RTC. Our Community.





REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

MEETING DATE: January 23, 2025

AGENDA ITEM 5.1

To: Regional Road Impact Fee Technical Advisory Committee (RRIF TAC)

From: Jeff Wilbrecht, P.E., Engineering Manager

RECOMMENDED ACTION

Receive information regarding an automatic annual increase of 4.3% to the Regional Road Impact Fees as allowed by NRS 278B.225 and required by ordinances adopted by Washoe County, the City of Reno, and the City of Sparks.

BACKGROUND AND DISCUSSION

NRS 278B.225 was established to allow a governing body of a local government which imposes an impact fee to automatically apply an annual inflationary adjustment to the fees to keep them current.

Per NRS, the inflationary adjustment is identified as the rolling 5-year average of the percent increase of the Consumer Price Index (CPI) for West Urban Consumers data from the U.S. Bureau of Labor Statistics. This increase that is authorized through NRS 278B.225 goes into effect as early as January 31, 2025; 1 year following the previous change in rate that occurred by indexing or update to the RRIF General Administrative Manual (GAM) and RRIF Capital Improvement Plan (CIP).

ADDITIONAL BACKGROUND

Below is an excerpt from NRS regarding indexing of the impact fee:

NRS 278B.225 Impact fee to pay cost of street project: Ordinance to cumulatively increase fee on automatic basis to adjust for inflation; time at which such increases become effective.

1. The governing body of a local government which imposes an impact fee to pay the cost of constructing a street project may include a provision in the ordinance imposing the impact fee or adopt a separate ordinance providing that each year in which the governing body does not adopt any revisions to the land use assumptions or capital improvements plan or otherwise increase the impact fee, the current amount of the impact fee is cumulatively increased:
 - (a) By a percentage equal to the average percentage of increase in the Consumer Price Index for West Urban Consumers for the preceding 5 years; or
 - (b) By 4.5 percent, whichever is less.
2. Upon inclusion of a provision in the ordinance imposing the impact fee or the adoption of a separate ordinance authorized by subsection 1, no further action by the governing body is necessary to effectuate the annual increases.

3. Each increase authorized pursuant to this section becomes effective 1 year after:
 - (a) The date upon which the impact fee initially becomes effective;
 - (b) The date the governing body adopts a revised capital improvements plan; or
 - (c) The effective date of any previous increase in the impact fee pursuant to this section, whichever occurs last.

(Added to NRS by [2003, 958](#))

ATTACHMENTS

- A. Proposed 7th Edition, Year 3 Indexing RRIF Brochure
- B. 7th Edition RRIF Consumer Price Index Automatic Adjustment Year 3

REGIONAL ROAD IMPACT FEE SCHEDULE

ITEM 5.1 ATTACHMENT A

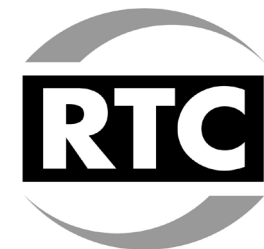
Land Use	Unit	North Service Area		South Service Area	
		VMT	Dollars (\$291.21/VMT)	VMT	Dollars (\$284.04/VMT)
Residential					
Single-Family	Dwelling	20.36	\$5,929.04	19.11	\$5,428.00
Multi-Family	Dwelling	12.97	\$3,776.99	12.18	\$3,459.61
Industrial					
General Light Industrial	1,000 GFA	6.48	\$1,887.04	6.08	\$1,726.96
Manufacturing	1,000 GFA	5.14	\$1,496.82	4.82	\$1,369.07
Warehouse	1,000 GFA	2.27	\$661.05	2.13	\$605.01
Mini-Warehouse	1,000 GFA	1.97	\$573.68	1.85	\$525.47
Commercial/Retail					
Commercial/Retail	1,000 GFA	29.43	\$8,570.31	27.63	\$7,848.03
Eating/Drinking Places	1,000 GFA	29.43	\$8,570.31	27.63	\$7,848.03
Casino/Gaming	1,000 GFA	60.17	\$17,522.11	56.48	\$16,042.58
Office and Other Services					
Schools	1,000 GFA	16.83	\$4,901.06	15.80	\$4,487.83
Day Care	1,000 GFA	16.83	\$4,901.06	15.80	\$4,487.83
Lodging	Room	4.38	\$1,275.50	4.11	\$1,167.40
Hospital	1,000 GFA	14.01	\$4,079.85	13.15	\$3,735.13
Nursing Home	1,000 GFA	8.68	\$2,527.70	8.14	\$2,312.09
Medical Office	1,000 GFA	45.47	\$13,241.32	42.68	\$12,122.83
Office and Other Services	1,000 GFA	12.73	\$3,707.10	11.95	\$3,394.28
Regional Recreational Facility	Acre	1.02	\$297.03	0.96	\$272.68

**Regional Road
Impact Fee
(RRIF)**

**7th Edition
Year 3 Indexing**

Effective
1/31/2025

An informational brochure
brought to you by the



www.rtcwashoe.com

ITEM 5.1 ATTACHMENT B

7th Edition Regional Road Impact Fee Consumer Price Index Automatic Adjustment Year 3

		7th Edition Year 2 Indexing				7th Edition Year 3 Indexing (Projected 4.3% Increase)			
		Current Fee Schedule				Proposed Fee Schedule			
		North Service Area		South Service Area		North Service Area		South Service Area	
		\$279.20 per VMT		\$272.33 per VMT		\$291.21 per VMT		\$284.04 per VMT	
Land Use	Unit	VMT/Unit	Cost Per Unit	VMT/Unit	Cost Per Unit	VMT/Unit	Cost Per Unit	VMT/Unit	Cost Per Unit
Residential									
Single-Family	Dwelling	20.36	5684.51	19.11	5204.23	20.36	5929.04	19.11	5428.00
Multi-Family	Dwelling	12.97	3621.22	12.18	3316.98	12.97	3776.99	12.18	3459.61
Industrial									
General Light Industrial	1,000 GFA	6.48	1809.22	6.08	1655.77	6.48	1887.04	6.08	1726.96
Manufacturing	1,000 GFA	5.14	1435.09	4.82	1312.63	5.14	1496.82	4.82	1369.07
Warehouse	1,000 GFA	2.27	633.78	2.13	580.06	2.27	661.05	2.13	605.01
Min-Warehouse	1,000 GFA	1.97	550.02	1.85	503.81	1.97	573.68	1.85	525.47
Commercial/Retail									
Commercial/Retail	1,000 GFA	29.43	8216.86	27.63	7524.48	29.43	8570.31	27.63	7848.03
Eating/Drinking Places	1,000 GFA	29.43	8216.86	27.63	7524.48	29.43	8570.31	27.63	7848.03
Casino/Gaming	1,000 GFA	60.17	16799.46	56.48	15381.20	60.17	17522.11	56.48	16042.58
Office and Other Services									
Schools	1,000 GFA	16.83	4698.94	15.80	4302.81	16.83	4901.06	15.80	4487.83
Day Care	1,000 GFA	16.83	4698.94	15.80	4302.81	16.83	4901.06	15.80	4487.83
Lodging	Room	4.38	1222.90	4.11	1119.28	4.38	1275.50	4.11	1167.40
Hospital	1,000 GFA	14.01	3911.59	13.15	3581.14	14.01	4079.85	13.15	3735.13
Nursing Home	1,000 GFA	8.68	2423.46	8.14	2216.77	8.68	2527.70	8.14	2312.09
Medical Office	1,000 GFA	45.47	12695.22	42.68	11623.04	45.47	13241.32	42.68	12122.83
Office and Other Services	1,000 GFA	12.73	3554.22	11.95	3254.34	12.73	3707.10	11.95	3394.28
Regional Recreational Facility	Acre	1.02	284.78	0.96	261.44	1.02	297.03	0.96	272.68



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

MEETING DATE: January 23, 2025

AGENDA ITEM 5.2

To: Regional Road Impact Fee Technical Advisory Committee (RRIF TAC)

From: Jeff Wilbrecht, P.E., Engineering Manager

RECOMMENDED ACTION

RTC staff presentation on the update to the 8th Edition Regional Road Impact Fee (RRIF) Capital Improvement Plan (CIP) Draft Project List.

BACKGROUND AND DISCUSSION

The proposed draft CIP project list for inclusion in the 8th Edition RRIF CIP is shown in Attachment A. This list has been developed from projects included in the Regional Transportation Plan (RTP) draft list of projects. The projects included in this list will be used to calculate impact fees based on eligible project costs and Vehicle Miles Traveled (VMT).

At the November 21, 2024, RRIF TAC meeting, the members received a presentation that reviewed the status of projects included in the 7th Edition CIP, reviewed the impact fee development process following inclusion of information from the RTP update, and received a summary of the RRIF Network and Eligible Costs.

Following the RTC presentation, Kraig Knudson (RRIF TAC Member, Private) provided a presentation to the RRIF TAC requesting the inclusion of a privately funded project into the RRIF CIP, signalization of the intersection at South Virginia Street and South Hill Drive. No members of the RRIF TAC provided any comment of dissent or disagreement with including the project. John Krmptic provided comments of support.

Comments to this list by members of the RRIF TAC are requested to be provided to the RTC RRIF Administrator by February 21, 2028. Next steps in the 8th Edition update process are anticipated as follows:

- January 2025: Provide RRIF CIP List to RRIF TAC
- March 2025: Provide GAM/CIP update to RRIF TAC
- April 2025: Present RRIF TAC fee calculations
- May/June 2025: Final review of RRIF GAM/CIP Manuals
- July/August 2025: RRIF GAM/CIP Adoption by Planning Commission and City Council/County Commission

ATTACHMENT

- A. 8th Edition RRIF CIP Draft Project List

ITEM 5.2 ATTACHMENT A

8TH EDITION RRIF CIP DRAFT PROJEC LIST

Project		Description	RTP Construction Cost Estimate
NORTH BENEFIT DISTRICT (N)			
N	Buck Drive Capacity	Lemmon Dr to N Hills Blvd	\$4,000,000
N	Dolores Drive Extension	West to Lazy 5 Park (Wingfield Springs Pkwy)	Private Project List
N	Lazy 5 Parkway - New Road	New 4 lane road west of Pyramid Hwy transitioning to 2 lanes at future development entrance	Private Project List
N	Lemmon Drive Segment 2	Fleetwood Dr to Ramsey Wy	\$68,000,000
N	Military Road Capacity	Lear Blvd to Echo Ave	\$5,500,000
N	Moya Boulevard Capacity	Red Rock Rd to Echo Ave	\$23,900,000
N	Moya Boulevard Extension	Lemmon Dr to Echo Ave	Private Project List
N	N. Hills Boulevard Capacity	Golden Valley Rd to Buck Dr	\$36,500,000
N	Highland Ranch Parkway - Capacity (Widen 2 to 4 lanes)	Pyramid Wy to Sun Valley Blvd	\$51,500,000
N	North Virginia Street Capacity	Panther Dr to Stead Blvd	\$85,000,000
N	Parr Boulevard Interchange	Intersection Signalization	Private Project List
N	Pyramid Highway/395 Connector Phase 2	Widen Disc Dr from Pyramid Hwy to Vista Blvd	\$25,250,000
N	Sparks Boulevard Capacity	I80 Off Ramps to Baring Blvd	\$69,850,000
N	Sun Valley Boulevard Multimodal Improvements	7th Ave to Scottsdale Rd	\$80,000,000
N	Vista Boulevard Widen 4 to 6 lanes	I-80 to Prater Wy	\$19,600,000
N	White Lake Parkway Extension (South)	US 395 to Stonegate Entrance	Private Project List
N	White Lake Parkway Interchange Upgrades	Interchange Improvement at US 395	Private Project List
N	Military Road Capacity	Lemmon Dr to Lear Blvd	\$38,500,000
N	US 395/Red Rock Road Interchange	Interim Phase Improvements	Private Project List
N	Chase Canyon Segments 1 and 2	New 4 lane road - US 395 to 2nd roundabout to Stonegate	Private Project List
N	Five Ridges Parkway - New Road	Highland Ranch Pkwy to 2nd roundabout	Private Project List
N	9th Street Extension	Valley Rd to N Wells Ave	\$5,000,000
N	Andelin Ranch Regional Road Network	Extension of Scheidbar Dr, Extension of Stonebrook Dr	Private Project List
N	Eagle Canyon Capacity	Pyramid Hwy to W Calle de la Plata	\$30,000,000
N	Lear Boulevard	Connection between Military Rd to Lemmon Dr	\$36,500,000
N	McCarran at Clear Acre Lane	Add intersection capacity	\$2,000,000
N	McCarran at Mae Anne Avenue/W 7th Street	Add intersection capacity	\$3,100,000
N	McCarran at Prater Way	Add SB left and modify rights	\$4,400,000
N	McCarran at Sutro Street	Add NB thru and modify rights	\$2,700,000
N	McCarran I-80 to Las Brisas Boulevard Multimodal	Provide protected shared use paths	\$3,400,000
N	Panther Drive Extension	N. Virginia St to Panther Dr to N. Hills Blvd	\$15,500,000
N	Pyramid Highway - Add Southbound Lane (Operations Improvements)	Egyptian Dr to Ingenuity Ave	\$15,000,000
N	RAB at La Posada and Cordoba	Roundabout	\$5,000,000
N	Silver Knolls Boulevard - New Road	Red Rock Rd to Silver Knolls Blvd	Private Project List
N	Sparks Boulevard	Roadway widening from Baring Blvd to Disc Dr	\$45,700,000
N	Vista Knoll Parkway Extension	Walmart Driveway to Lemmon Dr	Private Project List
N	West 7th/Golden Valley Road expansion to 4 lanes	Spearhead Wy to Sun Valley Blvd	\$62,900,000

Project		Description	RTP Construction Cost Estimate
SOUTH BENEFIT DISTRICT (S)			
S	Damonte Ranch Parkway Extension	Veterans Pkwy to Rio Wrangler Pkwy	Private Project List
S	Geiger Grade New 4 Lane Road	Virginia St to Toll Rd	\$84,500,000
S	Keystone Avenue Multimodal Improvements	1st St to I-80	\$11,300,000
S	Keystone Avenue Multimodal Improvements-Bridge Replacement	Truckee Bridge replacement	\$74,800,000
S	Meridian & Santerra Regional Road Network (Verdi)	Multiple locations	Private Project List
S	Mill Street Safety and Capacity	Kietzke Ln to Terminal Wy	\$32,000,000
S	Pembroke Drive - Capacity	McCarran Blvd to Veterans Pkwy	\$16,000,000
S	Rio Wrangler Parkway Extension (North)	Bucephalus Pkwy to South Meadows Pkwy	Private Project List
S	Rio Wrangler Parkway Extension (South)	Damonte Ranch Pkwy to Veterans Pkwy	Private Project List
S	Sierra Street Replace existing bridge	Truckee River	\$33,850,000
S	South Meadows Extension (Sunny Hills Development)	Mojave Sky Dr to Rio Wrangler Pkwy	Private Project List
S	Vassar Street Bike Facility	Kietzke Ln to Terminal Wy	\$5,700,000
S	Vassar Street Bike Facility	Holcomb Ave to Kietzke Ln	\$5,600,000
S	McCarran Lakeside Lane to Plumas Street Capacity	Add lanes, intersection improvements, and shared use path	\$6,100,000
S	Talus Valley Regional Road Network (South Meadows)	Multiple locations	Private Project List
S	4th Street Pedestrian & Safety Improvements (Reno)	Keystone Ave to McCarran Blvd	\$27,435,000
S	Arrowcreek Parkway - Capacity	Wedge Pkwy to Zolezzi Ln	\$15,400,000
S	Kietzke Lane ADA Improvements (NDOT)	Virginia St to Mill St	\$4,000,000
S	Lake Street - Replace existing Bridge	At Truckee River	\$33,500,000
S	McCarran at Cashill Boulevard	Add thru lanes and left turns	\$5,100,000
S	McCarran at Mira Loma Drive	Add WB and NB Improvements	\$3,400,000
S	McCarran Longley Lane to Airway Drive Capacity	Add lanes and EB shared use path	\$15,000,000
S	McCarran Neil Road to South Virginia Street Capacity	Remove lanes and provide protected shared use path	\$7,000,000
S	McCarran Plumb Lane to I-80 Capacity	Add lanes, intersection improvements, and shared use paths	\$46,400,000
S	Mill St (Downtown) Multimodal Improvements	Lake St to Gould St	\$10,100,000
S	Mt Rose Corridor Improvements (Group 1 Projects)	Douglas Fir Dr to Bordeaux Dr Improvements	\$17,100,000
S	Plumb Lane Bike lanes and Sidewalks	Kietzke Ln to Terminal Wy	\$9,100,000
S	Ridgeview Drive North Extension to McCarran Boulevard	End of Ridgeview Dr to McCarran Blvd	Private Project List
S	Rio Wrangler Roundabouts	Steamboat Pkwy and McCauley Ranch Blvd	\$7,000,000
S	Robb Drive Extension	4th St to I-80	Private Project List
S	S Virginia Street/South Hill Drive	Improvements (Traffic Signal)	Private Project List
S	S. Virginia Street / Holcomb Ranch Lane	Safety Improvements (Signal or Access Management)	\$913,500
S	S. Virginia Street Multimodal and ADA South	Moana Ln to Meadowood Mall Cir	\$16,200,000
S	S. Virginia Street Multimodal and ADA South	Plumb Ln to Peppermill	\$6,200,000
S	Steamboat Parkway / Hampton Park Drive	Improvements (Traffic Signal)	\$913,500
S	Veterans Parkway / Carat Ave Enhancements	Add EB & WB Right Turn Lanes	\$1,260,000
S	Veterans Parkway Widening	6 Lanes from S. Virginia St to Damonte Ranch Pkwy Extension	\$6,090,000