



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: June 3, 2020

REPORT TO:	Mayor & City Council
REPORT THRU:	Daphne Hooper, City Manager
REPORT BY:	Tim Thompson, Planning Director
REVIEWED BY:	Brent Kolvet, Deputy City Attorney
REVIEWED BY:	Denise Lewis, Finance Director

FINANCIAL IMPACT: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	CURRENTLY BUDGETED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	FUND/ACCOUNT:
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ACTION REQUESTED:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Motion	<input type="checkbox"/> Ordinance
	<input type="checkbox"/> Presentation	<input type="checkbox"/> Receive/File	<input checked="" type="checkbox"/> Resolution

AGENDA ITEM: Staff Report (For Possible Action): **Public Hearing**, Resolution #20-009 – Discussion and Possible Action to adopt Resolution #20-009, a resolution of the City of Fernley to fix, impose, and collect service charges for various services primarily benefiting individuals or groups rather than the public at large, specifically fees for building permits and development services.

AGENDA ITEM BRIEF: Staff is seeking Council approval of a resolution to amend the current planning, Land Division/Mapping, and engineering fees to include new processes which resulted from the recent update to the City’s development code (Title 32 – Zoning). It should be noted that staff is not proposing to increase any current fee.

RECOMMENDED MOTION:
“I move to adopt Resolution #20-009 to amend the fee schedule related to Building Permits and Development Services within the City of Fernley”

Business Impact (per NRS Chapter 237):

A Business Impact Statement is Attached.

A Business Impact Statement is Not Required because:

this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B);

See Attached Report for Background/Analysis/Alternatives.

PROJECT SUMMARY/POLICY REFERENCE

Nevada Statutes: NRS 278.150

Fernley Municipal Code: FMC Title 32

Policies & Procedure Manual: N/A

Community Assessment: N/A

Fernley Development Code: N/A

Other:

BACKGROUND

The City Council updated building permit and development services fees in 2008. In September 2017, the City Council adopted Resolution #17-018 which amended the development services fees. Another amendment was adopted by Resolution #19-013 in August 2019 to cover the cost of an engineering consultant to perform various development reviews on behalf of the Engineering Department.

ANALYSIS

As a result of the recent adoption of a new development code (Title 32 – Zoning), staff must make minor modifications to the development services fees.

Specifically, staff has updated the terminology associated with Administrative Review (formerly Design Review), Conditional Use Permit (formerly Special Use Permit), included a fee for the Major Deviation process, and eliminated the fees associated with Master Sign Plan, Pre-conference Feasibility, and Minor Design Review.

For the Major Deviation process, staff is proposing a fee of \$1,750. The Major Deviation process is similar to both the Variance and Conditional Use Permit processes. However, that process is more akin to the Variance process. Therefore, staff chose to impose a fee of \$1,750, the same fee charged for a Variance.

Staff recommends adopting Resolution #20-009, approving the revised development services fee schedule for building permits, planning, land division/mapping, and engineering fees.

ATTACHMENTS:

1. Resolution #20-009 including “Exhibit A” and “Exhibit B”