

Parks and Lands Division Park Impact Fees Concurrency

April 13, 2021

Kevin Tyler, Lands Manager



Background

- Parks Advisory Board (PAB) inquired about Park Impact Fee (PIF) balances and concurrency following the February PAB meeting
- Staff researched PIF concurrency for districts 6 and 7
- PIF Districts 6 and 7 are expected to go in concurrency in February 2022 and January 2023
- Design and development of Curtin Creek Community Park will address PIF concurrency concerns for district 6
- Staff evaluated eight (8) properties to possibly address PIF concurrency for district 7
- This presentation is a summary of staff evaluations.



Park Impact Fee Concurrency Explained

- Counties may impose impact fees on development activity
- Counties must provide for a balance between impact fees and other sources of public funds
- Clark County's PIF Formula was adjusted for a proportionate share of Real Estate Excise Tax to be used for development
- PIFs must be used within 10 years of receipt or subject to concurrency (i.e. available for refund to owner)
- PIFs used for system improvements shall be expended only in conformance with the capital facilities plan
- Clark County has PIF accounts specific to acquisition, development and combined acquisition and development



Park Impact Fee District 6

- PIF District 6 will go into concurrency status as of January 2023
- Curtin Creek Community Park development will help avert concurrency concerns as soon as the project moves forward
- Acquisition fund 3076 may be utilized to purchase right-of-way for the required road frontage improvements
- Fund 3176 may be expended first for development
- Fund 3276 will provide for additional costs as needed for all phases



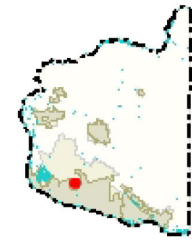
Park Impact Fee District 7

- PIF District 7 will go into concurrency status as of February 2022
- For 2021, Parks has \$588,500 in budget authority for acquisition expenses
- For 2021, Parks also has \$550,000 in budget authority for transfer to the Parks capital development fund 3055, although no specific development proposal exists for the district
- The following properties have been researched as potential acquisitions to meet the public need for people living within PIF District 7
- Properties researched are consistent with needs identified in 2015 Parks, Recreation & Open Space Plan





Parcel 157147000



Legend

Park Type

- Unknown
- Neighborhood Park
- Community Park
- Regional Park
- State Park
- Undefined Park
- Pocket Park
- Signature Park
- School Park
- Urban Open Space; Urban Natural
- Regional Open Space
- Trails and Greenspace
- Waterfront park
- Water/Drainage Utility
- Special Facility
- Easements
- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

2 Acres

1: 4,514



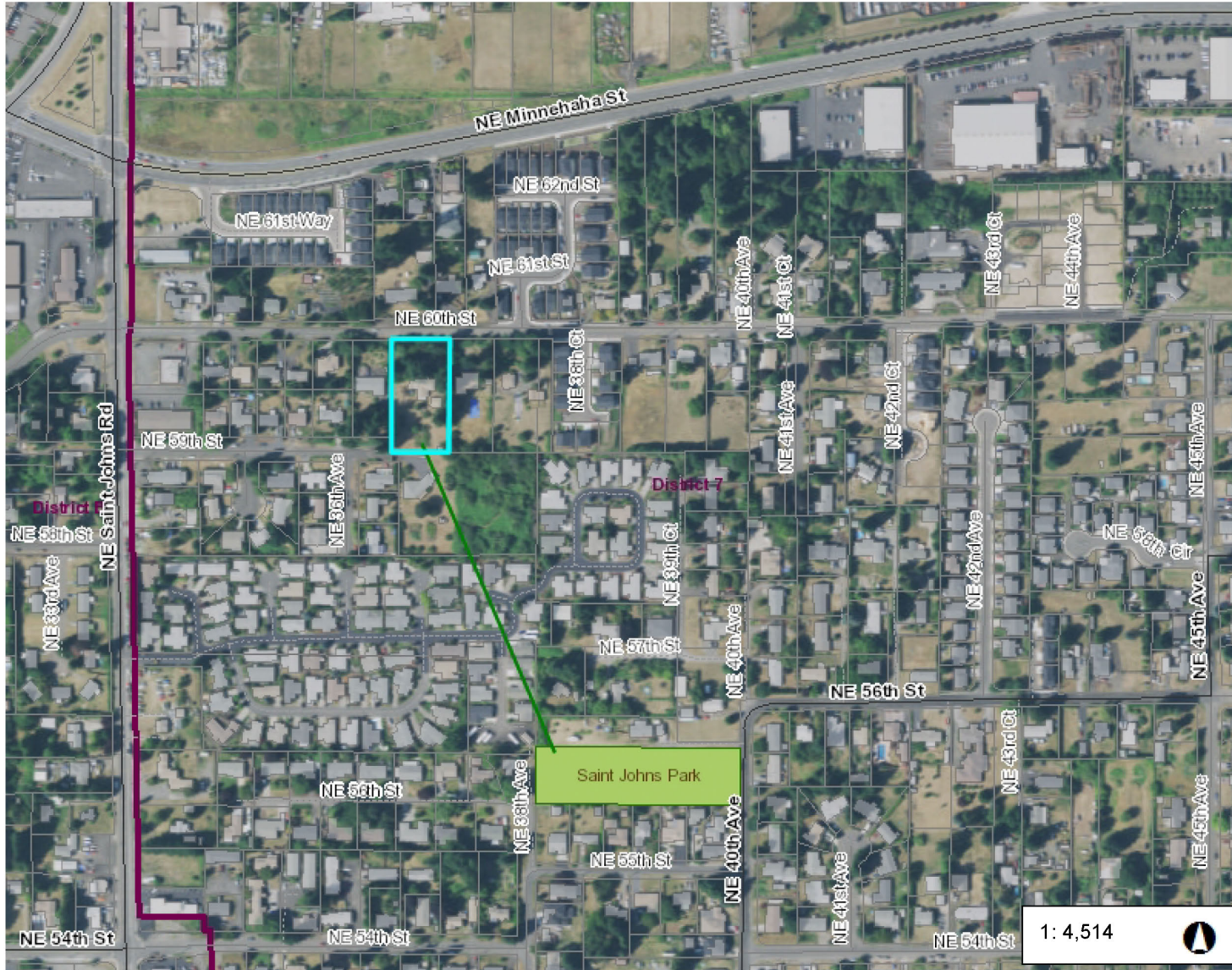
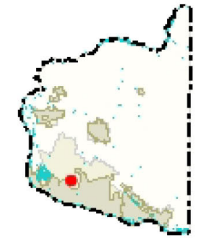
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Parcel 149150000



Legend

All Roads

- Interstate
- State Route
- Arterial
- Forest Arterial
- Minor Collector
- Forest Collector
- Private or Other

Park District

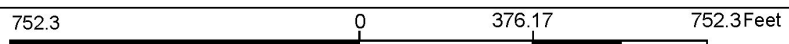
Park Type

- Unknown
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- Community Park
- Regional Park
- State Park
- Undefined Park
- Pocket Park
- Signature Park
- School Park
- Urban Open Space; Urban Natural
- Regional Open Space
- Trails and Greenspace
- Waterfront park
- Water/Drainage Utility

Notes:

.75 acres
Less than .20 miles from St. Johns Park

1: 4,514

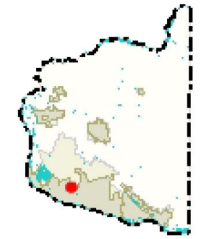


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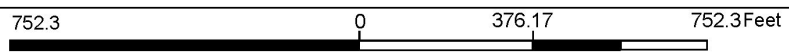
Legend

- All Roads**
- Interstate
 - State Route
 - Arterial
 - Forest Arterial
 - Minor Collector
 - Forest Collector
 - Private or Other
- Permits - Active Building**
- Single Family and Duplex - New
 - Multi-family Permit
 - Mobile Home Placement Permit
 - Residential Addition/Alteration
 - Demolition Permit
 - Preapplication Conference
 - Commercial Building Permit
 - Engineering Plan Review & Inspect
- Permits - Active Land Develop**
- Commercial, Industrial and Multifan
 - Site Development Plan
 - Land Use Fianl Planning Review
 - Preliminary Information Request
 - Land Use Project
 - Preliminary Land Use

Notes:

2.09 Acres

1: 4,514

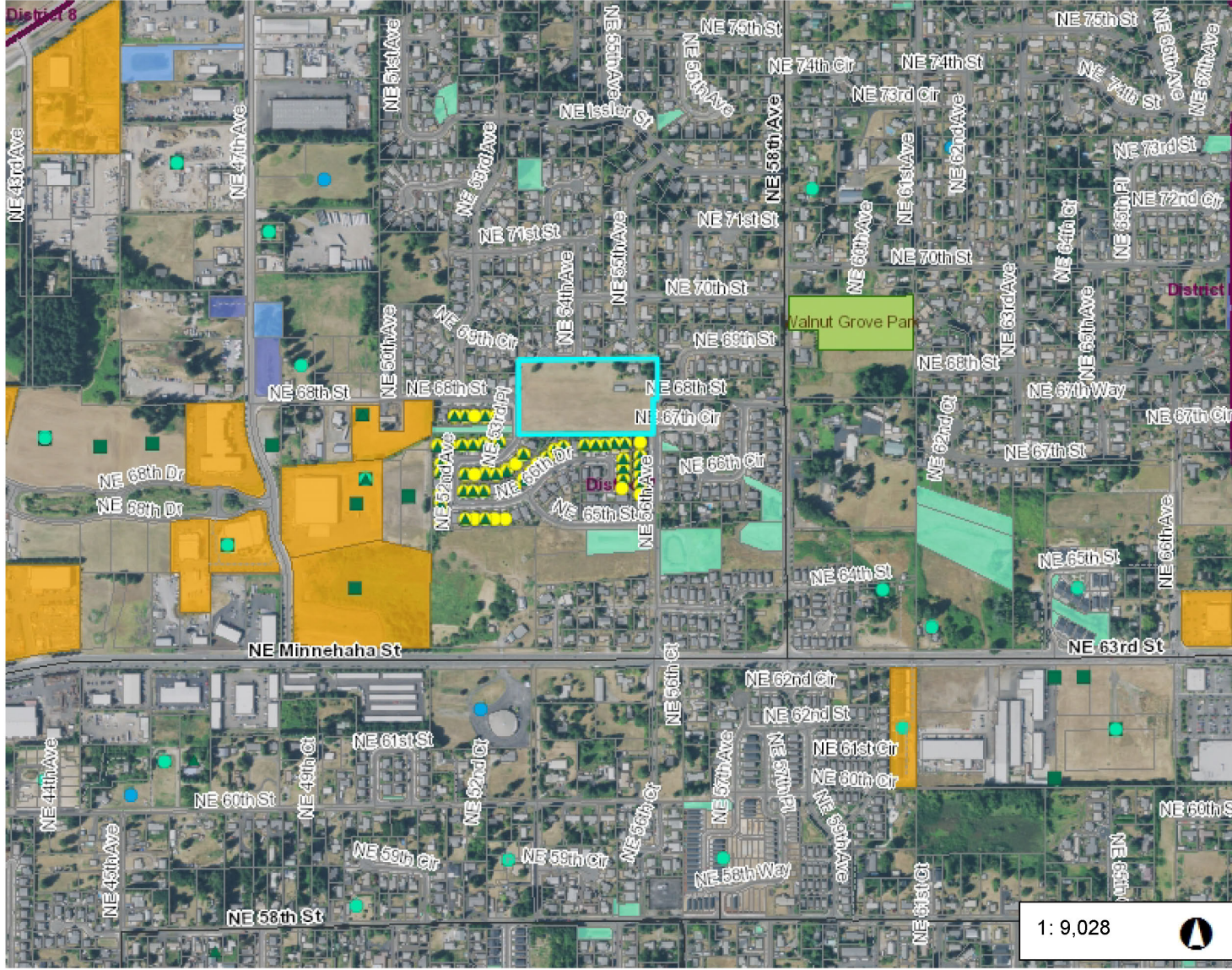
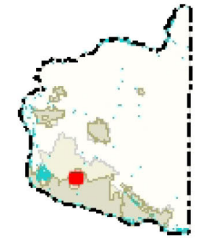


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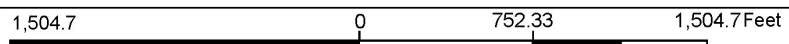


Legend

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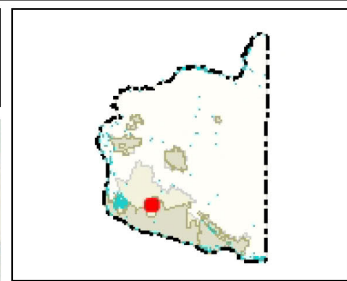
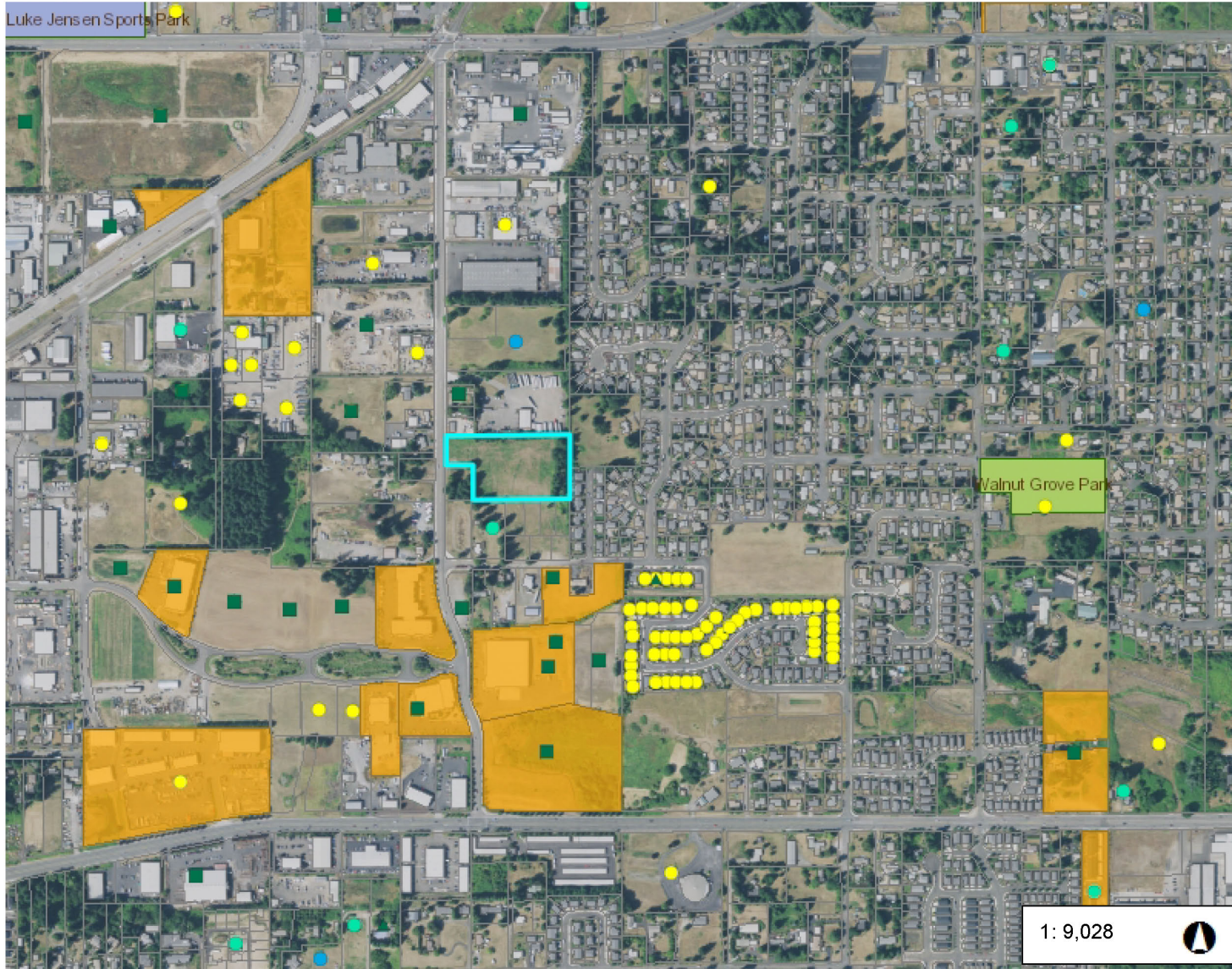
Notes:

6.05 acres
PIF Dist. 7



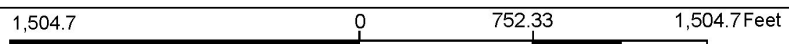


99731000



- Legend**
- Permits - Active Building**
 - Single Family and Duplex - New
 - Multi-family Permit
 - ▲ Mobile Home Placement Permit
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 - Preliminary Land Use
 - Pre-Application Conference
 - ▲ Preliminary Land Division
 - ▲ Final Land Division
 - Preliminary Site Plan Review
 - Final Site Plan Review
 - Planned Unit Development
 - Conditional Use Application
 - Permits - Building**

Notes:
 4.2 Acres
 PIF District 7



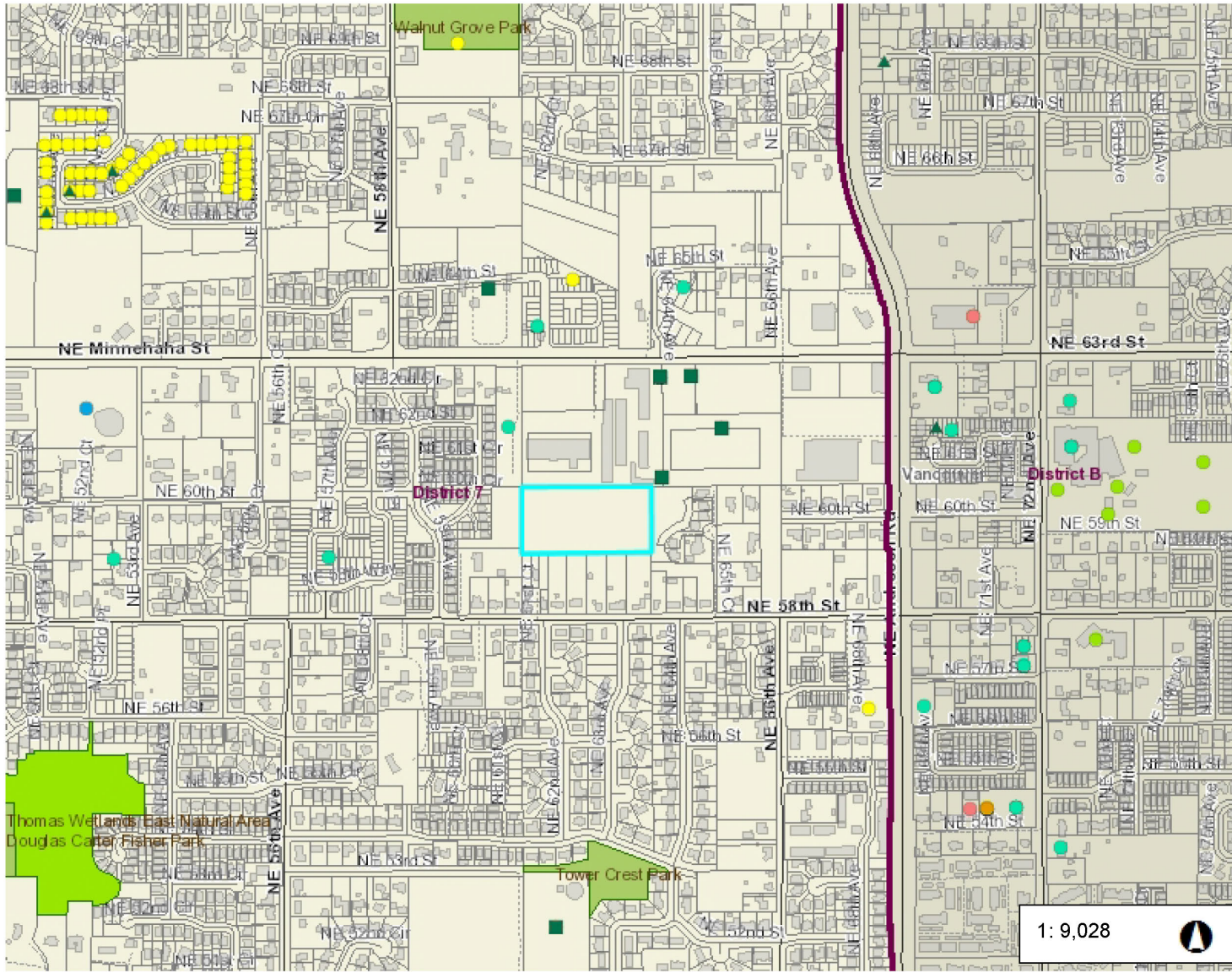
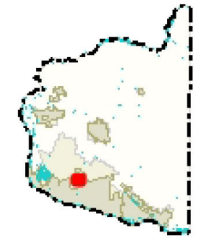
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1: 9,028



Parcel 156669000



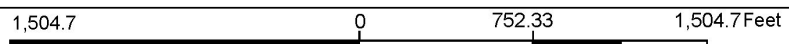
Legend

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Notes:

5 Acres
PIF District 7

1 : 9,028

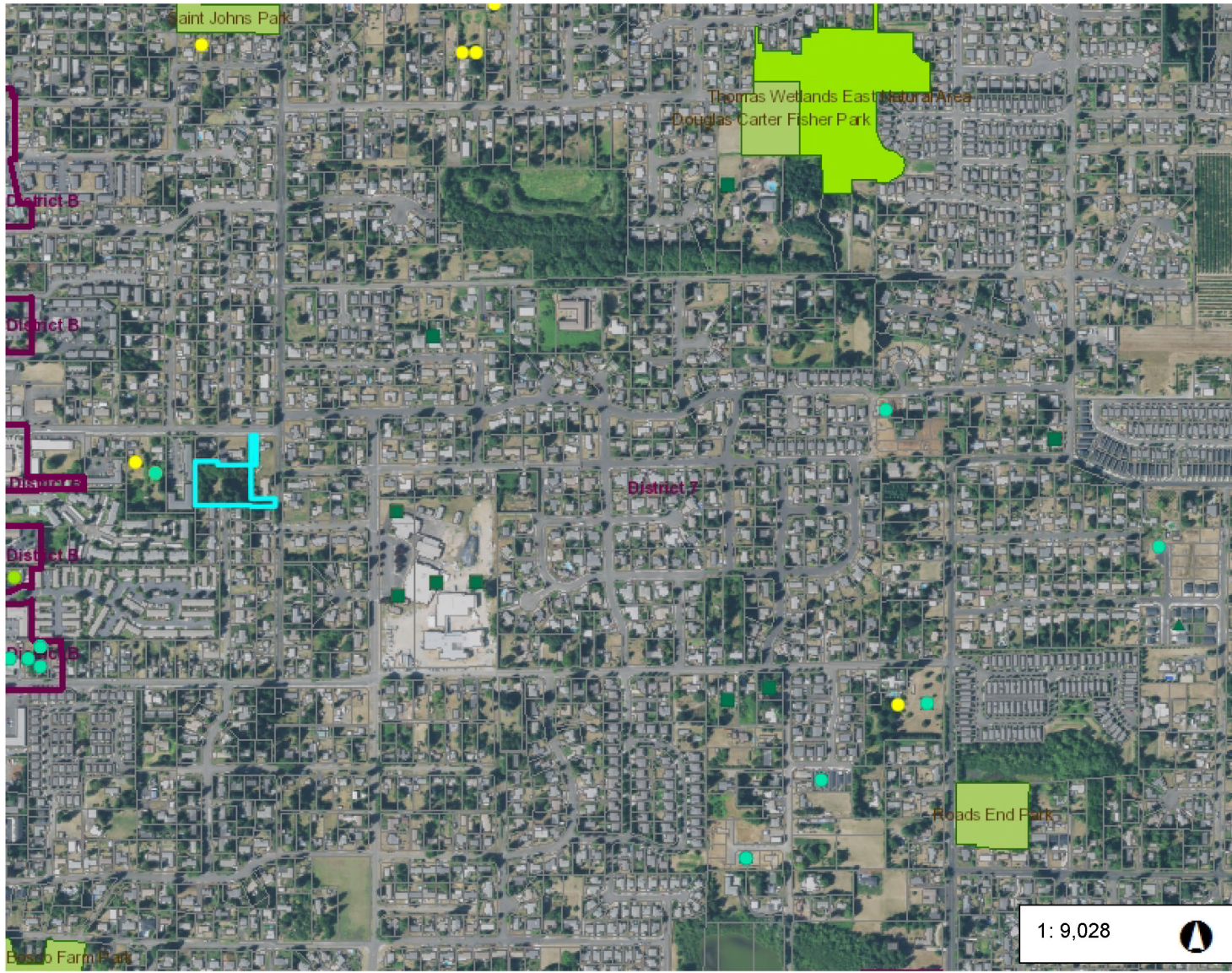
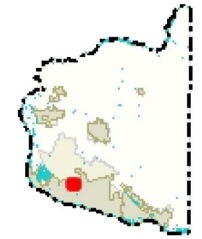


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Parcel 149759000



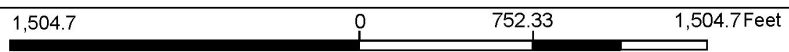
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Notes:

1.56 Acres
PIF Dist. 7

1: 9,028

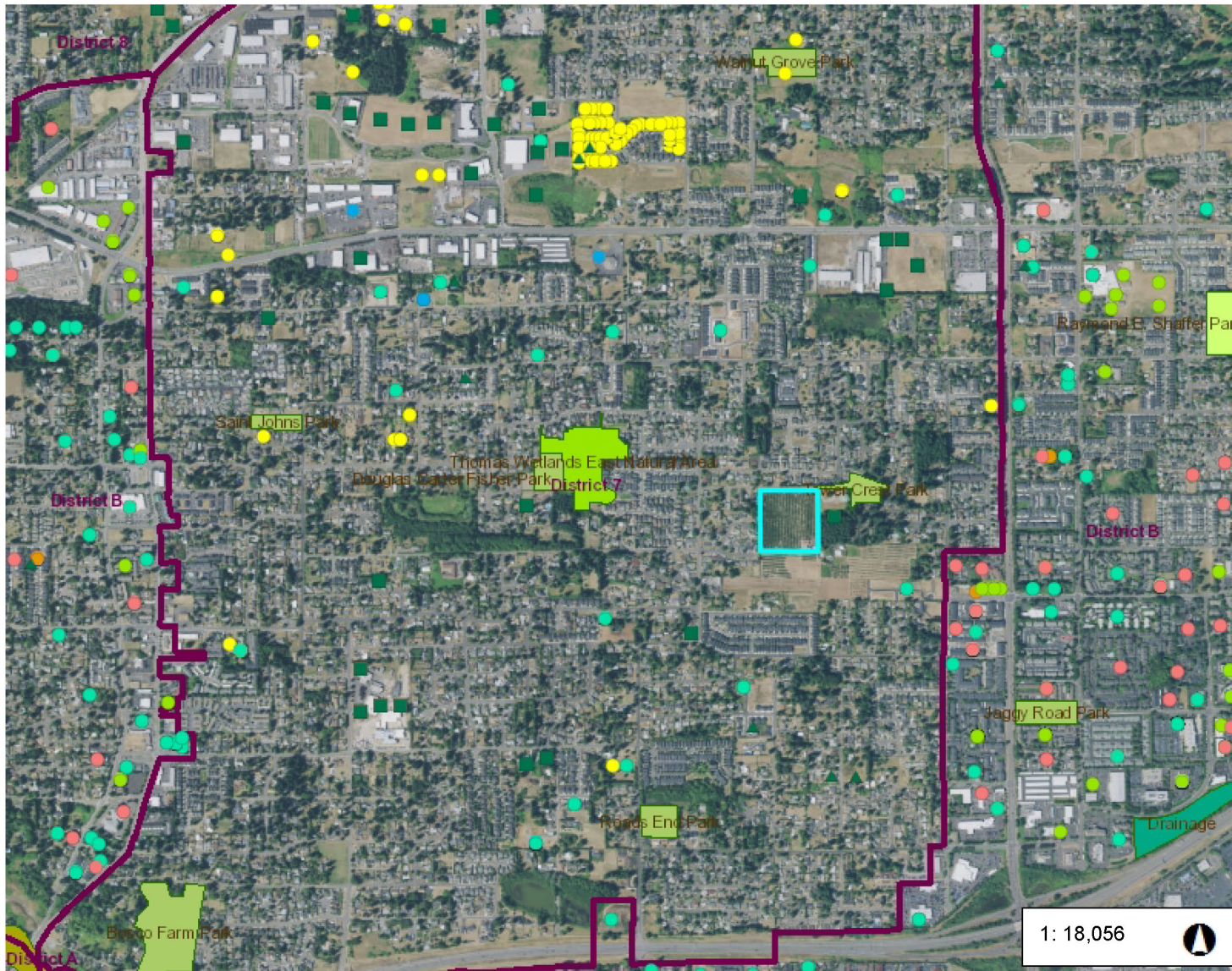
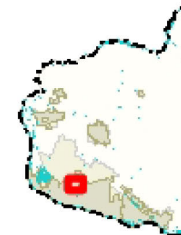


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Parcel 160717000



Legend

Permits - Active Land Develop

- Commercial, Industrial and Multifan
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Park District

Park Type

- Unknown
- Neighborhood Park
- Community Park
- Regional Park
- State Park
- Undefined Park
- Pocket Park
- Signature Park

Notes:

8.19 acres
PIF Dist. 7

1: 18,056

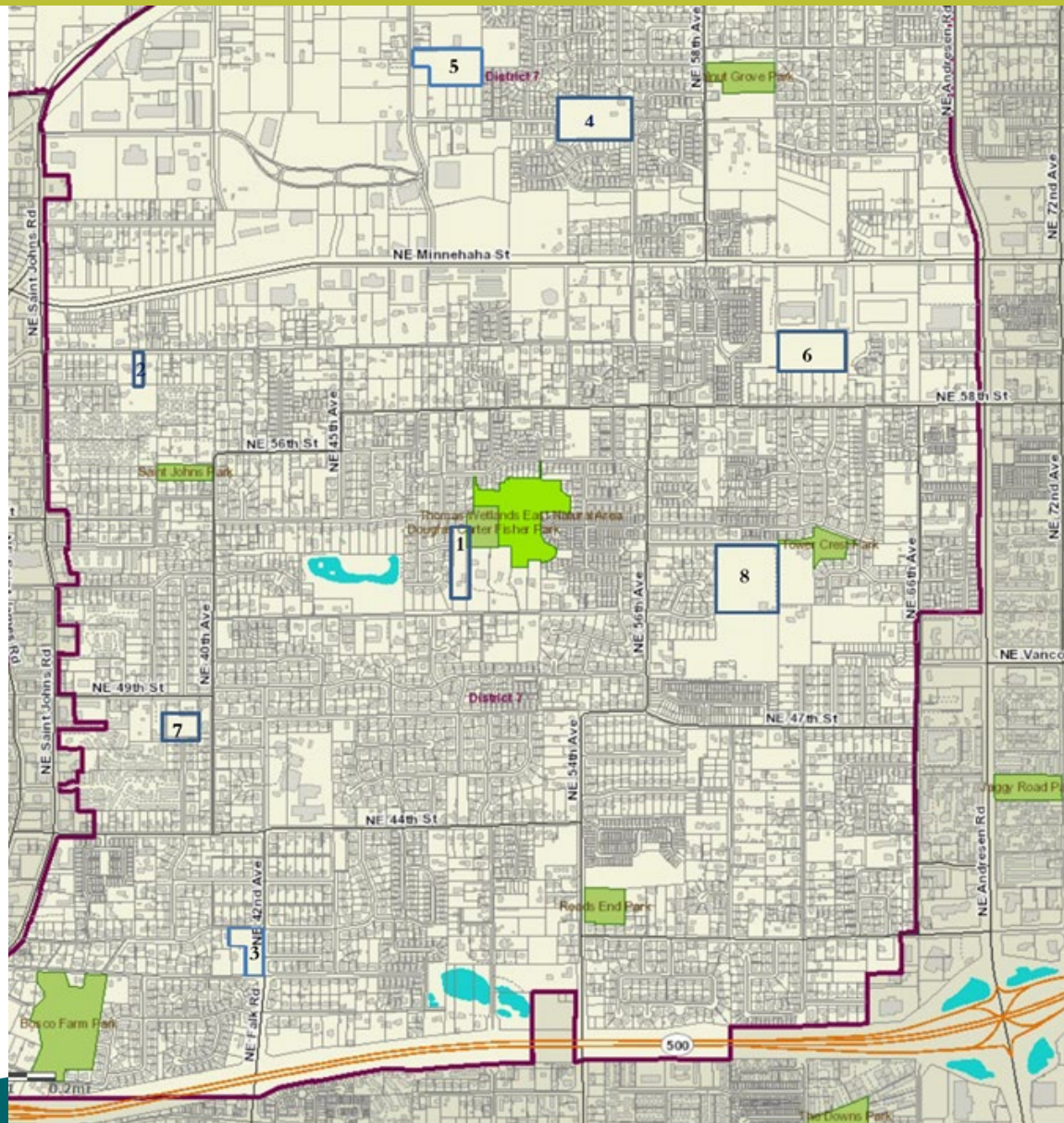


3,009.3 0 1,504.67 3,009.3 Feet

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Property Search Location Map PIF District 7



Questions, comments, suggestions

