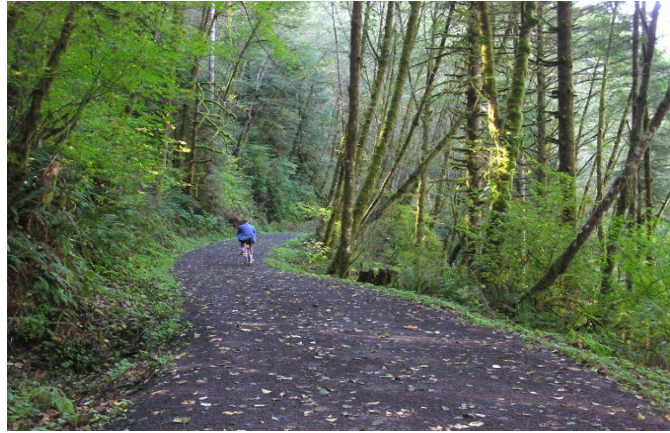


Clark County Parks Impact Fee Update



Background

- At the direction of the County Council in early 2018, staff initiated a review of the PIF program to include trail acquisition and development projects going forward.
- To date, Clark County has maintained a programmatic application of impact fees for urban area parks and open space – State statute and County code are silent on the usage of impact fees for trails.
- Discussions for the usage of impact fees to support trails date back to the late 1990s. The time has come to implement the plan.

Why should we do this?

- Trails are consistently the highest rated recreational need.
- Trails promote good health and active lifestyles.
- Trails promote connectivity from parks to schools, businesses, residences and other trail networks.
- Clark County has a list of priority trails projects in the capital facilities plan where PIF funding would leverage and match grants and other funding sources.
- Real Estate developers could benefit from use of PIF funding and credits for trails projects.
- Numerous municipalities across the state incorporate trails as a recreation facility in their planning and impact fees

Incorporating Trails into PIF

Existing Unified Development Code Title 40.620.020 text and formula for calculation of PIF:

- The impact fee component for parks, open space and recreational facilities, shall be calculated using the following formula
- $PIF = (\text{Acquisition Cost} + \text{Development Cost}) - \text{Cost Adjustment Factor}$

Proposed Text Edit:

- The impact fee component for parks, open space and recreational facilities, which include the acquisition or development of public open spaces devoted to public parks, playgrounds, and trails and other recreational purposes, shall be calculated using the following formula

Formula Modification

- $PIF = (\text{Acquisition Cost} + \text{Development Cost} + \text{Trail Cost}) - \text{Cost Adjustment Factor}$

Park Impact Fee Rates – with Trails

Preliminary Park Impact Fee Rates (2018)

Clark County, Park Impact Fees

Park Impact Fees with Trails Component

PIF	Single-Family PIF Rates			Multi-Family PIF Rates		
	Current PIF (2018)	PIF, plus Trails	Proposed PIF (2018)	Current PIF	PIF, plus Trails	Proposed PIF (2018)
1 - 4	N/A - City-only Districts			N/A - City-only Districts		
5	\$3,918	\$4,088	\$3,918	\$3,023	\$3,155	\$3,023
6	\$5,015	\$5,185	\$5,015	\$3,870	\$4,002	\$3,870
7	\$3,827	\$3,997	\$3,827	\$2,953	\$3,085	\$2,953
8	\$3,563	\$3,733	\$3,563	\$2,750	\$2,881	\$2,750
9	\$4,950	\$5,120	\$4,950	\$3,820	\$3,951	\$3,820
10	\$3,467	\$3,637	\$3,467	\$2,675	\$2,807	\$2,675
<i>Average</i>	<i>\$4,123</i>	<i>\$4,294</i>	<i>\$4,123</i>	<i>\$3,182</i>	<i>\$3,314</i>	<i>\$3,182</i>

PIF Recommendations from Staff

- To recommended that the Council at this time implement text amendments to Title 40 to incorporate trails into the program.
- To keep the current PIF rates as-is and on the previously approved schedule for phased implementation.

Questions?

Thank you!

