

CLARK COUNTY

PARK IMPACT FEE TECHNICAL DOCUMENT

August 2018 Update

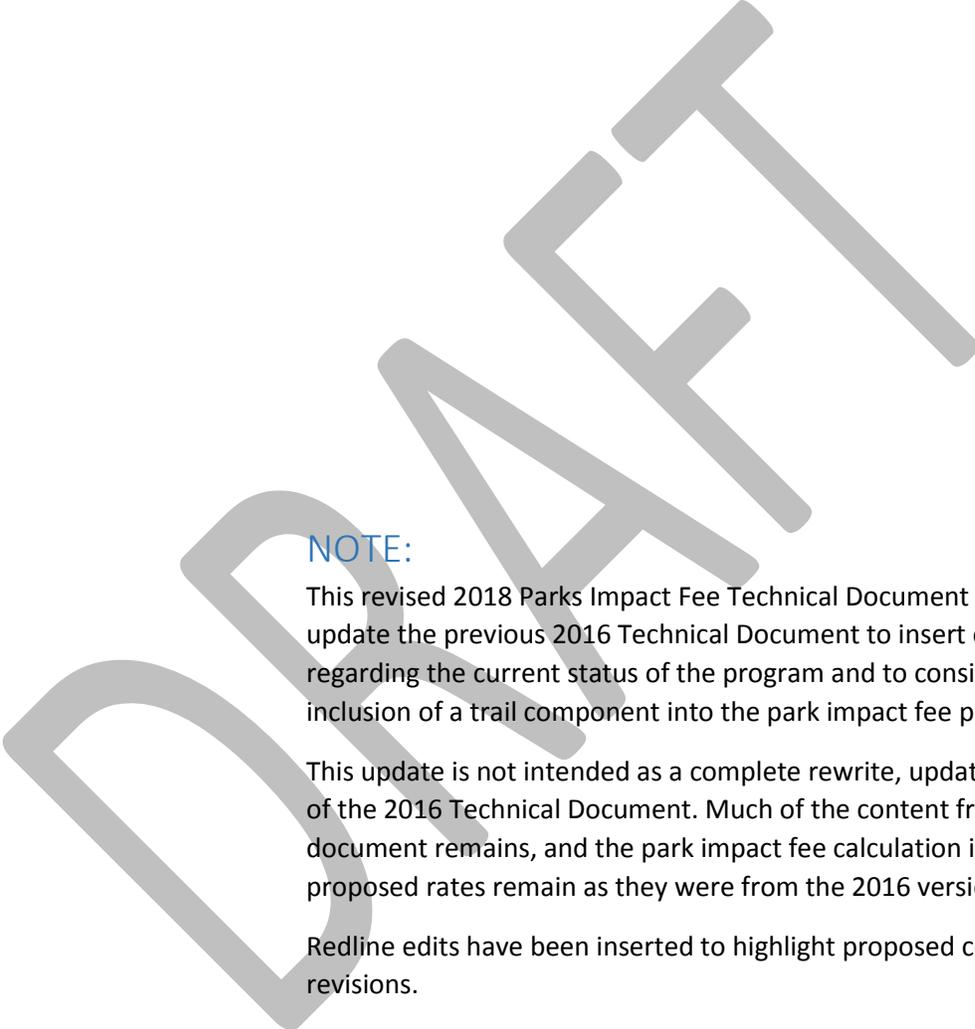
(rev. 08/16/18)

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Clark County, WA

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NOTE:

This revised 2018 Parks Impact Fee Technical Document is intended to update the previous 2016 Technical Document to insert clarifications regarding the current status of the program and to consider the inclusion of a trail component into the park impact fee program.

This update is not intended as a complete rewrite, update or re-analysis of the 2016 Technical Document. Much of the content from the 2016 document remains, and the park impact fee calculation inputs and proposed rates remain as they were from the 2016 version.

Redline edits have been inserted to highlight proposed content revisions.

I. ELEMENTS OF THE PARK IMPACT FEE TECHNICAL DOCUMENT

- **Introduction / Purpose**
- **Park Impact Fee Overview & Rate Update**
 - Background
 - Overview
 - PIF Formula
 - Factors affecting PIF Rates
 - Park Impact Fee Rate Schedule
 - Park District Map
- **Recommendations for Park Impact Fee Rate Revisions**

II. INTRODUCTION & PURPOSE

The original Park Impact Fee (PIF) Technical Document was prepared in 2009 to provide a framework to facilitate and streamline future rate updates or revisions at the direction of the elected officials of the City of Vancouver and Clark County. The purpose of the initial version of the Technical Document was to provide a vehicle to re-adopt the fee schedule and numeric formula factors in effect. In addition, the Technical Document described the methodology for the future implementation of park impact fee indexing in order to keep pace with fluctuations in the economic market, and allow rates to more accurately reflect current acquisition and development costs. [The PIF Technical Document was updated in 2016 and adopted by the Clark County Council to revise the PIF rates for the first time since 2003.](#)

The purpose of this updated PIF Technical Document is to establish revised Clark County PIF rates for the various park impact fee districts serving the unincorporated urban area of Vancouver [to address minor clarifications regarding the inclusion of trails as an allowable recreation facility, as defined by CCC 40.610.020.](#)

In the future, at the direction of the County Council, rate change proposals may be brought forward for consideration, utilizing the adoption of a future, revised PIF Technical Document. A future Technical Document may provide analysis for inflation or deflation adjustments, identify revised data sources or values for formula factors, and include a proposed fee rate schedule.

III. PARK IMPACT FEE OVERVIEW & RATE UPDATE

A. Background

In 1997, the City and the County entered into an interlocal agreement for the operation of a consolidated parks department and joint administration of a parks impact fee program. As part of the 2002 Vancouver Urban Parks, Recreation & Open Space Plan, PIF rates were revised to account for changes in the land and development costs integral to the calculation of the impact fees (Clark County Ordinance 2002-05-03). In 2002, the Clark County made minor adjustments to the PIF rates to account for an adopted, 30-year extension of the Real Estate Excise Tax (REET) in the unincorporated urban area (Clark County Ordinance 2002-10-16). The County adopted an update to the joint Comprehensive Parks, Recreation & Open Space Plan in 2007, but the PIF rates remained unchanged.

In 2009, references to PIF rate schedules and numeric calculation factors were removed from the Vancouver-Clark Comprehensive Parks and Recreation Comprehensive Parks, Recreation and Open Space Plan (Parks Plan), the Clark County Code, and the Vancouver Municipal Code. The purpose of this action was to:

- Establish a streamlined process for rate changes using a PIF Technical Document as a vehicle to adopt both current and future rate schedules,
- Adopt numeric calculation factors,
- Define the park impact fee indexing methodology, and
- Improve consistency between city and county administrative codes as they relate to the application and management of the park impact fee program.

Following the completion of the 2009 PIF Technical Document, revisions to the PIF rates were not adopted by either the City of Vancouver or Board of County Commissioners; however, the Clark County Code was amended to reference the PIF Technical Document and include the provision for rate indexing for the acquisition and development components of the rate structure. Annual adjustments to the PIF rates tied to the indexing methodology have not been instituted or submitted for consideration by the County Commission.

The joint administration of the PIF program was terminated by the County effective December 31, 2013, and a Windup Agreement between the city and county became effective January 1, 2014. From that date forward, the City and County are each responsible for administering separate PIF programs. [Park Impact Fee rates were revised in mid-2016 with an update to this PIF Technical Document. Prior to this most recent rate update, the PIF rates charged by the County had remained unchanged since January 2003.](#)

[Since the initial implementation of park impact fees for the urban area around Vancouver in the early 1990s, Clark County has maintained a programmatic, department-level application of impact fees for urban area parks and open space. While state statute and County code are silent on the usage of impact fees for trails in particular, the County's implementation of impact fees has been directed toward satisfying the growth-related demands for community parks, neighborhood parks and urban open spaces. This programmatic approach has been guided by past plans, such as the Parks, Recreation & Open Space Plan and the Park Impact Fee Technical Document, even though staff-level discussions for the usage of impact fees to support trails date back to the late 1990s.](#)

B. Impact Fee Overview

Impact fees are one-time payments used to construct system improvements needed to accommodate new development. An impact fee represents new growth's fair share of capital facility needs. By law, impact fees can only be used for capital improvements that expand system capacity, not for operating or maintenance costs. Impact fees are subject to legal standards, which require fulfillment of three key elements: need, benefit and proportionality.

The Growth Management Act grants counties and cities the authority to assess parks impact fees on new development. Washington law (RCW 82.02.090) defines an impact fee as “a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development.”

State code defines the limitations of impacts fees, such that they can only be imposed for system improvements that are reasonably related to the new development, cannot exceed a proportionate share of

the costs of system improvements that are reasonably related to the new development, and must be used for system improvements that will reasonably benefit the new development.

Additionally, state statute requires that park facilities on which impact fees may be spent must be part of a capital facilities plan that is a component of an adopted comprehensive land use plan. County code (CCC 40.630.010) anticipate that impact fee rates will be revised periodically when financial analysis establishes that there is a need for a major program update, or adjusted annually to account for inflation/deflation using an indexing methodology. All fee adjustments are to be described in a Technical Document to be reviewed and adopted by the elected officials of Clark County.

Impact fees rates also must be adjusted to account for other revenues that the development pays that are earmarked for or proratable to particular system improvements; these other revenues may be in the form of user fees, debt service payments or taxes, among others. Impact fees may be credited for the value of dedicated land, improvements or construction provided by the developer to facilities that are identified in the capital facilities plan and that are required by the county as a condition of approving the development activity.

RCW 82.02.070 further stipulates that impact fee receipts must be earmarked specifically and retained in special interest-bearing accounts and must be expended or encumbered for a permissible use within ten years of receipt.

C. Park Impact Fee Formula

The formula used to compute park impact fee rates is based on ~~four~~ five primary factors: 1) acquisition costs; 2) development costs; 3) adopted park standards, 4) trail system costs, and 45) an adjustment factor required by state law.

1. **Acquisition cost** is the unique cost of land in each of the ten established park districts.
2. **Development cost** is the average cost of park development over all 10 park districts within the Vancouver urban growth area.
3. Adopted **park standards** are those adopted by the Parks Plan for neighborhood and community parks and urban open space. These standards are population based and represent the acres of land needed to serve one thousand residents for each of the respective park types.
4. Trail system cost is the proportionate per capita cost of planned capital improvements that add capacity.
5. The **adjustment factor** is based on state statute that requires an “adjustment to the cost of public facilities for past or future payments made or reasonably anticipated to be made by new development...” Commonly known as the “proportionate public share” or “shift”, this adjustment is intended to reasonably relate the cost of public facility improvements with the service demands of new development.

The impact fee unit cost is calculated as the net cost basis per capita then converted to the impact fee per residential dwelling unit using the assumed average occupancy rate per dwelling unit. Clark County's impact fee component for parks, open space and recreational facilities currently is calculated using the following formula (CCC 40.620.020, amended on Ord. 2016-06-12):

$$\text{PIF} = \left(\left(\frac{(\text{Ca} \times \text{Ia} \times \text{Sa})}{\text{P}} + \frac{(\text{Cd} \times \text{Id} \times \text{Sd})}{\text{P}} \right) \times \text{U} \right) - \text{A}$$

$$PIF = \left(\left[\frac{(Ca \times Ia \times Sa)}{P} + \frac{(Cd \times Id \times Sd)}{P} + \underline{+T} \right] \times U \right) - A$$

“PIF” means the park, open space and recreational facility component of the total development impact fee.

“Ca” means the average cost per acre for land appraisal, acquisition, associated due diligence fees and expenses, closing and Level 1 Development for each service area or overlay area as described in the Clark County Parks, Recreation and Open Space Plan for neighborhood parks, community parks and urban open space, and adopted by the Board in the impact fee revision process pursuant to Section 40.630.010.

“Cd” means the average cost per acre for site development. Development costs shall be calculated assuming development standards described in the Clark County Parks, Recreation and Open Space Plan for neighborhood and community parks, and adopted by the Board in the impact fee revision process pursuant to Section 40.630.010.

“Ia” means the percentage annual inflation/deflation adjustment index applicable to the acquisition component, as outlined in the Park Impact Fee Program Technical Document and annually determined by the Board in the impact fee revision process pursuant to Section 40.630.010.

“Id” means the percentage annual inflation/deflation adjustment index applicable to the development component as outlined in the Park Impact Fee Program Technical Document and annually determined by the Board in the impact fee revision process pursuant to Section 40.630.010.

“Sa” means the parks acquisition standard in acres per thousand residents for neighborhood parks, community parks and urban open space as established in the Clark County Parks, Recreation and Open Space Plan.

“Sd” means the parks development standard in acres per thousand residents for neighborhood and community parks as established in the Clark County Parks, Recreation and Open Space Plan.

“P” means one thousand (1,000).

“T” means proportionate share of planned trail improvements that add system capacity reflected as a per capita cost for anticipated population growth for the planning horizon.

“U” means the average number of occupants per single-family/duplex dwelling unit or per other multifamily dwelling unit based on the most current applicable statistical census data (U.S. Census Bureau or Washington State Office of Financial Management census data for persons per dwelling unit) and as adopted by the Board in the impact fee revision process pursuant to Section 40.630.010.

“A” means an adjustment to the cost of park facilities for past or future payments made or reasonably anticipated to be made by new development to pay for park system improvements in the form of user fees, debt service payments, or other payments earmarked for or pro-ratable to park system improvements.

D. Factors Affecting the Impact Fee Calculation

The impact fee calculation includes several variables, described below, that can alter the resulting impact fee rate. (NOTE: Since the primary purpose of this PIF Technical Document is to address the inclusion of trail costs, the remaining PIF calculation variables noted below are unchanged from the 2016 PIF Technical Document and included for continuity.)

Facility Standards

The most recent Clark County Parks, Recreation and Open Space Plan was adopted by the County Council in September 2015. No revisions to service standards were made as part of this plan update, and the standards that are applied to the current park impact fee rates remain constant.

Occupancy Rates per Dwelling Unit

Occupancy rates for single-family and multi-family dwellings have increased in Clark County over the past two decades. The park impact fee study conducted in 2002 assumed an average of 2.6 people per household for single-family and 1.9 people per household for multi-family dwellings. Based on 2016 US Census Bureau Public Use Microdata Sample (PUMS) data provided by Clark County Assessment & GIS, the current average is 2.76 people per household for single-family and 2.13 people per household for multi-family dwellings.

Land Valuation Estimates

Acquisition costs are developed using a compilation of average property sale values of residentially-zoned lands within each of the ten park districts, using the County's Assessment & GIS database. Sale values were based on available sale data for residential property transactions occurring between January 2011 and March 2016. The analysis excluded parcels that are not well suited as candidate properties for park acquisition. These excluded parcels included those smaller than 1/2-acre, multi-family properties, tax-exempt properties, non-residential land uses (e.g., industrial, commercial, business park, office) and those with high building values relative to the property value. Standard outliers, including properties with assessed values less than \$10,000 or greater than \$1 million were also excluded from the analysis.

Development Cost Estimates

The development component is constant for each of the ten park districts. The average development cost per acre for neighborhood and community parks is determined by averaging the cost of recent development projects. The average per acre cost is weighted to reflect the varying guidelines for the proportion of neighborhood to community parks (2 acres/1,000 persons versus 2.25 acres/1,000 persons respectively). The average cost is then multiplied by the 4.25 acre/1,000 person development standard and the number of persons per dwelling unit to determine the single family and multi-family development component.

Trail Component Cost Estimates

The trail component is constant for each of the park districts. The trail cost is determined by totaling planned trail improvements that add system capacity from the adopted capital facilities plan and apportioning the cost by the anticipated population growth for the planning horizon. The proportionate share of trail costs related to growth is divided by the anticipated population growth to determine a per capita basis. The per capita trail cost is then multiplied by the number of persons per dwelling unit to determine the single family and multi-family trail component fee.

Adjustment Factor

The Cost Adjustment Factor (CAF) reflects the contribution of other sources of public funds to park development, as the financing system cannot rely solely on impact fees. The adjustment factor utilized in the 2002 park impact fee study was calculated based on the 50% REET allocation that was directed toward park development by the Board of County Commissioners. The CAF estimated a per unit adjustment based on the average sale price of single and multi-family homes, the REET rate and a weighting between single family and multi-family units from recent permit activity. The CAF was recalculated with revised figures for this proposed PIF rate update. While the Board of County Commissioners have re-allocated REET revenue

toward debt service for various public facilities, it is assumed that future REET collections for REET-2 will be restored to the 50% allocation for park development, as adopted by a previous Board.

The updated adjustments for Clark County are noted below, based on a per capita adjustment of \$108.38:

Unit Type Adjustment	Adjustment Value "A"
Single-Family	\$299.13
Multi-Family	\$230.85

IV. RECOMMENDATIONS

Considerations for Implementing Updated PIF Rates

In 2016, the County Council adopted the proposed PIF rates as a stepped/phased increase over time. The rate increase was based on an 80% of the full, proposed rate in year one, a 90% rate in year two, and the full rate in year three. For 2018, the County has implemented the second of the three stepped increases. Annual PIF adjustments were recommended to begin in the fourth year tied to inflation/deflation indices.

As periodic updates to the County's comprehensive Parks, Recreation and Open Space Plan are tied to the requirements of the Recreation and Conservation Office for state-based grant eligibility, the current 2015 Plan will need to be updated in a few years to maintain the County's grant eligibility status (set to expire by September 2021). The future Parks, Recreation and Open Space Plan update will include a review of system needs, standards and capital facility priorities, and the overall PIF program and rate schedule should be updated as an accompaniment to that Plan update.

Separately, the County Council, at its discretion, may implement PIF rates in an amount up to the calculated rate. In other words, the Council is not obligated to implement the full PIF rate immediately upon adoption, and they may elect to implement a lower rate.

Acknowledging that a more comprehensive update to the park system plan is eminent, which may include recommendations to revise the PIF methodology or rates, and the County Council's discretion to implement a less than full PIF rate, it is recommended that the Council at this time implement certain text amendments to Title 40 of the County Code to incorporate trails into the program, while keeping the current PIF rates as-is and on the previously approved schedule for phased implementation.

Title 40 Text Amendments

Clark County's municipal code uses the definitions for 'public facilities' and 'system improvements' from the RCWs for its local impact fee ordinance (in CCC 40.610.020). With the existing definitions in Subtitle 40.6 Development Impact Fees, the county code is silent on the usage of park impact fees for trails, and the Code should be revised to more clearly articulate the accommodation of impact fees toward allowable recreation facilities, such as trails.

The County historically has limited the PIF program to the acquisition and development of urban parks and acquisition of urban open spaces; however, a common interpretation of the definition of public facilities referenced in the county code (CCC 40.610.020) for "parks, open space and recreation facilities" would

include trails as recreation facilities. While the existing language of the County Code remains silent on the specific term ‘trails’, the utilization of impact fees for, and expenditures of impact fees in support of, trail-based public facilities is not precluded by county code or state statute. The following revisions to Title 40 are recommended to more explicitly describe parks, open space and recreation facilities.

40.620.020 - Park Impact Fee Component

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, trails and other recreational purposes, shall be calculated using the following formula as further defined in the Park Impact Fee Technical Document adopted by the Board in the impact fee revision process pursuant to Section 40.630.010:

PIF = (Acquisition Cost + Development Cost) - Cost Adjustment Factor

$$PIF = \left(\left(\frac{(Ca \times Ia \times Sa)}{P} + \frac{(Cd \times Id \times Sd)}{P} \right) + T \right) \times U - A$$

A. “PIF” means the park, open space and recreational facility component of the total development impact fee.

B. 1. “Ca” means the average cost per acre for land appraisal, acquisition, associated due diligence fees and expenses, closing and Level 1 Development for each service area or overlay area as described in the Vancouver-Clark Parks and Recreation Comprehensive Parks, Recreation and Open Space Plan for neighborhood parks, community parks and urban open space, and adopted by the Board in the impact fee revision process pursuant to Section 40.630.010.

2. “Cd” means the average cost per acre for site development. Development costs shall be calculated assuming development standards described in the Vancouver-Clark Parks and Recreation Comprehensive Parks, Recreation and Open Space Plan for neighborhood and community parks, and adopted by the Board in the impact fee revision process pursuant to Section 40.630.010.

C. 1. “Ia” means the percentage annual inflation/deflation adjustment index applicable to the acquisition component, as outlined in the Park Impact Fee Program Technical Document and annually determined by the Board in the impact fee revision process pursuant to Section 40.630.010.

2. “Id” means the percentage annual inflation/deflation adjustment index applicable to the development component as outlined in the Park Impact Fee Program Technical Document and annually determined by the Board in the impact fee revision process pursuant to Section 40.630.010.

D. 1. “Sa” means the parks acquisition standard in acres per thousand residents for neighborhood parks, community parks and urban open space as established in the Vancouver-Clark Parks and Recreation Comprehensive Parks, Recreation and Open Space Plan.

2. “Sd” means the parks development standard in acres per thousand residents for neighborhood and community parks as established in the Vancouver-Clark Parks and Recreation Comprehensive Parks, Recreation and Open Space Plan.

E. “P” means one thousand (1,000).

F. “T” means proportionate share of planned trail improvements that add system capacity reflected as a per capita cost for anticipated population growth for the planning horizon.

G. F. “U” means the average number of occupants per single-family/duplex dwelling unit or per other multifamily dwelling unit based on the most current applicable statistical census data (U.S. Census Bureau or Washington State Office of Financial Management census data for persons per dwelling unit) and as adopted by the Board in the impact fee revision process pursuant to Section 40.630.010.

~~H. G.~~ “A” means an adjustment to the cost of park facilities for past or future payments made or reasonably anticipated to be made by new development to pay for park system improvements in the form of user fees, debt service payments, or other payments earmarked for or pro-ratable to park system improvements. Such adjustment for park impacts is determined to be as set forth below:

V. Park Impact Fee Rate Schedule (Current & Proposed)

*Current Clark County Park Impact Fees
(As adopted by Ordinance 2016-06-12)*

Clark County, Park Impact Fees (current year fees highlighted)

Proposed 3-Year Phased (Stepped) Increase for Park Impact Fees

PIF	Single-Family PIF Rates			Multi-Family PIF Rates		
	Year 1 ('17)	Year 2 ('18)	Year 3 ('19)	Year 1 ('17)	Year 2 ('18)	Year 3 ('19)
	80%	90%	100%	75%	90%	100%
1 - 4	N/A - City-only Districts			N/A - City-only Districts		
5	\$3,482	\$3,918	\$4,353	\$2,520	\$3,023	\$3,359
6	\$4,458	\$5,015	\$5,572	\$3,225	\$3,870	\$4,300
7	\$3,402	\$3,827	\$4,252	\$2,461	\$2,953	\$3,282
8	\$3,167	\$3,563	\$3,959	\$2,291	\$2,750	\$3,055
9	\$4,400	\$4,950	\$5,500	\$3,183	\$3,820	\$4,244
10	\$3,082	\$3,467	\$3,852	\$2,229	\$2,675	\$2,973
Average	\$3,665	\$4,123	\$4,581	\$2,652	\$3,182	\$3,536

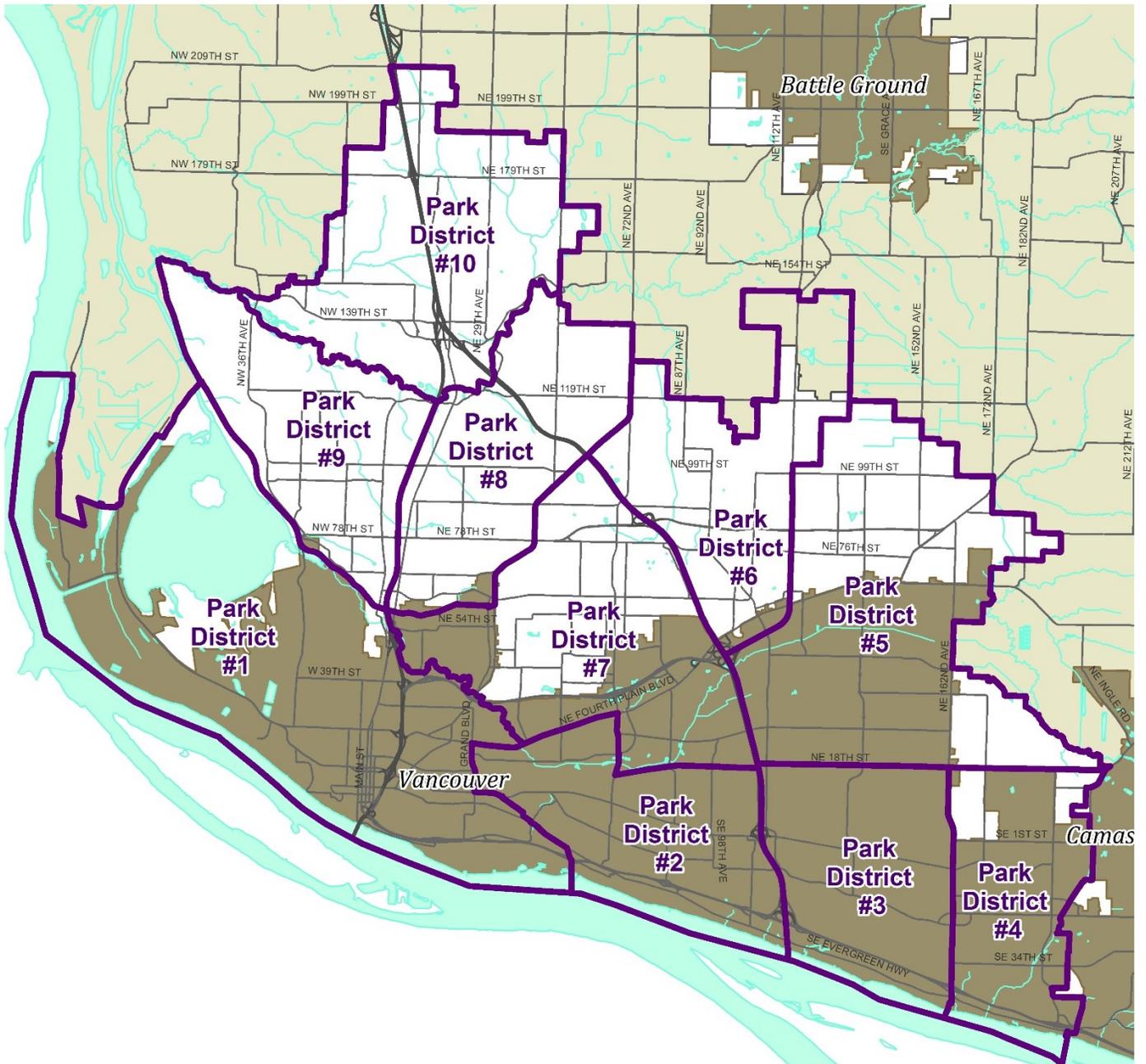
Proposed Clark County Park Impact Fees (2018)

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
Average	\$4,123	\$4,294	\$4,123	\$3,182	\$3,314	\$3,182

Park Impact Fee District Map



Supporting Documentation

- [2018 Trail Component Calculation](#)

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TRAIL COMPONENT CALCULATION

The following outlines the primary inputs in calculating the trail component applicable to the park impact fee program.

Service Area

Washington law requires one or more service areas as a way of connecting a unit of development and the benefits of public facilities paid for by impact fees. Since the beginning of the Clark County PIF program in the 1990s, discrete impact fee service areas for the Vancouver urban growth area have been defined as a way to geographically link impact fee collections to the provision of public park and recreation facilities. The stated goals of adopted county plans are to enable trail connectivity and access for local residents, and trails within the urban area are intended to serve all of the residents within the urban area. While individual trail corridors may be located within specific service areas and impact fees will be collected from and spent within those geographic service areas, residents from across the urban area will utilize the existing and planned trail network, and the practical service area for each trail corridor may extend several miles from a trail alignment or access point.

Standards

The Clark County Parks, Recreation & Open Space Plan and the County Comprehensive Plan outline the public need and capital planning for trails within the urban area. The goals and policies direct efforts toward trail connectivity and trail access. The use of a population-based or numeric mileage standard has not been applied for the urban park system, and as such, the trail component of the park impact fee is derived based on the planned capital projects listed in the capital facilities plan.

Population Basis

The population estimates for the trail component rely upon previous data from the 2016 Technical Document, which were provided by the County's Assessment and GIS staff. Using the 2016 estimate as the baseline population, the growth in population is estimated by PIF district to 2021 to align with the adopted parks capital facilities plan. The table below illustrates the estimated population changes per PIF district. The table also establishes the growth population as a percentage of the total population.

Table 1: Population Estimates (2016-2021)

PIF Districts	Baseline Population (2016)	Population Forecast (2021)	Population Growth ('18-'21)
Park District #5	32,780	33,608	828
Park District #6	21,105	21,908	803
Park District #7	20,568	20,800	232
Park District #8	25,077	26,422	1,345
Park District #9	29,060	29,814	754
Park District #10	19,210	21,825	2,615
TOTAL	147,800	154,377	6,577
Population growth as percentage of total population			4.26%

Trail System Costs

Using the adopted parks capital facilities plan, trail system improvement costs were summed. These projects represent capacity-expanding projects that directly contribute to Clark County’s physical inventory of trails serving the urban area and represent new and/or expanded facilities. Renovation and repair/replacement projects were not included, since they are not allowable impact fee expenditures and do not contribute additional new inventory to the County’s parks system. The adopted parks capital facilities plan identified several projects that are planned to utilize other funding sources, and these were noted as non-PIF sources in the table below. Of the \$18.2 million value of planned trail projects, approximately \$10.6 million would be potentially eligible for funding from impact fees and are capacity-expanding projects. The table below also apportions the eligible costs to the growth population to determine the amount attributable to growth within the planning horizon.

Table 2: Capital Costs for Trails & Apportioned to Growth

Total Cost of Trail Projects	\$18,213,611
Trail Cost from Non-PIF Sources	\$7,620,000
Trail Cost Eligible for Impact Fees	\$10,593,611
Portion paid by growth population (4.26%)	\$451,325

Calculating the Trail Component

Utilizing the portion of the total capital costs for trails attributable to growth from Table 2 above, the growth cost per capita is calculated by dividing the \$451,325 by the population growth of 6,577 (from Table 1). The result is the amount per capita (\$68.62) that will be paid by growth for trails through impact fees.

Table 3: Growth Cost for Trails, Per Capita

Cost to be funded by growth	\$10,593,611
Growth's portion to be paid by impact fees	\$451,325
Growth population	6,577
Growth cost per capita for impact fees	\$68.62

Table 4 shows the calculation of the trail component cost per dwelling unit type needed to be paid by growth. The persons per dwelling unit data is based on the 2016 PIF Technical Document and is used to convert the growth cost of trails per capita into impact fees per dwelling unit for the trail component.

Table 4: Growth Cost for Trails, Unit Cost

	Per Capita Rate	Unit Rates
Growth cost per capita for impact fees	\$68.62	
Single-Family Trail Component (2.76 persons/household)		\$189.40
Multi-Family Trail Component (2.13 persons/household)		\$146.16

Table 5 applies the per capita trail component into the overall PIF rate calculation, using the amended calculation shown in the main body of this document. The trail component is added to the overall system cost, and the sum is converted into single family and multi-family unit costs for each of the PIF districts.

Table 5: Composite Park Impact Fee Rates Including Trail Component

Clark County, Urban Unincorporated Area

Park Impact Fee Rates with Trail Component at Full (100%) Value (2018)

PIF	Per Capita Rates					Unit Rates (Preliminary)	
	Acquisition Rate	Development Component	Development - CAF =	Development Rate	Trail Component	Single-Family PIF (2.76 persons)	Multi-Family PIF (2.13 persons)
1-4			N/A - City only districts			N/A	N/A
5	\$1,091	\$594	\$108.38	\$486	\$69	\$4,542	\$3,506
6	\$1,533	\$594	\$108.38	\$486	\$69	\$5,761	\$4,446
7	\$1,055	\$594	\$108.38	\$486	\$69	\$4,442	\$3,428
8	\$948	\$594	\$108.38	\$486	\$69	\$4,148	\$3,201
9	\$1,507	\$594	\$108.38	\$486	\$69	\$5,689	\$4,391
10	\$910	\$594	\$108.38	\$486	\$69	\$4,041	\$3,119
<i>Average</i>	<i>\$1,642</i>	<i>\$594</i>	<i>\$108</i>	<i>\$486</i>	<i>\$69</i>	<i>\$4,771</i>	<i>\$3,682</i>

