

## Memorandum

To: Board of Directors  
Truckee-Donner Recreation and Park District

From: Blair E. Aas, Director of Planning Services  
SCI Consulting Group

Date: August 22, 2019

Subject: Park Impact Fee Inflationary Adjustment

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This memorandum serves to determine the inflationary adjustment to the Truckee-Donner Recreation and Park District ("District") park impact fee for 2019.

### **Background**

Since 1996, the Town of Truckee and Nevada County have imposed a park impact fee on new residential construction on behalf of the District. The purpose of the park impact fee is to fund the one-time cost of expanding the District's park and recreational facilities in order to maintain its existing level of service. The legal and policy basis for imposing the park impact fee is supported by the District's Park Impact Fee Nexus Study which was approved by the District Board in 2013 and later adopted by the Truckee Town Council and the Nevada County Board of Supervisors.

Since 2013, the park impact fee has been adjusted three times for cost inflation – by 5.03% for a two-year period in 2016, by 3.47% in 2017, and by 3.61% in 2018. Annual or periodic updates are important to ensure that park impact fee revenue will keep pace with changes in park and recreation facility construction costs.

The District's current park impact fee is \$1.93 per square foot for new single-family housing (including attached and detached accessory dwelling units of any size) and \$2.77 per square foot for new multi-family housing. The current park impact fee was approved by the District Board on June 28, 2018, by Resolution No. 2018-272 and later adopted by the Nevada County Board of Supervisors on July 17, 2018 (by Resolution No. 18-383) and by the Truckee Town Council on August 12, 2018 (by Resolution No. 18-56).

### **Net Percentage Change in Annual Average Engineering News-Record 20-Cities Construction Cost Index**

Pursuant to District Board Resolution 2013-237, the park impact fee is to be adjusted by the net percentage change (April to March) in the average monthly Engineering News-Record 20-Cities Construction Cost Index ("ENR CCI"). The ENR CCI was used to adjust the District's park impact fee in 2016, 2017 and 2018.

The average monthly ENR CCI from April 2017 thru March 2018 (10439) to April 2018 thru March 2019 (10816) is 2.98%

### Proposed Park Impact Fee Adjustment

The District's park impact fee is proposed to be adjusted by 2.98% based on the percentage change in the average monthly ENR CCI discussed previously. The current and proposed adjusted park impact fee are shown in the table below.

| Land Use                           | Unit  | Current Park Impact Fee per Unit <sup>2</sup> | Inflationary Adjustment <sup>3</sup> | Proposed Park Impact Fee per Unit |
|------------------------------------|-------|---|--------------------------------------|-----------------------------------|
| Single Family Housing <sup>1</sup> | BSQFT | \$1.93  | 2.98%                                | \$1.99                            |
| Multi-family Housing               | BSQFT | \$2.77  | 2.98%                                | \$2.85                            |

Notes:

<sup>1</sup> Includes new attached or detached accessory dwelling units of any size on a single-family parcel.

<sup>2</sup> Approved by the TDRPD Board of Directors on June 28, 2018 (Resolution No. 2018-272); adopted by the Nevada County Board of Supervisors on July 17, 2018 (Resolution No. 18-383); adopted by the Truckee Town Council on August 12, 2018 (Resolution No. 2018-56).

<sup>3</sup> Based upon the percentage change in average monthly ENR CCI 20-Cities from April 2017 thru March 2018 (10439) to April 2018 thru March 2019 (10816).

It is recommended that the District Board approved the adjusted park impact fee and formally request that Truckee Town Council and Nevada County Board of Supervisors adopt the adjusted fee on behalf of the District.

Should you need anything further, please let me know



Blair E. Aas  
Director of Planning Services

Attachments: Resolution Approving the Inflationary Adjusted Fee in 2019  
TDRPD Park Impact Fee Nexus Study, October 2013