

City of Camas City Council



Parks Impact Fee Analysis June 17, 2024



Agenda

- **Background**
- **Results**
- **Comparisons**
- **Next Steps**



What is an Impact Fee?

An Impact Fee:

- Is authorized by the Growth Management Act
- Must be used for system improvements that benefit **new development**
- Cannot exceed development's **proportionate share** of improvement costs
- May only be expended on facilities in the Comprehensive Facilities Plan
- Does not include a reasonable permit or application fee



New Statutory Requirements

RCW 82.02.060(1)

- The schedule shall reflect the proportionate impact of new housing units... based on the square footage, number of bedrooms, or trips generated
- ...in order to produce a proportionally lower impact fee for smaller housing units



New Statutory Requirements

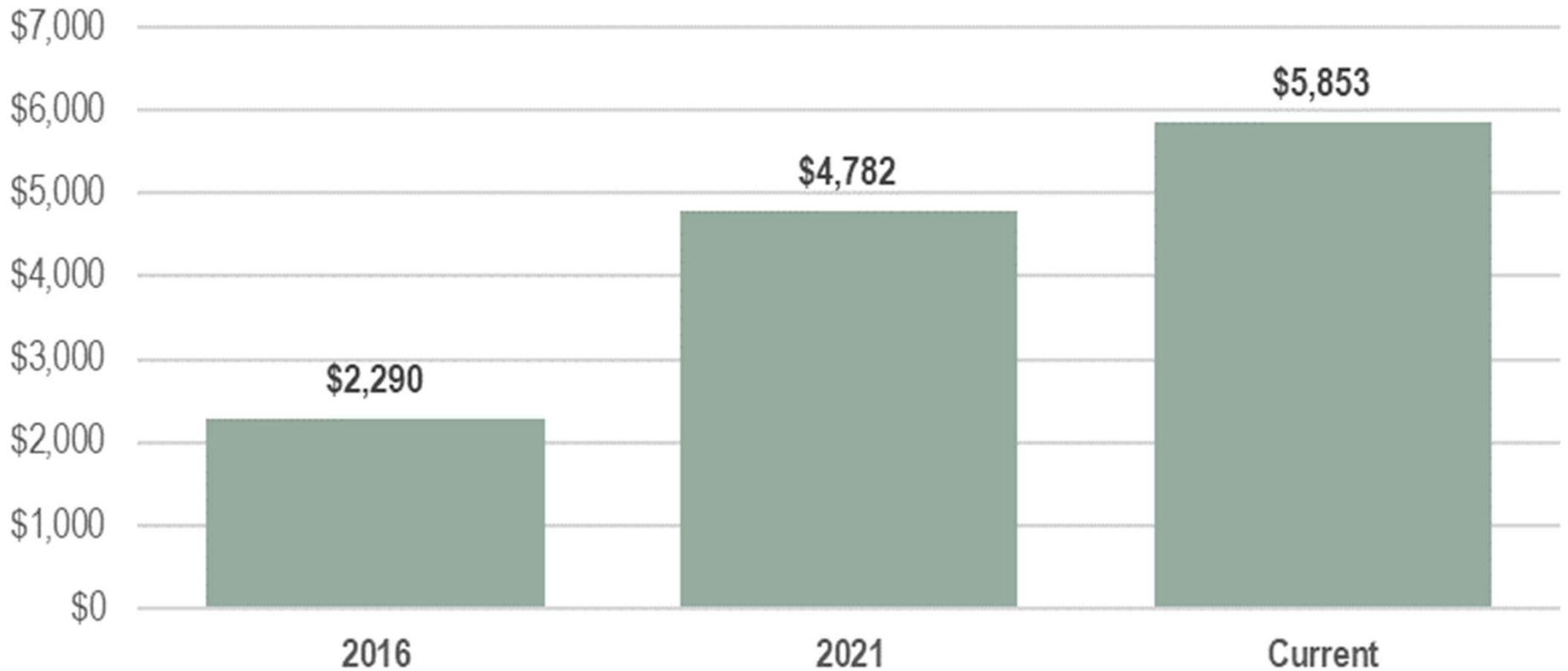
RCW 36.70A.681

- (a) The city or county **may not assess impact fees on** the construction of accessory dwelling units that are greater than 50 percent of the impact fees that would be imposed on the principal unit;



Camas PIF History

PIF for a Single-family Residence



Last PIF update was in 2018 with a SFR rate of \$4500 effective on January 1, 2019 - Resolution 18-011



Camas Impact Fees

	Water SDC	Sewer SDC	Parks and Open Space	TIF North District	TIF South District	Fire (per Square Foot)
Single Family Detached	\$9,056	\$7,184	\$5,853	\$10,372	\$3,948	\$0.69
Apartment (per Dwelling Unit)	*	*	\$5,853	\$5,972	\$2,273	\$0.37
Duplex/Townhome (per Dwelling Unit)	*	*	\$5,853	\$6,391	\$2,433	\$0.37
Accessory Dwelling Unit (Interior)	\$0	\$0	\$0	\$2,593	\$987	\$0.69
Accessory Dwelling Unit (Exterior)	\$0	\$0	\$0	\$3,630	\$1,382	\$0.69
Commercial	*	*	\$0	**	**	\$0.89

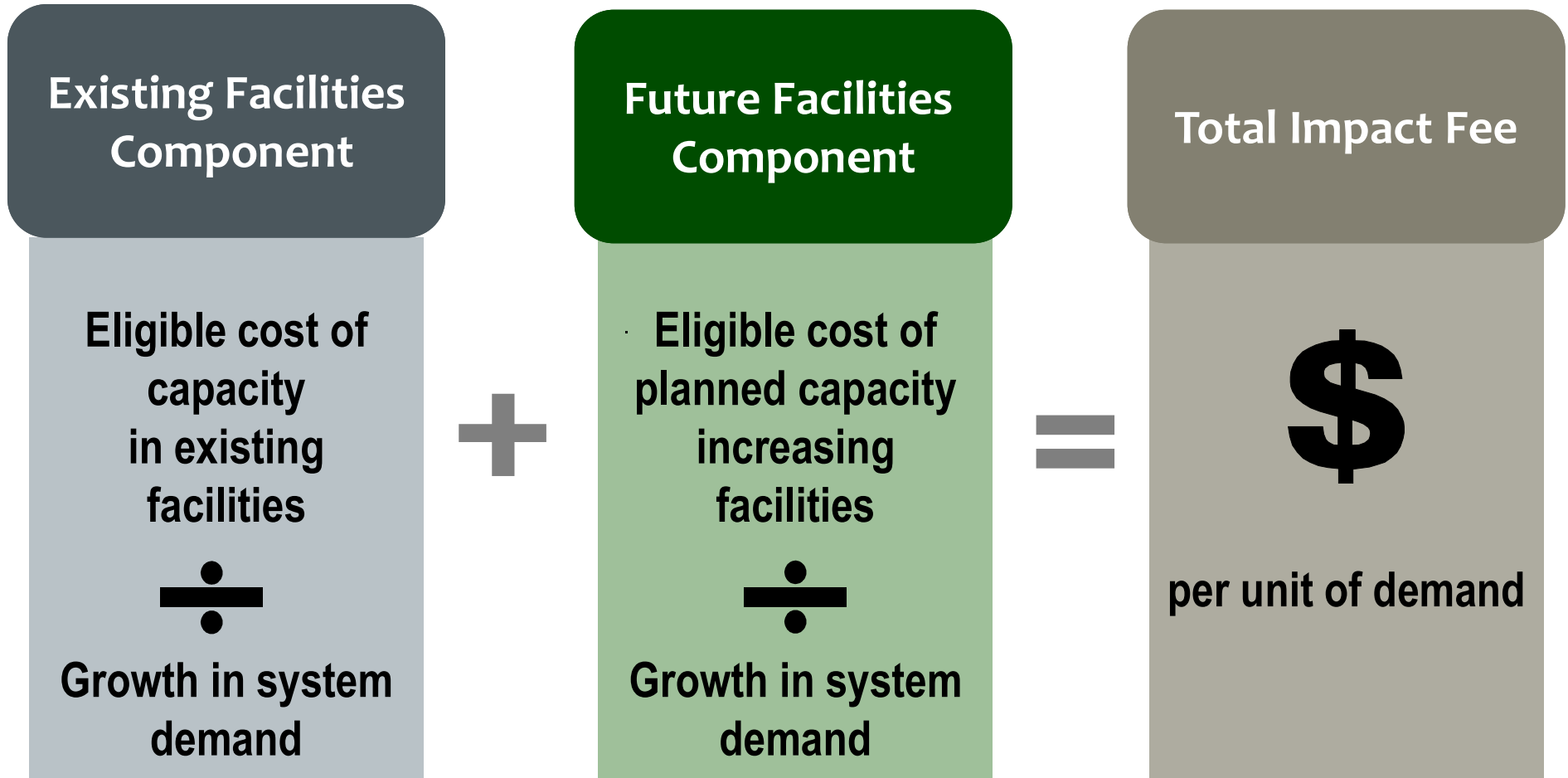
**SDCs determined by size of the water meter*

***Determined by PM peak hour trip estimates*

An example single-family unit with 2,200 SF in the North District would pay \$33,983



Impact Fee Technical Analysis





Calculated Parks Impact Fee

Calculated Parks Impact Fee	
Cost Basis:	
Future Facilities	\$ 57,353,105
Estimated Future Facilities Fee Balance	(3,851,009)
Existing Facilities	7,623,455
Total Cost Basis	\$ 61,125,550
Growth in Residential Equivalents	8,183
Future Facilities Fee per Residential Equivalent	\$ 6,539
Existing Facilities Fee per Residential Equivalent	932
Total Parks Impact Fee per Residential Equivalent	\$ 7,470
Impact Fee per Dwelling Unit	\$ 20,770
Impact Fee per Employee	388



Comparisons (SFRs)

Jurisdiction	PIF for a SFR*
Camas** (Maximum)	\$20,770
Issaquah	\$10,805
Kirkland	\$8,016
Sammamish	\$6,739
Washougal	\$6,663
Redmond	\$6,373
Camas (Current)	\$5,853
Shoreline	\$5,410
Vancouver	\$5,232
Woodland	\$4,580
Battleground	\$4,419
Ridgefield	\$4,181
La Center	\$2,842

Source: FCS GROUP Survey, 3/28/2024

*SFR = Single-family residence

**Assumes 2,000 to 2,499 SF



Comparisons (Multi-family)

Jurisdiction	PIF per Dwelling Unit
Camas** (Maximum)	\$13,685
Issaquah	\$6,633
Kirkland***	\$6,093
Camas (Current)	\$5,853
Washougal***	\$4,829
Woodland	\$4,580
Sammamish	\$4,362
Ridgefield	\$4,181
Redmond	\$4,085
Vancouver	\$3,824
Battleground	\$3,670
Shoreline	\$3,548
La Center***	\$2,842

Source: FCS GROUP Survey, 3/28/2024

**Assumes 1,001 to 2,000 SF SF

***Kirkland has an ADU rate of \$3,224

Washougal has an ADU rate of \$2,332

La Center has an ADU rate of \$710



Comparisons (Commercial)

Jurisdiction	PIF for 1,000 SF Office Space
Redmond	\$1,726
Issaquah	\$1,150
Camas (Maximum)	\$504
Camas (Current)	\$0
Kirkland	\$0
Sammamish	\$0
Shoreline	\$0
Vancouver	\$0
Ridgefield	\$0
La Center	\$0
Battleground	\$0
Woodland	\$0
Washougal	\$0

Source: FCS GROUP Survey, 3/28/2024



Implementation Options

Scenario	Cost Basis	Calculated PIF per Dwelling Unit
Max Defensible	\$ 61,125,550	\$ 20,770
85% CIP Realization	52,522,585	17,847
75% CIP Realization	46,787,274	15,898
High Priority Only	34,848,455	11,841



Scaled Residential Fee

Example Scaled PIF Schedule	Max Defensible	85% Realization	75% Realization	High Priority Only	Existing PIF (Scaled)
0 to 1,000 SF	\$7,470	\$6,419	\$5,718	\$4,259	\$2,105
1,001 to 2,000 SF	\$13,685	\$11,759	\$10,475	\$7,802	\$3,856
2,001 to 2,600 SF	\$20,770	\$17,847	\$15,898	\$11,841	\$5,853
2,601 SF and above	\$23,766	\$20,421	\$18,191	\$13,549	\$6,697

- **Per RCW 82.02.060(1), residential impact fees must be scaled “based on the square footage, number of bedrooms, or trips generated”**
- **Per RCW 36.70A.681(a) – Even with scaling, PIFs for ADUs should be capped at 50% the charge of the principal dwelling unit**



Historical Analysis

Scenario	Modelled 2021 through Q1 2024 PIF	
	Revenue (2024 Dollars)	
Max Defensible	\$ 14,061,011	
85% Realization	12,082,029	
75% Realization	10,762,707	
High Priority Only	8,016,362	
2024 PIF (Scaled)	3,962,460	
2024 PIF (Single Rate)	4,436,574	

- **Actual revenues during the same period were \$4,009,453**



Q1 2024 Analysis (Residential)

SF Category	Count of Dwelling Units	Revenue Under			
		Current Rates	Maximum Rates		
0 to 1,000 SF	56	\$5,853	\$ 327,768	\$7,470	\$ 418,335
1,001 to 2,000 SF	83	\$5,853	485,799	\$13,685	1,135,819
2,001 to 2,600 SF	10	\$5,853	58,530	\$20,770	207,697
2,601 SF and above	24	\$5,853	140,472	\$23,766	570,373
Total	173		\$ 1,012,569		\$ 2,332,223



Q1 2024 Analysis (Residential)

SF Category	Count of Dwelling Units	Revenue at 2024		Revenue at 2024	
		2024 PIF	PIF	2024 PIF (Scaled)	PIF (Scaled)
0 to 1,000 SF	56	\$5,853	\$ 327,768	\$2,105	\$ 117,889
1,001 to 2,000 SF	83	\$5,853	485,799	\$3,856	320,079
2,001 to 2,600 SF	10	\$5,853	58,530	\$5,853	58,530
2,601 SF and above	24	\$5,853	140,472	\$6,697	160,734
Total	173		\$ 1,012,569		\$ 657,232

SF Category	Count of Dwelling Units	Revenue at High		Revenue at Max	
		High Priority Only	Priority PIF	Max Defensible	Defensible PIF
0 to 1,000 SF	56	\$4,259	\$ 238,498	\$7,470	\$ 418,335
1,001 to 2,000 SF	83	\$7,802	647,545	\$13,685	1,135,819
2,001 to 2,600 SF	10	\$11,841	118,411	\$20,770	207,697
2,601 SF and above	24	\$13,549	325,177	\$23,766	570,373
Total	173		\$ 1,329,630		\$ 2,332,223



Fee for Non-Residential Land Uses per 1,000 SF

	Employees per 1,000 SF	Max Defensible	85% Realization	75% Realization	High Priority Only	At Existing PIF Levels
Industrial	1.17	\$454	\$390	\$347	\$259	\$128
Retail	2.13	\$825	\$709	\$632	\$471	\$233
Office	2.16	\$839	\$721	\$642	\$478	\$236
Healthcare	2.86	\$1,108	\$952	\$848	\$632	\$312
Overall	1.77	\$687	\$590	\$526	\$392	\$194

- **Custom calculations for the number of employees could be provided when a proposed land use does not match those above**



Q1 2024 Analysis (Non-residential)

Employment Category	Parks Category	Square Footage	Revenue Under Current Rates	Revenue Under Maximum Rates (per 1,000 SF)	Revenue Under Current Rates	Revenue Under Maximum Rates
Coffee Kiosk	Retail	600	\$0	\$825	\$-	\$495
General Industrial	Industrial	25,000	\$0	\$454	\$-	11,343
Urgent Care	Healthcare	10,000	\$0	\$1,108	\$-	11,083
Total			\$	-	\$	22,921



Q1 2024 Analysis (Non-residential)

Employment Category	Parks Category	Square Footage	Revenue at 2024		
			2024 PIF	2024 PIF with Non-Residential Charge	PIF, with Non-Residential Charge
Coffee Kiosk	Retail	600	\$0	\$ -	\$233
General Industrial	Industrial	25,000	\$0	-	\$128
Urgent Care	Healthcare	10,000	\$0	-	\$312
Total			\$	-	\$ 6,459

Employment Category	Parks Category	Square Footage	Revenue under High Priority PIF		Max Defensible PIF	Revenue under Max Defensible PIF
			High Priority PIF	High Priority PIF		
Coffee Kiosk	Retail	600	\$471	\$ 282	\$825	\$ 495
General Industrial	Industrial	25,000	\$259	6,467	\$454	11,343
Urgent Care	Healthcare	10,000	\$632	6,318	\$1,108	11,083
Total			\$	13,068	\$	22,921

Thank you! Questions?

Tim Wood – Assistant Project Manager
(503) 374-0679
TimW@fcsgroup.com

www.fcsgroup.com