

CJ Dens Ph. 1 aka Lacamas Hills Ph. 1 PIF Credit Calculation

August 2023

Trail T-3 - Trail segment located within Tract A			Dec. 2014 PROS Plan
A	Length (LF)	13,200	Parks Impact Fee Update, Sept 2018 (T-3 North Shore Trail Development)
B	Cost	\$1,250,000.00	Parks Impact Fee Update, Sept 2018 (T-3 North Shore Trail Development)
C	Cost/LF	\$94.70	B/A
D	City Calculated Maximum Park Impact Fee	\$15,210.00	Parks Impact Fee Update, Sept 2018, P. 11
E	City Adopted Park Impact Fee	\$4,500.00	Res No. 18-011
F	Percent Adopted to Max Allowable	29.6%	E/D
G	Reduced Cost/LF for adopted PIF	\$28.02	C*F
Inflation based on PIF Increase			
H	Adopted PIF	\$4,500.00	Res No. 18-011
I	Current PIF	\$5,801.00	2023 PIF Amount
J	Increase (%)	28.9%	(I-H)/H
K	Inflated Cost/LF	\$36.12	G*J
L	Length (LF) of Trail constructed with Phase 1	1,851.00	Length based on field measurements
M	<u>Total PIF Credit Available</u>	<u>\$66,852.27</u>	L*K; PIF Credit = LF of trail constructed * Inflated Cost/LF

APPENDIX A: PROJECT LIST

Project Title	Park Type	Project Cost	Development Cost	Acquisition Cost	Acres/ Miles	Project Type
Goodwin Trailhead expansion	Open Space	\$480,000	\$480,000	\$0	1.5	Land development
Parks Land Purchase	Neighborhood Park	\$200,000	\$0	\$200,000		Land acquisition
Fallen Leaf Master Plan	Special Use/Community Park	\$40,000	\$0	\$0		Neither
Coopers View Park Development	Neighborhood Park	\$575,000	\$575,000	\$0	2.5	Land development
Crown Park Master Plan	Neighborhood Park	\$150,000	\$0	\$0		Neither
Open Space Resource Assessment	Open Space	\$100,000	\$0	\$0		Neither
Pitts Property Demo	Neighborhood Park	\$25,000	\$0	\$0	3	Neither
Dog Park acq	Special Use/Community Park	\$250,000	\$0	\$250,000	5.5	Land acquisition
PROS Comprehensive Plan Update		\$85,000	\$0	\$0	0	Neither
NP 16 North Shore dev	Neighborhood Park	\$1,500,000	\$1,500,000	\$0	14	Land development
NP 16 North Shore acq	Neighborhood Park	\$1,500,000	\$0	\$1,500,000	14	Land acquisition
Mill Ditch Trail	Trails	\$1,225,000	\$1,225,000	\$0	1	Land development
Wildlife League Acq/clean-up/dev	Open Space	\$2,500,000	\$2,500,000	\$0	10	Land development
North Shore Acq Project	Open Space	\$8,800,000	\$0	\$8,800,000	85	Land acquisition
NP 1 acq	Neighborhood Park	\$1,500,000	\$0	\$1,500,000	7.5	Land acquisition
NP 1 dev	Neighborhood Park	\$1,875,000	\$1,875,000	\$0	7.5	Land development
T-3 North Shore trail development	Trails	\$1,250,000	\$1,250,000	\$0	2.5	Land development
T-1 Trail Development	Trails	\$100,000	\$100,000	\$0	0.5	Land development

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	Residents per Dwelling Unit	Current PIF	Calculated PIF (Current LOS)	Calculated PIF (Realized LOS w/o/Existing Component Fee)	Calculated PIF (Realized LOS w/Existing Component Fee)
Dwelling Unit	2.94	\$2,290	\$9,919	\$14,104	\$15,210
Accessory Dwelling Unit (Interior)	0.74	\$573	\$2,480	\$3,526	\$3,802
Accessory Dwelling Unit (Exterior)	0.74	\$802	\$3,472	\$4,937	\$5,323

Source: Previous Tables, US Census

B. RECOMMENDED PIF

The three LOS scenarios explained in this report produce different maximum defensible PIFs. We recommend that Camas adopt the realized LOS maximum defensible PIF. The reasoning behind this is Camas can adopt a PIF below the maximum defensible, but not above. Establishing the maximum allowable PIF will allow Camas to most fully recover the cost of providing parks for future users.