



# City of Camas City of Washougal Fire Impact Fee Study



**PRESENTATION TO CITY OF CAMAS CITY COUNCIL  
APRIL 4, 2022**

**Todd Chase, Principal  
Martin Chaw, Project Manager**



# Agenda

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WHAT IS AN IMPACT  
FEE?



CURRENT FEE  
STRUCTURE



RESULTS



# What is a Fire Impact Fee?

## An Impact Fee:

- **Imposed upon development** as a condition of development approval
- Pays for fire facilities needed to serve new growth and development, and that are **reasonably related to the new development** that creates additional demand and need for public facilities
- Represents a **proportionate share** of the cost of the public facilities



## Statutory Basis

### Authorized by the Growth Management Act

- RCW 82.02

### RCW 82.02.050(2)

- “The financing for system improvements to serve new development must provide for a **balance between impact fees and other sources of public funds** and cannot rely solely on impact fees”



## Statutory Basis

### RCW 82.02.050(3)

- System improvements must be **reasonably related** to the new development
- Impact fees cannot exceed a **proportionate share** of system improvement costs
- System improvements must **reasonably benefit** the new development



## Statutory Basis

### RCW 82.02.060(3)

- Credit for the value of system improvements that developers are required to make

### RCW 82.02.070

- “Earmarked . . . and retained in special interest-bearing accounts”
- “Expended **only in conformance with the capital facilities plan element of the comprehensive plan**”
- **Ten-year limit** on spending



## Calculation Framework

$$\text{Fire Impact Fee} = \frac{\text{allocable capital cost}}{\text{applicable customer base}}$$

Numerator should represent total fire capital costs of serving the customer base growth in the denominator.

Denominator should represent total customer base growth that will be served by the projects in the numerator.



# Current Fee Structure

	Land Use	Camas	Washougal
Adopted	Single-Family Residential	\$0.20 per SF	\$502.00 per DU
	Non-SFR	\$0.40 per SF	\$0.31 per SF
Indexed to 2020	Single-Family Residential	\$0.30 per SF	\$760.57 per DU
	Non-SFR	\$0.61 per SF	\$0.47 per SF

Fee not standardized between cities of Camas and Washougal

Mostly per square feet of development

Doesn't differentiate between non-SFR land use types

Multifamily classified as non-SFR





# Allocable Capital Cost

Total Capital  
Needs  
\$35.1M



Capital Needs  
Allocable to Service  
Future Growth  
\$22.7M

**What is included:**

Repl Satellite Station (2023): \$8.2M  
HQ Building (2025): \$12.9M  
New Satellite Station: (2029) \$9.2M  
New Engines (4): \$3.1M  
Ladder Truck (1): \$1.1M  
Rescue Tools (4): \$168,000  
Brush Rigs (2): \$315,000  
Total: \$35.1M

**What is included:**

Repl Satellite Station (2023): \$3.5M\*  
HQ Building (2025): \$5.5M\*  
New Satellite Station: (2029) \$9.2M  
New Engines (4): \$3.1M  
Ladder Truck (1): \$1.1M  
Rescue Tools (4): \$72,000\*  
Brush Rigs (2): \$134,000\*  
Total: \$22.7M

SFR share: \$11.8M\*\*

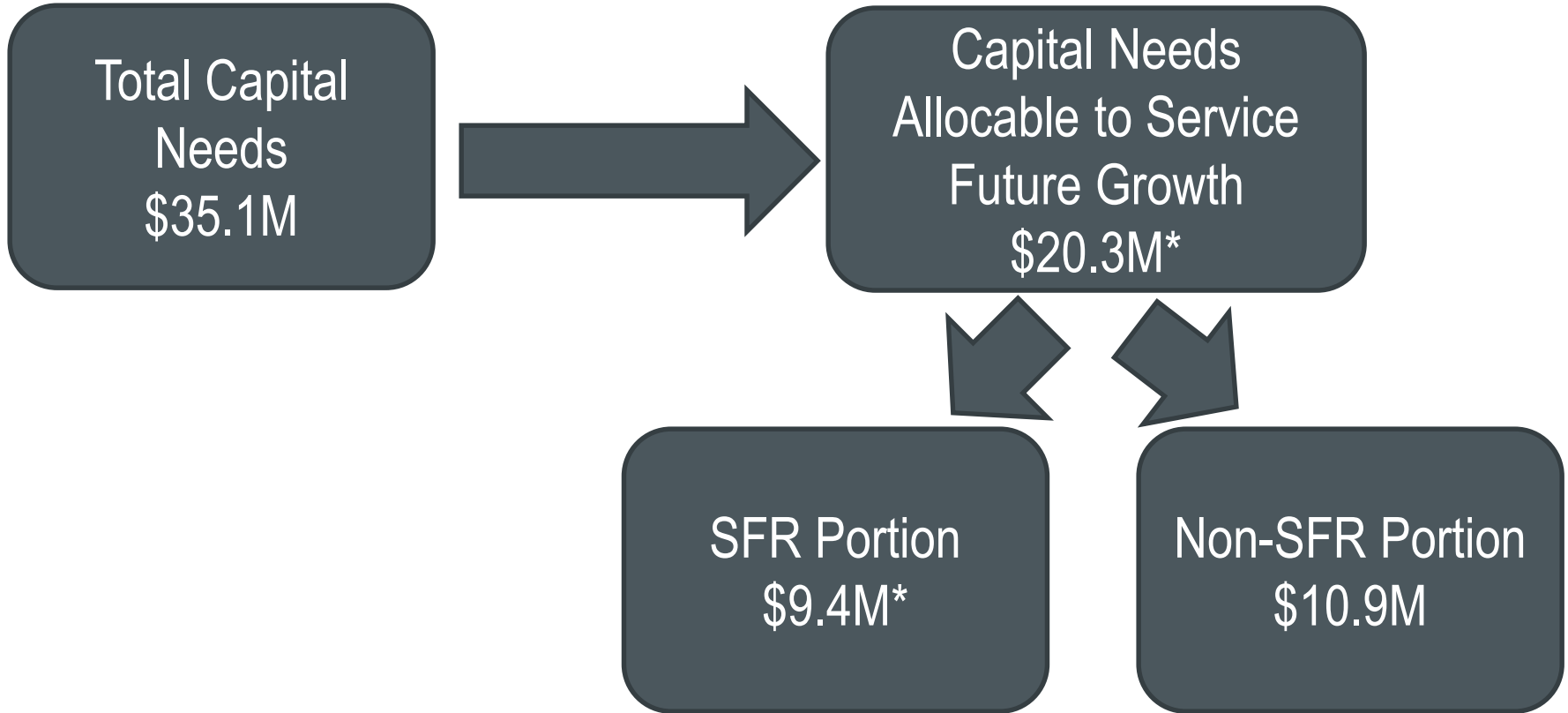
Non-SFR share: \$10.9M\*\*

\*adjusted for growth in incidents attributable to future growth

\*\*based on no. of incidents



# Allocable Capital Cost



**Adjusted Capital Needs  
allocable to growth: \$20.3M**

\*Original allocation of \$11.8M to SFR based on # of incidents; Adjusted by 20% for indoor fire sprinklers



# Distribute Costs by Customer Class

SFR Portion  
\$9.4M\*

Non-SFR Portion  
\$10.9M

**Adjusted Capital Needs  
allocable to growth: \$20.3M**

**Costs are  
proportionately  
allocated based on  
forecasted number of  
incidents and facility  
growth (sft)**

**SFR: \$9.4M**

**MFR: \$0.4M**

**Comm: \$4.8M**

**Indust: \$1.1M**

**Asst.Living: \$4.6M**

**Medical: \$0.1M**

\*Original allocation \$11.8M; Adjusted by 20% for indoor fire sprinklers



# Calculate Impact Fee by Customer Class

**Baseline (No Bonding):**  
**Total cost basis including**  
**new fire stations and fire**  
**head quarters**

SFR Portion  
\$9.4M\*  
(no station bonding)

Non-SFR Portion  
\$10.9M  
(no station bonding)

**Adjusted Capital Needs**  
**allocable to growth: \$20.3M**

**Allocated costs are**  
**divided by forecasted**  
**growth (sf) to determine**  
**proposed FIF**

**SFR: \$0.68/sf**

**MFR: \$0.37/sf**

**Comm: \$2.19/sf**

**Indust: \$0.15/sf**

**Asst.Living: \$41.74/sf**

**Medical: \$0.81/sf**

\*Original allocation \$11.8M; Adjusted by 20% for indoor fire sprinklers



# Calculate Impact Fee by Customer Class

**Baseline Option (w Bonds):  
Reduce cost basis by bond  
funding new fire stations  
and fire head quarters**

SFR Portion  
\$1.8M\*  
(station bonding)

Non-SFR Portion  
\$2.1M  
(station bonding)

**Adjusted Capital Needs  
allocable to growth: \$3.9M**

**Allocated costs are  
divided by forecasted  
growth (sf) to determine  
proposed FIF**

**SFR: \$0.13/sf**

**MFR: \$0.07/sf**

**Comm: \$0.43/sf**

**Indust: \$0.03/sf**

**Asst.Living: \$8.10/sf**

**Medical: \$0.16/sf**

\*Original allocation \$11.8M; Adjusted by 20% for indoor fire sprinklers



# FIF Baseline + Options

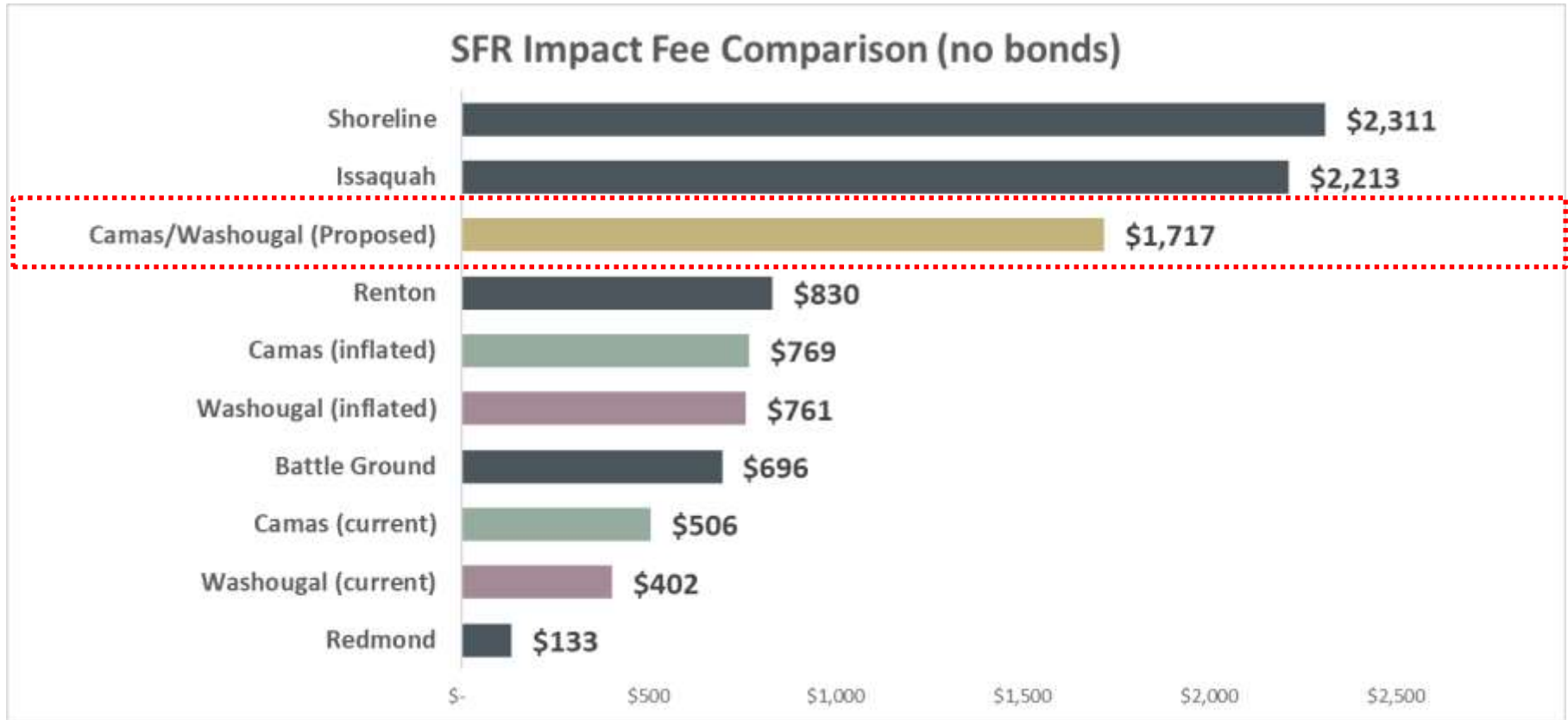
Class	Baseline		Grouping 1		Grouping 2		Grouping 3		Grouping 4	
SFR	\$0.68	\$0.13	\$0.68	\$0.13	\$0.68	\$0.13	\$0.68	\$0.13	\$0.68	\$0.13
MFR	\$0.37	\$0.07	\$0.37	\$0.07	\$0.37	\$0.07	\$0.37	\$0.07	\$0.37	\$0.07
Comm	\$2.19	\$0.43	Incl in all other		Incl in all other		Incl in all other		Incl in all other	
Indust	\$0.15	\$0.03	\$0.15	\$0.03	Incl in all other		Incl in all other		\$0.15	\$0.03
Asst Living	\$41.74	\$8.10	Incl in all other		Incl in all other		\$41.74	\$8.10	\$41.74	\$8.10
Medical	\$0.81	\$0.16	Incl in all other		Incl in all other		Incl in all other		Incl in all other	
All Other	n/a	n/a	\$2.00	\$0.39	\$0.88	\$0.17	\$0.50	\$0.10	\$1.05	\$0.20
Overall Average	\$0.76	\$0.15	\$0.76	\$0.15	\$0.76	\$0.15	\$0.76	\$0.15	\$0.76	\$0.15

Rates in blue indicate bond funding option

Rates presented are charges per square foot

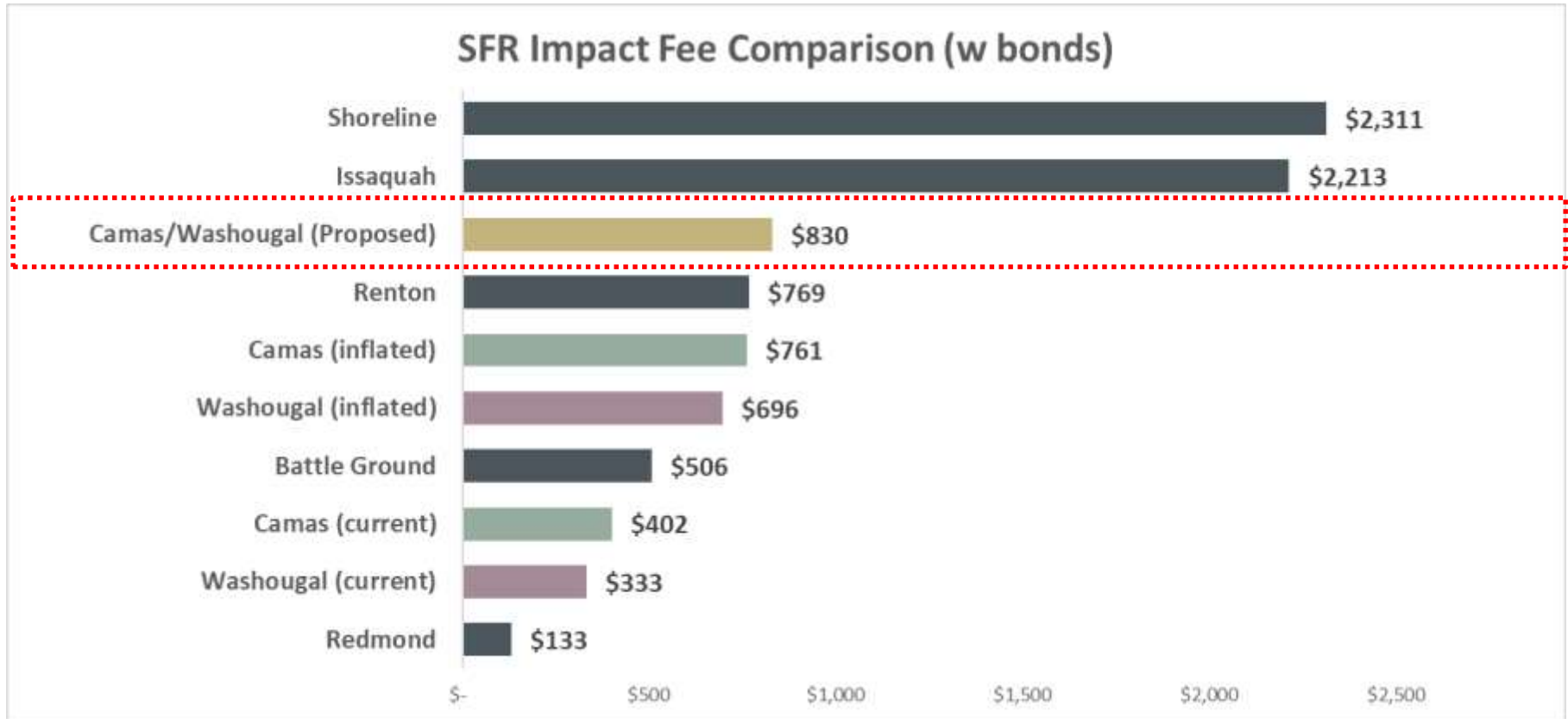
**4 alternative customer class groupings offered to mitigate increases to specific customer classes**

# Interjurisdictional Comparison (No Bonds)



*\*Camas fee based on average size of single-family residence (~2,500sft)*

# Interjurisdictional Comparison (with Bonds)



*\*Camas fee based on average size of single-family residence (~2,500sft)*





# Conclusion and Next Steps

- ◆ **City Council questions?**
  
- ◆ **Next steps: FCS GROUP to make same presentation to Washougal City Council**
  
- ◆ **Steps to implement (each City Council)**
  - Step 1: City Council adopt updated Fire CIP
  - Step 2: City Council adopt supporting impact fee (and preferred option)
  - Can be approved in separate meetings or during same meeting, but should be done in sequence

# Thank you!

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[www.fcsgroup.com](http://www.fcsgroup.com)





# FIF Baseline + Options

## Assumes Land Only for new satellite station

Class	Baseline		Grouping 1		Grouping 2		Grouping 3		Grouping 4	
SFR	\$0.42	\$0.13	\$0.42	\$0.13	\$0.42	\$0.13	\$0.42	\$0.13	\$0.42	\$0.13
MFR	\$0.23	\$0.07	\$0.23	\$0.07	\$0.23	\$0.07	\$0.23	\$0.07	\$0.23	\$0.07
Comm	\$1.36	\$0.43	Incl in all other		Incl in all other		Incl in all other		Incl in all other	
Indust	\$0.09	\$0.03	\$0.09	\$0.03	Incl in all other		Incl in all other		\$0.09	\$0.03
Asst Living	\$25.87	\$8.10	Incl in all other		Incl in all other		\$25.87	\$8.10	\$25.87	\$8.10
Medical	\$0.50	\$0.16	Incl in all other		Incl in all other		Incl in all other		Incl in all other	
All Other	n/a	n/a	\$1.24	\$0.39	\$0.55	\$0.17	\$0.31	\$0.10	\$0.65	\$0.20
Overall Average	\$0.47	\$0.15	\$0.47	\$0.15	\$0.47	\$0.15	\$0.47	\$0.15	\$0.47	\$0.15

Rates in blue indicate bond funding option

Rates presented are charges per square foot

**4 alternative customer class groupings offered to mitigate increases to specific customer classes**