

City of Camas Camas City Council Workshop



Parks Impact Fee Analysis November 20, 2023



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



Statutory Basis

Authorized by the Growth Management Act

- RCW 36.70A.070 and 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 82.02.060(5)

- 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 (unless there’s an extraordinary or compelling reason... identified in written findings by the governing body)



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

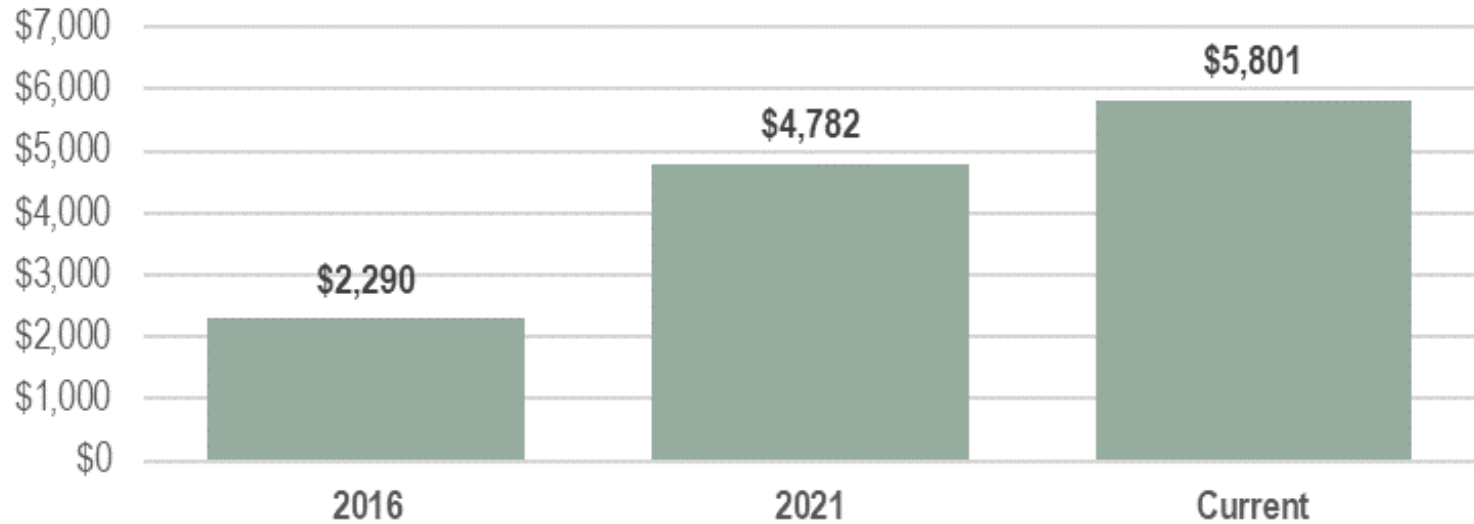
RCW 36.70A.681

- (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

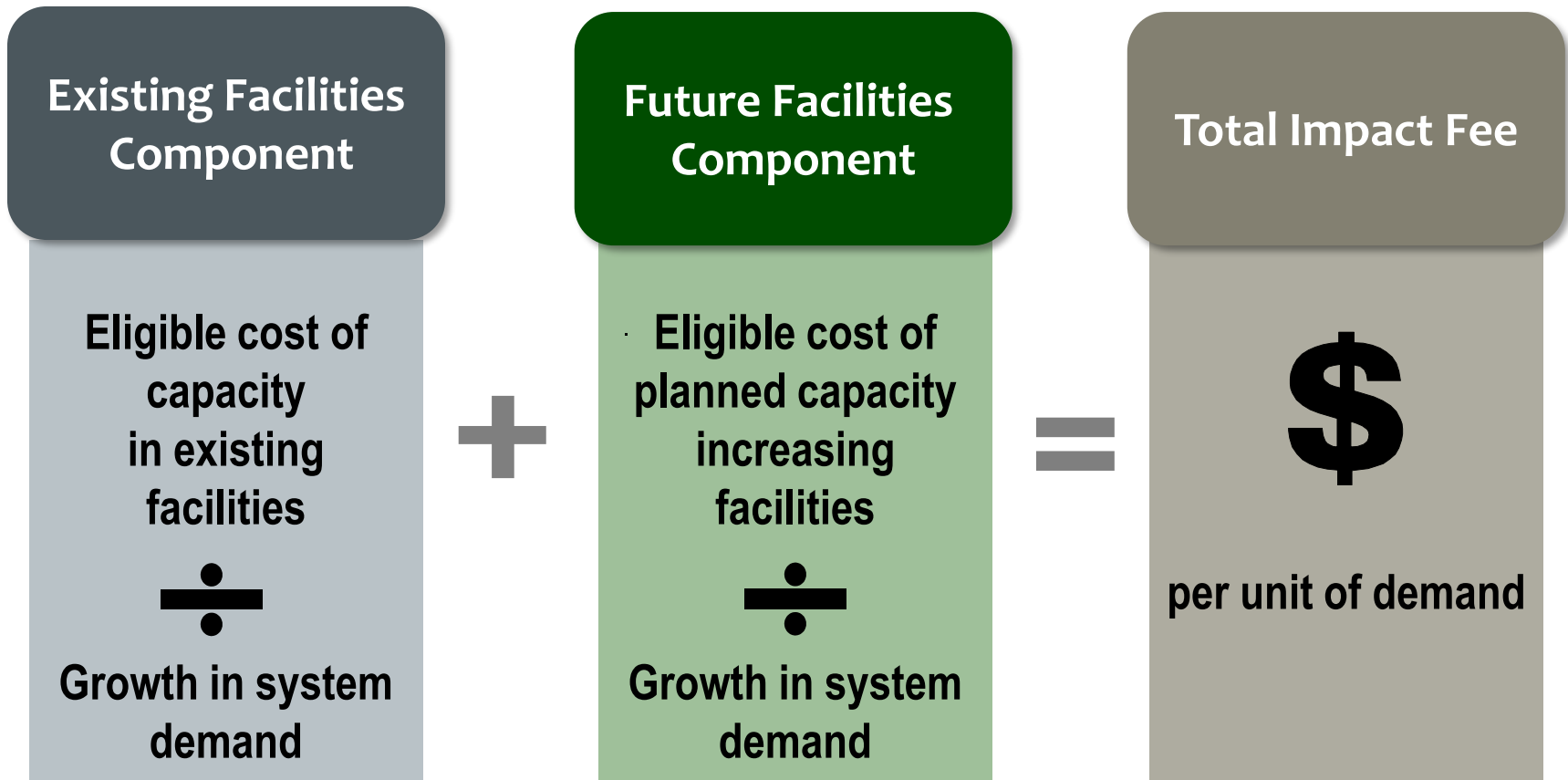
PIF for a Single-family Residence



Last PIF update was in 2018 with new SFR rate of \$4,500, effective January 1, 2019 – Resolution 18-011



Impact Fee Technical Analysis





Current Parks Impact Fee

TRAFFIC, PARK/OPEN SPACE, AND FIRE IMPACT FEES				
BUILDING TYPE	TIF North District	TIF South District	PARK/O.S.	FIRE
Single Family Detached	9,983	3,800	5,801	.68 psf
Apartment (per DU)	5,748	2,188	5,801	.37 psf
Duplex/Townhome (per DU)	6,151	2,341	5,801	.37 psf
Accessory Dwelling Unit (Interior)	2,496	950	-0-	-0-
Accessory Dwelling Unit (Exterior)	3,494	1,300	-0-	.68 psf
Commercial (TIF Calculated per PM Trip)	10,084	3,838	Calculated	.88 psf

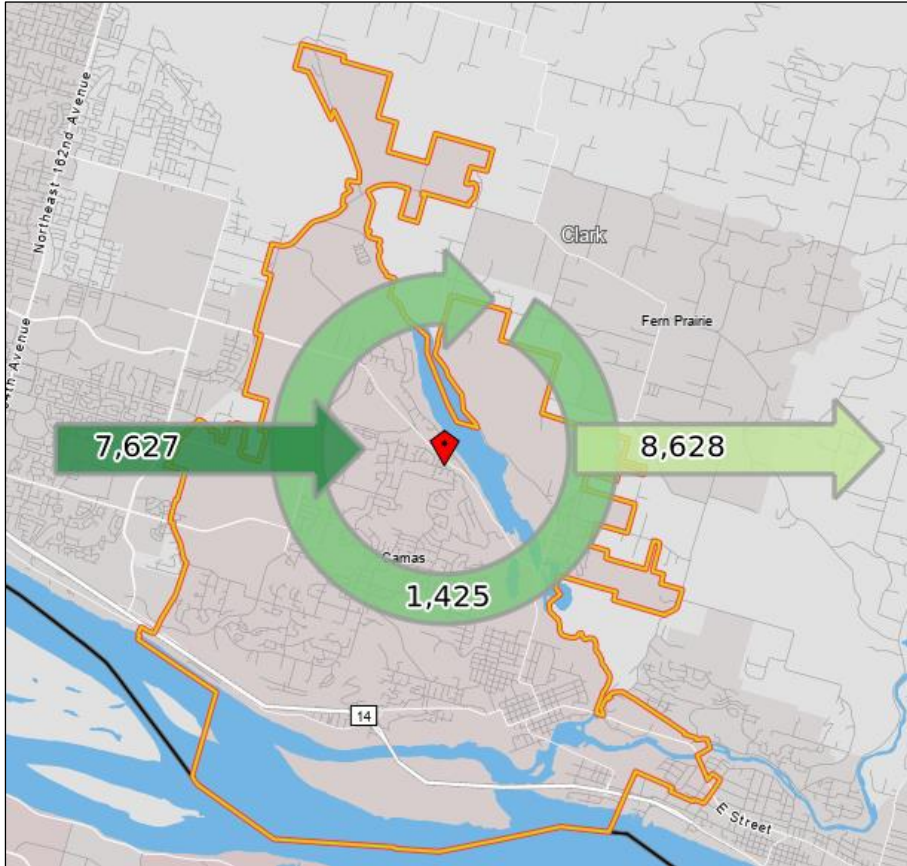


Calculated Parks Impact Fee

Calculated Parks Impact Fee	
Cost Basis:	
Future Facilities	\$ 53,831,978
Existing Facilities	7,505,779
Total Cost Basis	\$ 61,337,757
Growth in Residential Equivalents	8,183
Future Facilities Fee per Residential Equivalent	\$ 6,579
Existing Facilities Fee per Residential Equivalent	917
Total Parks Impact Fee per Residential Equivalent	\$ 7,496
Fee Schedule:	
Single-family dwelling unit	\$ 21,849
Multi-family dwelling unit	11,873
Mobile home dwelling unit	17,643
Accessory dwelling unit	10,924
Employee	389



Residential Equivalents



Total Hours per Week of Park Availability, 2019	
Residents	25,602
Employees working in Camas	9,052
Residential Hours	2,465,331
Non-residential Hours	45,260
Total Hours	2,510,591
Hours per Resident	96.29
Hours per Employee	5.00
Employees per Resident	19.26
Residents per Employee	0.05



Projected Growth

Residential Equivalent Growth,	2020	2035	Growth	CAGR	Growth Share
Population	26,065	34,100	8,035	1.81%	23.56%
Employees	9,216	12,056	2,841	1.81%	23.56%
Residential-equivalent employees	479	626	148	1.81%	23.56%
Total residential equivalents	26,544	34,726	8,183	1.81%	23.56%

Source: 2022 PROS Plan



Level of Service

- **Level of service (LOS) is measured to determine the need for new park facilities**
- **Current vs Future**
 - » Current uses the existing LOS to determine future needs
 - » Future uses the planned LOS to determine deficiencies in the current parks system
- **Category vs Unit of Measurement**
 - » Categories include Neighborhood Parks, Community Parks, Trails, etc.
 - » Units of measurement include Acres of Park, Miles of Trail, etc
- **The following slides show the Future LOS by Unit of Measurement**



Future Facilities Fee Eligibility

	Units	2020 Quantity	2020 Units per 1,000 Residents	Change in Quantity
By Unit of Measurement				
Acres of Parks and Natural Areas	Acres	1,015.64	38.97	7.65
Number of Special Facilities	Number	6.00	0.23	2.00
Miles of Trail	Miles	12.00	0.46	20.30

Future LoS					
	Units	2035 Units per 1,000 Residents	2020 Minimum Quantity	Eligibility	Reimbursable Quantity
By Unit of Measurement					
Acres of Parks and Natural Areas	Acres	30.01	782.18	100.00%	233.47
Number of Special Facilities	Number	0.23	6.11	94.25%	-
Miles of Trail	Miles	0.95	24.69	37.49%	-



Expansion Projects

Project Name	Park Type	Total Cost	Eligibility	Eligible Cost
Trail Corridors	Trail	\$ 2,500,000	37.49%	\$ 937,299
T-3 Trail - East segment of N. Shore Trail	Trail	1,250,000	37.49%	468,649
Mill Ditch Trail	Trail	3,500,000	37.49%	1,312,218
Green Mountain property	Trail	1,500,000	37.49%	562,379
Neighborhood park	Neighborhood Park	4,500,000	100.00%	4,500,000
Neighborhood park	Neighborhood Park	4,000,000	100.00%	4,000,000
Ash Creek Park	Neighborhood Park	2,200,000	100.00%	2,200,000
Neighborhood park	Neighborhood Park	3,500,000	100.00%	3,500,000
Lacamas Heights Park	Neighborhood Park	1,000,000	100.00%	1,000,000
Ostensen Canyon Park	Neighborhood Park	3,000,000	100.00%	3,000,000
Legacy Lands - Phase I, implementation site master plan	Community Park	4,000,000	100.00%	4,000,000
Aquatic Center *	Special Facility	19,000,000	94.25%	17,907,918
Public Plaza	Special Facility	1,000,000	94.25%	942,522
Total		\$ 50,950,000		\$ 44,330,985

Source: 2022 PROS Plan



Infill Projects

Project Name	Total Cost	Impact Fee Eligibility	Impact Fee-Eligible Costs
Crown Park	\$ 6,200,000	23.56%	\$ 1,460,909
Open Space Management Plan	200,000	23.56%	47,126
Urban Forestry Management Plan	150,000	23.56%	35,345
System-wide	1,800,000	23.56%	424,135
Skate Park	250,000	23.56%	58,908
Closing the Loop - Heritage and N. Shore trails	1,500,000	23.56%	353,446
Mill Ditch Trail	225,000	23.56%	53,017
System-wide	250,000	0.00%	-
Forest Home Park	300,000	23.56%	70,689
3rd Ave. Trailhead	700,000	23.56%	164,941
Legacy Lands - Phase I, develop site master plan	200,000	23.56%	47,126
Skate Park (Phase 2)	2,000,000	23.56%	471,261
Bike pump track	350,000	23.56%	82,471
Dog Park	125,000	23.56%	29,454
All-inclusive playground	600,000	23.56%	141,378
System-wide (ADA Compliance projects)	200,000	23.56%	47,126
System-wide (assessment of existing fields)	100,000	23.56%	23,563
Fallen Leaf Softball Field	200,000	23.56%	47,126
Green Mountain property Site master plan	250,000	23.56%	58,908
System-wide	150,000	23.56%	35,345
Heritage Park	125,000	23.56%	29,454
System-wide (wayfinding and signage)	1,000,000	23.56%	235,630
Dorothy Fox Park	150,000	0.00%	-



Infill Projects (continued)

Project Name	Total Cost	Impact Fee Eligibility	Impact Fee-Eligible Costs
Grass Valley Park	150,000	0.00%	-
Heritage Park	280,000	23.56%	65,977
Prune Hill Sports Park	150,000	0.00%	-
Heritage Park	250,000	23.56%	58,908
Prune Hill Sports Park	200,000	23.56%	47,126
Sports Complex	20,000,000	23.56%	4,712,610
Ash Creek Park	90,000	23.56%	21,207
Goot Park	150,000	23.56%	35,345
Louis Block Park	750,000	23.56%	176,723
Ostensen Canyon Park	100,000	23.56%	23,563
Leadbetter House redevelopment	2,000,000	23.56%	471,261
Community garden support	50,000	23.56%	11,782
Lacamas Heights Park	75,000	23.56%	17,672
Oak Park	400,000	23.56%	94,252
Camas Community Center *	10,000,000	23.56%	2,356,305
Heritage Park	450,000	23.56%	106,034
Grass Valley Park	250,000	0.00%	-
Fallen Leaf Lake Park	2,600,000	23.56%	612,639
Goot Park - area under powerline	1,750,000	23.56%	412,353
Pickleball Courts	895,000	23.56%	210,889
	\$ 57,615,000		\$ 13,352,002

Source: 2022 PROS Plan



Future Facilities Fee Cost Basis

Future Facilities Cost Basis	Future LoS	
	Eligibility	Eligible Cost
By Unit of Measurement		
Acres of Parks and Natural Areas	100.00%	\$ 22,200,000
Number of Special Facilities	94.25%	18,850,440
Miles of Trail	37.49%	3,280,545
Expansion Projects Total		\$ 44,330,985
Infill Projects		13,352,002
Total		\$ 57,682,987

Source: Previous tables



Existing Facilities Fee Cost Basis

		Historical Investment	Number of Units	Historical Investment per Unit	Eligible Number of Units
Units					
By Unit of Measurement					
Acres of Parks and Natural Areas	Acres	\$ 44,156,944	1015.64	\$ 43,477	233.47
Number of Special Facilities	Number	4,752,829	6.00	792,138	-
Miles of Trail	Miles	1,684,804	12.00	140,400	-
Total		\$ 50,594,576			

		Unadjusted Eligible Amount	Outstanding Principal	Growth's Share of Outstanding Principal	Total Eligible Amount
Units					
By Unit of Measurement					
Acres of Parks and Natural Areas	Acres	\$ 10,150,495	\$ 11,224,000	\$ 2,644,717	\$ 7,505,779
Number of Special Facilities	Number	-	840,000	197,930	-
Miles of Trail	Miles	-	-	-	-
Total		\$ 10,150,495	\$ 12,064,000	\$ 2,842,646	\$ 7,505,779



Calculated SDC

Adjustments to Impact Fee Cost Basis	
	Future by Unit
Unadjusted Future Facilities Cost Basis	\$ 57,682,987
Estimated Future Facilities Fee Balance	(3,851,009)
Future Facilities Cost Basis	\$ 53,831,978

Calculated Parks Impact Fee	
Cost Basis:	
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Existing Facilities	7,505,779
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Fee for Non-Residential Land Uses

Employment Density	Employees per 1,000 Square Feet	Future by Unit (Impact Fee per 1,000 SF)
Ag., Fish & Forest Services; Constr.; Mining	1.695	\$659.72
Food & Kindred Projects	1.587	\$617.84
Textile & Apparel	1.075	\$418.53
Lumber & Wood	1.563	\$608.18
Furniture; Clay, Stone & Glass; Misc.	1.316	\$512.15
Paper & Allied	0.625	\$243.27
Printing, Publishing & Allied	2.222	\$864.97
Chemicals, Petroleum, Rubber, Leather	1.389	\$540.61
Primary & Fabricated Metals	2.381	\$926.75
Machinery Equipment	3.333	\$1,297.46
Electrical Machinery, Equipment	2.500	\$973.09
Transportation Equipment	1.429	\$556.05
TCPU--Transportation and Warehousing	0.304	\$118.31
TCPU--Communications and Public Utilities	2.174	\$846.17
Wholesale Trade	0.719	\$280.03
Retail Trade	2.128	\$828.16
Finance, Insurance & Real Estate	2.703	\$1,051.99
Non-Health Services	1.299	\$505.50
Health Services	2.857	\$1,112.11
Educational, Social, Membership Services	1.351	\$526.00
Government	1.887	\$734.41

Source: Metro, "1999 Employment Density Study," Table 4.



Scaled Single-family Impact Fees

Calculated PIF per Resident (Maximum)	\$	7,496
Average Single-family Dwelling Unit Size		2,358
Average Occupancy per Single-family Dwelling Unit		2.91
Average occupants per Sq. Ft.		0.0012

Parks Impact Fee Schedule	Square Feet	Residents	Impact Fee
Impact fee per resident	809	1.0000	\$7,496
Impact fee per square foot of single-family residence	1	0.0012	\$9.27
Maximum impact fee per single-family residence	2,605	3.2205	\$24,142



Scaled Single-family Impact Fees

PIF Schedule by Square Foot	
809	\$7,496
1,000	\$9,266
1,250	\$11,582
1,500	\$13,899
1,750	\$16,215
2,000	\$18,532
2,250	\$20,848
2,358	\$21,849
2,500	\$23,165
2,605 and above	\$24,142



Comparisons (SFRs)

Jurisdiction	State	PIF for a SFR*	
Camas (Maximum)	WA	\$21,849	
Lake Oswego	OR	\$16,565	
Issaquah	WA	\$10,533	
Happy Valley	OR	\$10,089	
Kirkland	WA	\$6,822	
Sammamish	WA	\$6,739	
Washougal	WA	\$6,464	
Redmond	WA	\$5,884	
Camas (Current)	WA	\$5,801	
Shoreline	WA	\$5,227	
Vancouver	WA	\$4,757	

Source: FCS GROUP Survey, 3/27/2023

*SFR = Single-family residence



Comparisons (Multi-family)

Jurisdiction	State	PIF for a MFU*	
Camas (Maximum)	WA	\$11,873	
Lake Oswego	OR	\$9,214	
Happy Valley	OR	\$7,085	
Issaquah	WA	\$6,466	
Camas (Current)	WA	\$5,801	
Kirkland	WA	\$5,186	
Washougal**	WA	\$4,685	
Sammamish	WA	\$4,362	
Redmond	WA	\$4,085	
Vancouver	WA	\$3,476	
Shoreline	WA	\$3,428	

Source: FCS GROUP Survey, 3/27/2023

*MFU = Multi-family dwelling unit

**Washougal has an ADU rate of \$2,262.46



Comparisons (Commercial)

Jurisdiction	State	PIF for 1,000 SF Office Space
Redmond	WA	\$1,594
Lake Oswego	OR	\$1,309
Issaquah	WA	\$980
Camas (Maximum)	WA	\$506
Camas (Current)	WA	\$0
Happy Valley	OR	\$0
Kirkland	WA	\$0
Sammamish	WA	\$0
Shoreline	WA	\$0
Vancouver	WA	\$0
Washougal	WA	\$0

Source: FCS GROUP Survey, 3/27/2023



Code Update

- **3.88.070 – Park and open space impact fee component formula.**
 - » *Update section to reference methodology in updated 2023 PIF Report*
- **3.88.170 – Expenditure of fees.**
 - » A. Impact fees for system developments shall be expended only in conformance with the capital facilities plan. Impact fees shall be expended or encumbered for a permissible use within **six ten years** of collection, unless there exists an extraordinary and compelling reason for fees to be held longer than **six ten years**. Such extraordinary or compelling reasons shall be identified in written findings by the City Council.



Next Steps

Provide Council with Recommendations in early 2024

- **Finalize PIF calculations to include:**
 - » Single-family and multi-family
 - » Addition of ADU and employment categories in rate schedule
- **Chapter 3.88 updates**

Thank you! Questions?

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