

# CAMAS SCHOOL DISTRICT

## CAPITAL FACILITIES PLAN

### *CITY OF VANCOUVER COUNCIL WORKSHOP*

DECEMBER 12<sup>TH</sup> & 19<sup>TH</sup>, 2022

LeAnne Bremer,  
Attorney  
Miller Nash LLP

Jasen McEathron,  
Director of  
Business Services

# OUTLINE

- **Background**
- **Current School Impact Fees**
- **Capital Facilities Plan – Enrollment vs. Building Capacity**
- **Impact Fee Considerations**
- **Resolution No. 21-02 Capital Facilities Plan 2022-28**

# BACKGROUND

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. Camas School District is required by Clark County and the Cities of Camas, Washougal, and Vancouver to adopt a capital facilities plan (CFP) to satisfy the requirements of the GMA and to identify school facilities necessary to meet the educational needs of current and projected enrollment growth for a six-year period.

Clark County Resolution No. 2021-06-01 suspended the need to update our CFP last year due to COVID.

Camas SD contracted with Miller Nash LLC law firm to assist with the preparation of our capital facilities plan.

School Impact Fees are calculated using methodologies consistent with RCW 82.02 and the School Board adopts the CFP, which establishes the school impact fees; subject to approval by respective planning commissions.

# CURRENT SCHOOL IMPACT FEES

## Current Impact Fee Amounts - Clark County Schools

SCHOOL AREA	SFR	Effective date	MFR	Effective date	ADU	Effective date
BATTLE GROUND	\$6,397.00	1/1/17	\$2,285.00	1/1/17	\$571.25	3/1/18
CAMAS	\$5,371.00	1/1/17	\$5,371.00	1/1/17	\$1,342.75	3/1/18
EVERGREEN	\$6,432.00	3/18/20	\$3,753.00	3/18/20	\$938.25	3/18/20
GREEN MOUNTAIN	\$3,387.00	9/26/07	N/A	N/A	\$846.75	3/1/18
HOCKINSON	\$7,790.00	3/18/20	\$3,434.00	3/18/20	\$858.50	3/18/20
LA CENTER	\$3,501.00	3/18/20	\$3,104.00	3/18/20	\$776.00	3/1/18
RIDGEFIELD	\$10,100.00	3/18/20	\$10,100.00	3/18/20	\$2,525.00	3/18/20
VANCOUVER	\$2,880.75	1/1/17	\$2,381.93	1/1/17	\$595.48	3/1/18
WASHOUGAL	\$5,600.00	1/1/17	\$5,800.00	1/1/17	\$1,450.00	3/1/18
WOODLAND	\$5,900.00	3/18/20	\$5,900.00	3/18/20	\$1,475.00	3/18/20

<https://clark.wa.gov/sites/default/files/media/document/2021-11/sfr-impact-fees.pdf>

## Building Capacity Summary

High School	Building Capacity	Portable Capacity	Total Capacity	% Full	Year Enrollment > Capacity
Camas	1,834	310	2,144	87%	2040
Discovery	600	-	600	33%	2030
Hayes Freedom	207		207	69%	2040
	2,641	310	2,951	75%	
High School Class Size = 31; Utilization Rate 83%					

Middle School	Building Capacity	Portable Capacity	Total Capacity	% Full	Year Enrollment > Capacity
Liberty	875		875	77%	2028
Odyssey	350		350	85%	2022
Skyridge	825	150	975	73%	2040+
	2,050	150	2,200	77%	
Middle School Class Size = 30; Utilization Rate 83%					

Elementary School	Building Capacity	Portable Capacity	Total Capacity	% Full	Year Enrollment > Capacity
Dorothy Fox	552	48	600	79%	2035
Grass Valley	624	48	672	66%	2040+
Helen Baller	576	96	672	78%	2039
Lacamas Lake	600		600	55%	2040+
Prune Hill	504	96	600	71%	2040+
Woodburn	648	48	696	82%	2026
	3,504	336	3,840	72%	
Elementary School Class Size = 24; Utilization of all classrooms					

## 6-Year Plan – Facility Capacity Needs

Project Description	Added Capacity	Estimated Cost	Cost for Added Capacity to Serve Growth
Woodburn Elementary Portable	48	\$500,000	\$500,000
Odyssey Middle School Addition	100	\$15,000,000	\$10,000,000
Property Acquisition		\$7,000,000	0
Liberty Middle Portable	60	\$500,000	\$500,000
Middle School Construction	850	\$100,000,000	\$100,000,000
Leadbetter Campus Improvements for Educational Purpose	500	\$87,000,000	0
<b>TOTAL:</b>	<b>2,158</b>	<b>\$210,000,000</b>	<b>\$111,000,000</b>

# IMPACT FEE CONSIDERATIONS

	<b>Current SFR</b>	<b>Current MFR</b>	<b>New Calculated SFR</b>	<b>New Calculated MFR</b>	<b>Board Approved SFR</b>	<b>Board Approved MFR</b>
CAMAS	\$5,371	\$5,371	<b>\$6,652.48</b>	<b>\$29,713.38</b>	\$6,650	\$6,650

The Single Family Residence (SFR) is fairly consistent with the current SFR. The Multi Family Residence (MFR) calculated fees increased due to these factors:

1. The costs of the facilities
2. Higher assessed values
3. Updated student factors
4. Multi family units of Vancouver & Evergreen generate a high number of students

# RESOLUTION NO. 21-02

## CAPITAL FACILITIES PLAN 2022-28

### Impact Fee discussion:

#### Single Family Residence (SFR)

- **2015-21 Calculated Maximum** \$5,371
- **2015-21 Board Adopted** \$5,371
- **2022-28 Calculated Maximum** \$6,652.48
- **2022-28 Board Adopted** \$6,650 (May 23<sup>rd</sup>)

#### Multi Family Residence (MFR)

- **2015-21 Calculated Maximum** \$10,336
- **2015-21 Board Adopted** \$5,371
- **2022-28 Calculated Maximum** \$29,713.38
- **2022-28 Board Adopted** \$6,650 (May 23<sup>rd</sup>)