



Planning Commission Meeting Agenda Tuesday, August 16, 2022, 7:00 PM Council Chambers, 616 NE 4th AVE

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To Participate Remotely:

OPTION 1 - (Video & Audio) Use Zoom app and Meeting ID – 845 0741 7106; or click <https://us06web.zoom.us/j/84507417106>

OPTION 2 - (Audio only) By phone: 877-853-5257, Meeting ID# 845 0741 7106

For Public Comment:

1. On Zoom app - Click raise hand icon
2. by phone, hit *9 to "raise your hand"
3. Or, email communitydevelopment@cityofcamas.us (400 word limit); routes to Commissioners

These will be entered into the meeting record. Emails received by one hour before the start of the meeting will be emailed to the Commissioners prior to the meeting start time. Emails will be accepted until 1 hour received after the meeting and will be emailed to the Commissioners no later than the end of the next business day.

CALL TO ORDER

ROLL CALL

MINUTES

Minutes from the May 17, 2022 Planning Commission Meeting.

MEETING ITEMS

1. Annual Comprehensive Plan Amendments (CPA22-01)
Presenter: Robert Maul, Interim Community Development Director
2. Camas School District Capital Facilities Plan 2022-2028
3. Washougal School District Capital Facilities Plan 2022-2027

MISCELLANEOUS UPDATES

NEXT MEETING DATE

The next meeting is scheduled for September 20, 2022, at 7 p.m.

CLOSE OF MEETING

Annual Comprehensive Plan Amendments
City File Number: CPA22-01

| | | | |
|------------------------|--|--------------|--------------------------------|
| TO: | Camas Planning Commission | DATE: | August 16 th , 2022 |
| FROM: | Marty Snell, AICP, MacKay Sposito on behalf of planning staff | | |
| LOCATION: | 4711 NW Camas Drive (Property Tax ID# 986026906) | | |
| APPLICABLE LAW: | Camas Municipal Code Chapters (CMC) Chapter 18.51 | | |

| | | |
|-------|--|----|
| I. | COMPREHENSIVE PLAN AMENDMENT PROCESS | 1 |
| II. | BACKGROUND | 1 |
| III. | LAND INVENTORY | 2 |
| IV. | APPLICABLE COMPREHENSIVE PLAN GOALS & POLICIES..... | 4 |
| V. | PROPOSED AMENDMENT | 6 |
| VI. | PUBLIC COMMENT | 10 |
| VII. | STAFF RECOMMENDATION | 10 |
| VIII. | TABLE 1 –2021 COMPREHENSIVE PLAN ACREAGE (PROPOSED)..... | 11 |
| IX. | ZONING REGULATIONS..... | 12 |
| X. | DEVELOPMENT STANDARDS – CHAPTER 18.09 | 13 |

- Analyze the City's Comprehensive Plan policies and goals; and
- Address the provisions set forth in Camas Municipal Code 18.51.

Each year in the months leading up to January, the City announces that proposed amendments to the Comprehensive Plan will be received for 30 days. The City received one application (File: CPA22-01).

In 2016, the city adopted a complete update to its comprehensive plan and map, titled Camas 2035 (Ord. 16-010). The city's comprehensive plan guides land use and the city's financial plans relative to capital facilities and the provision of city services and programs, consistent with the state's Growth Management Act (GMA) and Clark County's Community Framework Plan.

The plan includes six (6) elements that work together to achieve the community's vision and long-term economic vitality. Those elements include policies and goals for the following: Land Use; Housing; Natural Environment; Transportation and Street Plans; Public Facilities, Utilities, and Services; and Economic Development.

The growth plan anticipates that the city will have a total population of 34,098 in 2035 and will add 11,182 new jobs. According to the state's Office of Financial Management, the city's population, as of April 1, 2021, is **26,870**, which is a 3.09% increase from the 2020 Census of **26,065**. This increase is 1.15% more than the Clark County increase of 1.94%, which is in keeping with a trend of more growth than the county experiences as a whole.

The City must evaluate proposed comprehensive plan changes in order to provide a balance of residential and employment lands. The City must also carefully evaluate the amount of developable land for each use, after deducting for critical areas or other practical challenges. The following report will discuss the city's compliance with the population and employment allocations to date and provide an analysis of the proposed amendments.

III LAND INVENTORY

EMPLOYMENT LANDS

The city's vision for economic development (Camas 2035, Section 6.1) in part reads, "In 2035, the economy has grown to attract a variety of businesses that offer stable employment opportunities and family wage jobs in the medical and high tech fields." This element also has a goal to 'maintain a diverse range of employment opportunities to support a setting and quality of life that attract and retain businesses.'

The City has approximately 3,398 acres designated for employment (combined commercial and industrial lands), or 33% of the overall acreage. Based on June, 2022 Clark County's Buildable Lands Report (BLR), it is estimated that there is 963 net acres of vacant and underutilized employment land in Camas. The model estimates that the city's capacity of 296 net acres of Commercial land and 667 acres of Industrial land will create 11,921 additional jobs by 2035. This estimate is based on the employment density assumptions of adding 9 jobs per acre for industrial and 20 jobs per acre for commercial, which was reaffirmed by Clark County for the June 2022 BLR.

Given the high-level nature of the buildable lands analysis, there may be additional land that cannot be developed when detailed site plans are researched, or alternatively, a new employer may exceed the estimated jobs per acre based on whether their industry can expand vertically instead of lineally.

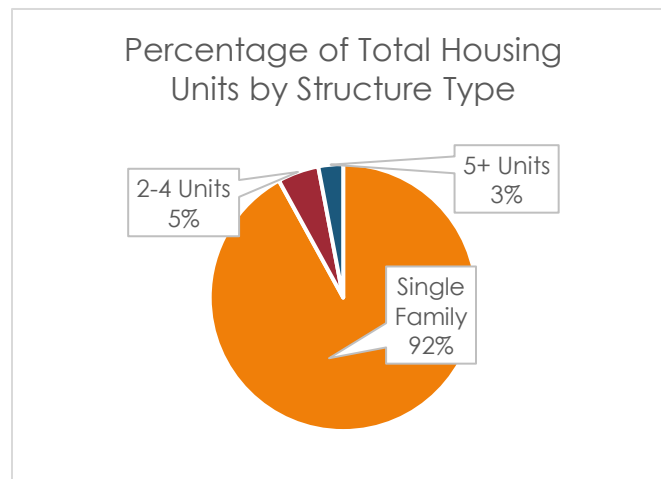
The Industrial comprehensive plan designation is comprised of the following zones: Light Industrial (LI); Light Industrial Business Park (LI/BP); Business Park (BP); and Heavy Industrial (HI). The city's industrial lands include the top employers, some school district properties, and provide family-wage jobs. Commercially designated properties include the following zones: Regional Commercial (RC); Downtown Commercial (DC); Mixed Use (MX); Neighborhood Commercial (NC); and Community Commercial (CC). The most recent commercial developments and preliminary approvals have occurred in the city's downtown and along NW 38th Avenue.

RESIDENTIAL LANDS

The majority of land in Camas is designated for single family residential uses (45%). Together with multifamily, residentially designated lands comprise approximately 53% of total acreage. Camas 2035 states that the city must add 3,868 new residential units within residentially designated areas by 2035 to meet the growth rate of 1.26 percent population growth per year. Since adoption in 2016, there has been an average of 250 residential units built per year.

In July, the city adopted the Camas Housing Action Plan (Res. 21-006), which provides detailed background information on the city's current housing stock, and strategies to further the 2035 goals of achieving a greater mix of housing types, sizes, and affordability levels. The following chart is an excerpt from the plan. The full plan is available on the city's website at:

<https://www.cityofcamas.us/com-dev/page/camas-housing-action-plan>.



Multifamily Apartment and Townhouse Developments in Camas, 2022

| Development Name | Type | Year Built | NUMBER OF UNITS |
|---|------------|-------------|-----------------|
| Lloyd Apartments, 1022-1050 E. 1 st Avenue | Apartments | 1954 | 8 |
| Hill Crest Apartments, 1222 NW Couch Street | Apartments | 1971 | 5 |
| First Avenue Apartments, 1410 E. 1 st Avenue | Apartments | 1972 | 11 |
| Camas House Apartments, 1102-1138 E. 1 st Avenue | Apartments | 1979 | 16 |
| Crown Villa, 1529 Division Street | Apartments | 1986 | 19 |
| River View Apartments, 3003 NE 3 rd Avenue | Apartments | 1995 | 60 |
| Russell Street Townhomes, 1820 SE Seventh Ave | Townhomes | 1996 | 9 |
| River Place Apartments, 1718 SE 11 th Avenue | Apartments | 1998 | 20 |
| Third Avenue Apartments, 2615 NE 3 rd Avenue | Apartments | 2000 | 42 |
| Camas Ridge, 1420 NW 28 th Avenue | Apartments | 2011 | 51 |
| Logan Place Village, 1346 NW 25 th Avenue | Townhomes | 2014 | 26 |
| 7 th Avenue Townhomes, 710 NW 7 th Avenue | Townhomes | 2015 | 10 |
| Stoneleaf Townhomes, 5843 NW 26 th Avenue | Townhomes | 2015 | 12 |
| Parker Village, 20 th Avenue & NW Brady Road | Townhomes | 2018 | 60 |
| Terrace at River Oaks, 3009 NE 3 rd Avenue | Apartments | 2018 | 120 |
| Clara Apartments, 608 NE Birch Street | Apartments | 2020 | 32 |
| Kielo at Grass Valley, 5988 NW 38 th Avenue | Apartments | 2020 | 276 |
| Parklands at Camas Meadows, NW Longbow Lane | Townhomes | 2020 | 24 |
| The Casey, 5515 NW Pacific Rim Blvd. | Apartments | 2022 (u.c.) | 136 |

IV. APPLICABLE COMPREHENSIVE PLAN GOALS & POLICIES

In order to support changes to the Camas 2035 plan, the city must review the application in light of Camas Municipal Code (CMC) 18.51 Comprehensive Plan and Zoning Amendments and, more specifically, CMC 18.51.030 Evaluation Criteria to address the following:

- A. *Impact upon the city of Camas comprehensive plan and zoning code;*
- B. *Impact upon the surrounding properties, if applicable;*
- C. *Alternatives to the proposed amendment; and*
- D. *Relevant code citations and other adopted documents that may be affected by the proposed change.*

Further, the city must agree that the proposed amendments comply with and promote the goals of the Growth Management Act.

Commercial and industrial properties are focal points as to where the city plans and anticipates job growth potential for the community. The Camas 2035 plan includes goals and policies for job growth within the Economic Development element of the plan (Ch. 6). The subject property is located within the "Grass Valley" area of the city, which is within an economic development target area located in the west side of the city.

The applicant proposes to amend the Industrial designation to Commercial, with an associated zoning district of Mixed Use (MX). Relevant goals and policies are found in the Land Use, Housing, and Economic Development chapters of the Camas 2035 plan. A few are touched on below.

Land Use (Camas 2035, Ch. 1): The city's overall vision is outlined in the Land Use chapter. Five (5) major land use categories are covered in this chapter with goals and policies.

Citywide Goal LU-1: Maintain a land use pattern that respects the natural environment and existing uses while accommodating a mix of housing and employment opportunities to meet the City's growth projections.

The following policies are particularly applicable to the proposed amendments:

Policy LU-1.1: Ensure the appropriate mix of commercial-, residential-, and industrial-zoned land to accommodate the City's share of the regional population and employment projections for the 20-year planning horizon.

Policy LU-1.3: Maintain compatible use and design with the surrounding built and natural environments when considering new development or redevelopment.

Policy LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.

Goal LU-2: Create a diversified economy and serve Camas residents and tourists by providing sufficient land throughout the City to support a variety of business types and employment opportunities.

The following policies are particularly applicable to the proposed amendments:

Policy LU-2.4: Encourage mixed-use developments (residential and commercial) in order to support adjacent uses and reduce car trips, but not at the expense of job creation.

Policy LU-2.7: Protect employment land from conversion to residential uses in order to ensure an adequate supply of commercial and industrial land to meet 20-year employment projections.

Housing (Camas 2035, Ch. 2): The city's housing goals and policies focus on increasing housing diversity and affordability over the next 20 years.

Citywide Goal (H-1): Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community.

The following policies are particularly applicable to the proposed amendments:

Policy H-2.3: Any comprehensive plan designation change that increases residential capacity should require a quarter (25 percent) of the new units to be affordable to households earning 50 to 80 percent of Camas' MHI at the time of development.

Policy H-2.4: All affordable housing created in the City should remain affordable for the longest possible term, whether created with public funds, through development agreements, or by regulation.

Economic Development (Camas 2035, Ch. 6): The vision for the community's economy is articulated in this chapter. The city is broken out by six (6) distinct areas. The most relevant of these is the Grass Valley area.

Grass Valley Economic Development Goal, ED 3: Promote a cooperative industrial business park in which businesses and the City share resources efficiently to achieve sustainable development, with the intention of increasing economic gains and improving environmental quality.

The following policy is applicable to the proposed amendments:

Policy ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval.

EVALUATION CRITERIA – CMC 18.51.030 (A-D)

The application materials must include responses to eight general questions (A-H, of CMC§18.51.010).

After considering whether or not the current plan is deficient, the Planning Commission must recommend whether to support, reject or defer the amendments to City Council. The code provides the following criteria at CMC 18.51.030:

- A. *Impact upon the city of Camas comprehensive plan and zoning code;*
- B. *Impact upon surrounding properties, if applicable;*
- C. *Alternatives to the proposed amendment; and*
- D. *Relevant code citations and other adopted documents that may be affected by the proposed change.*

At the following section, staff will address the applicable criteria for each proposal. At Section IX of this report, there is a summary of the proposed changes to land use acreages.

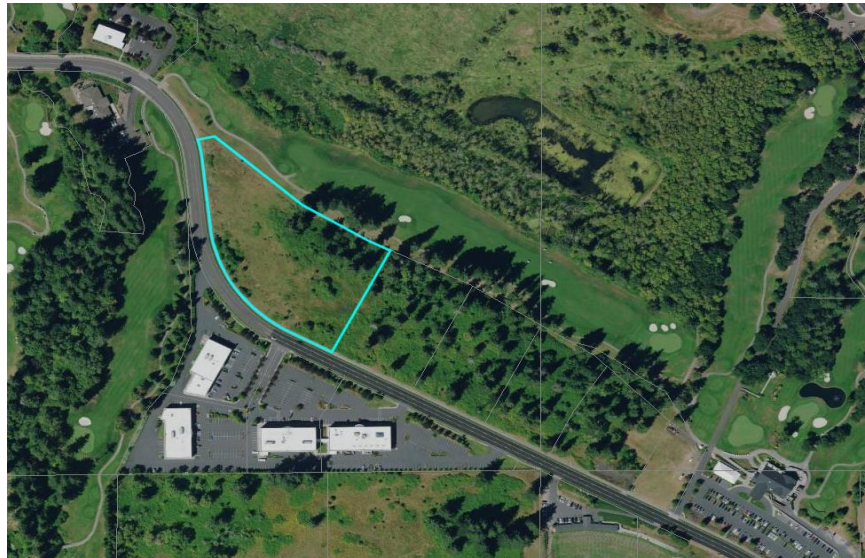
V. PROPOSED AMENDMENT

A. PEDWAR PROPERTY (FILE #CPA22-01)

Description: Amend comprehensive plan from to Industrial to Commercial with an associated rezone from Light Industrial/Business Park (LI/BP) to Mixed Use (MX) of a 5-acre site that is currently vacant.

Site Description: The 5-acre (+/-) subject property is designated Industrial with a zoning of Light Industrial/Business Park (LI/BP). The site is currently vacant. The same designation lies to the north, west and south of the site. To the north is the Camas Meadows Golf Course and across the street, to the south is an industrial business park. To the east of the subject site, properties comprising 8.8 (+/-) acres were amended in 2020 and 2021 from Industrial to Commercial with a concurrent rezone of Mixed Use. Further to the southeast are multifamily designated properties, with one project, the Village at Camas Meadows under construction. Another multifamily

development is located north of the golf course. To the east of the golf course, there is a Business Park zone with a mixed use development planned.



Discussion: The applicant requests that the comprehensive plan designation of Industrial on the subject parcels be amended to Commercial, with a concurrent rezone from LI/BP to MX.

In order to better evaluate the proposal, the city must consider the comprehensive plan goals and policies for the Grass Valley Area (Economic Development, Chapter 6) and the zoning regulations of the proposed Mixed Use Zone. The comprehensive plan specifically requires an analysis of buildable lands, for any proposed conversions within the Grass Valley area of the city, **“ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval.”**

Land Need Analysis for Mixed Use Development

For this request, the applicant submitted a report titled “Land Need Analysis for Mixed Use Development on a Site in Camas, Washington” (Johnson Economics, LLC, February, 2022). The stated purpose of this report is to evaluate the feasibility of multi-family residential development on the subject site. Furthermore, analysis in the report compares the suitability of the site for two alternative uses (business park v. mixed use) based on market and planning criteria.

Land Capacity vs. Demand (Camas 2035)

The report notes there are thousands of square feet of space available at the Camas Meadows Corporate Center and an estimated oversupply of industrial and business park land to accommodate new development. (pp. 4 & 5) Additionally, the report outlines the findings of Clark County's Vacant Buildable Lands Model and the city's own Comprehensive Plan relative to land capacity. Figure 3.1 of the report (p. 6) shows a net surplus across commercial, industrial, and residential land uses – 127 acres, 167 acres, and 231 acres respectively. Relying on Clark County's Buildable Lands Report for the pace of development for five years (2016-2020), the report states there is sufficient land supply for commercial (over 50 years), industrial (over 400 years), and residential (8 years) uses. While commercial and industrial development tends to be ‘chunky’ – meaning development does not happen on a linear 6-acre or 1.6-acre burn rate per

year as noted on page 6 of the report – it stands to reason that there is more land supply for commercial and industrial development than there is for residential development. This point is underscored in the northern area of Grass Valley, where the report notes an adequate supply of space and land for commercial/industrial use and a constrained supply for residential use.

Supplemental Employment Sector Analysis

Johnson undertook some analysis of forecasted growth rates for major industry sectors, based on WA Employment Security Department data for the broader SW WA region. The analysis leads to the expectation of more growth in the Education and Health services and also in Professional and Business Services – both in terms of percentages and in absolute jobs numbers. The conclusion of this analysis is **'the greatest number of new jobs will be found in sectors that tend to use commercial office and retail space (and land) and fewer jobs in sectors that use industrial space.'** (p. 7)

Residential Demand Analysis

The Johnson Economics report includes a somewhat in-depth analysis of the market for rental housing (apartments) in Camas for the past 20 years and for the next 5 years (2022-2027). The analysis shows a trend of households growing older and with more households with higher incomes than in the previous two decades. The report forecasts that new growth alone will demand support for 250+ units over the next five years and will represent a wide array of household incomes and cohort groups. One interesting note in the report speaks to 'trading up' into newer units with less wear-and-tear and more amenity rich complexes. This is in response to research that many of the existing apartment projects in Camas are old and are small (averaging 35 years old and 19 units as an average size). The report concludes that more updated properties and development should offer competitive advantages to households looking to rent.

Conclusions

The report concludes with, "While the subject site is generally suitable for either of the proposed uses, the prospective industrial business park development faces some disadvantages while a mixed-use development generally enjoys advantages for feasibility." The conclusion is based on market forces, demand for multifamily residential units, topography of the site, and compatibility with adjacent and surrounding uses. (p. 13)

Mixed Use Zoning in Camas

Previous to 2020, the Mixed Use Zone was found at two areas of the city—adjacent to downtown and north of the intersection of Lake Road and Everett Road. Those areas were targeted for their redevelopment potential for transit-oriented developments: given the prevalence of small lots located near arterials and collectors. Those areas were also formerly designated a mix of other commercial designations that at the time prohibited new residential construction. Mixed Use and Downtown Commercial zones are the only commercial zones in the city that allow a variety of residential uses outright. Camas 2035 ("Plan") at Section 1.4.5 states, "Future conversion of commercial or industrial areas to MX should consider the benefits to the community, such as providing a gathering place (e.g., pocket park), housing options for a variety of income levels, and job opportunities." This section of the Plan includes three policies and the following goal for mixed use areas. **"LU-5: To foster economically and socially diverse mixed neighborhoods as the foundation for a healthy city, which includes meeting the multi-modal transportation, housing, employment, education, recreation, and health needs of the citizens."**

The LI/BP Zone is almost entirely found on parcels in the northwestern section of the city. Over the past few comprehensive plan amendment cycles, properties have converted from LI/BP to either BP or RC zones due to the restrictive development standards of the LI/BP zone, which include deep building setbacks from property lines (Refer to Section XI of this report). The current zoning requires a minimum front setback of 200-feet and rear setback of 100-feet. In comparison, in the MX zone there is a *maximum* front building setback of 10-feet, meaning that a building must be established at the front property line or no further back than 10-feet.

Amendment of a comprehensive plan designation not only includes a consideration of the comprehensive plan, development standards of the zoning, but also includes a comparison of the allowed land uses within the current zone and proposed zone in order to evaluate the merits of the proposal and any unintended consequences of such change. The allowed land uses for each zone are found within the Use Authorization Table at [CMC Chapter 18.07](#). There are 73 outright allowed uses within the MX zone and of those, there are 41 uses that are not allowed ("X") within the current zoning of the property (see list at Section XI of this report).

A variety of residential uses are generally allowed in the MX zone, where they are prohibited in the LI/BP zone. The city has a level of concern that development of this site and adjacent MX properties could be entirely residential in nature, given that the MX does not mandate a mix of uses. However, there is a limit to the amount of residential development that could be built, as the MX zone includes a maximum residential density of 24 units per acre. The site would be limited to 120 units.

| EVALUATION CRITERIA | FINDINGS |
|---|--|
| CMC18.51.030 (A-D) and CMC18.51.010 (C) | |
| Impact upon the city of Camas comprehensive plan and zoning code; | The amendment would decrease industrial lands by five (5) acres and increase land for residential or mixed use development. |
| Impact upon surrounding properties, if applicable; | The city did not identify any detrimental effects to adjacent properties if this change is approved. |
| Alternatives to the proposed amendment; and | The applicant submitted a Land Use Analysis for Mixed Use Development report that compared potential development under current zoning and potential development under Mixed Use zoning. (Johnson Economics, LLC, February 2022) The report finds and supports the conversion of a modest amount of industrial land to commercial land, without significantly impairing the ability to meet future industrial demand. (p. 15 of the report) |

| | |
|--|---|
| Relevant code citations and other adopted documents that may be affected by the proposed change. | Staff is not aware of any other city plans that would be affected if the subject five (5) acres were amended from Industrial to Commercial, with a companion rezone from LI/BP to Mixed-Use (MX). |
| <p>Why the current comprehensive plan is deficient or should not continue in effect.</p> <p>Specifically: "Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval." – Policy ED-3.3</p> | The Johnson Economics, LLC report relies on Clark County's Buildable Lands Report and Vacant Buildable Lands Model (VBLM) to support its findings that Camas has an adequate supply of commercial and industrial land to accommodate future growth. The report further provides reasons why Mixed Use and, specifically residential development, is more suitable for this property, which go to topography, compatibility, market conditions, and a strong demand for multifamily development. |

Pursuant to CMC18.51.030 a staff report *"shall contain the department's recommendation on adoption, rejection or deferral of each proposed change"*.

VI. PUBLIC COMMENT

None at this time.

VII. STAFF RECOMMENDATION

Department Recommendation: This presentation is for informational purposes only. Staff will return for a formal public hearing, where staff will provide the Planning Commission a recommendation.

VIII. TABLE 1 –2021 COMPREHENSIVE PLAN ACREAGE (PROPOSED)

| Comprehensive Plan Designations | Current Acres | CPA22-01 | Final Acres |
|---------------------------------|---------------|----------|-------------|
| Single Family | | | |
| · Low Density | 866.86 | | 866.86 |
| · Medium Density | 3608.65 | | 3608.65 |
| · High Density | 437.49 | | 437.49 |
| Multi-Family | | | |
| · Low Density | 311.01 | | 311.01 |
| · High Density | 256.21 | | 256.21 |
| Commercial | 979.36 | 5 | 979.36 |
| Industrial | 2397.2 | -5 | 2292.20 |
| Park | 850.72 | | 850.7 |
| Open Space / Green Space | 492.00 | | 492.0 |
| Total acreage: | 10,200 | | 10,200 |

| Zoning** | 2020 | CPA22-01 | Final 2021 Acreage |
|--|----------------|----------|--------------------|
| Parks/Open Space | | | |
| Neighborhood Park (NP) | 145.14 | | 145.14 |
| Special Use (SU) | 164.09 | | 164.09 |
| Open Space (OS) | 421.55 | | 421.55 |
| Industrial | | | |
| Heavy Industrial (HI) | 858.58 | | 858.58 |
| Light Industrial (LI) | 91.83 | | 91.83 |
| Business Park (BP) | 542.63 | | 542.63 |
| Light Industrial/Business Park (LI/BP) | 790.75 | -5 | 785.75 |
| Residential | | | |
| Residential-15,000 (R-15) | 716.30 | | 716.30 |
| Residential-12 (R-12) | 925.43 | | 925.43 |
| Residential-10,000 (R-10) | 989.29 | | 989.29 |
| Residential-7,500 (R-7.5) | 1534.34 | | 1534.34 |
| Residential-6,000 (R-6) | 191.11 | | 191.11 |
| Multifamily Residential-10 (MF-10) | 224.39 | | 224.39 |
| Multifamily Residential-18 (MF-18) | 312.70 | | 312.70 |
| Commercial | | | |
| Downtown Commercial (DC) | 72.22 | | 72.22 |
| Mixed Use (MX) | 46.56 | 5 | 51.56 |
| Regional Commercial (RC) | 597.93 | | 597.93 |
| Neighborhood Commercial (NC) | 10.57 | | 10.57 |
| Community Commercial (CC) | 237.44 | | 237.44 |
| Total Acres | 8872.95 | | 8872.95 |

**Does not include UGB areas

IX ZONING REGULATIONS

USE AUTHORIZATION TABLE – CMC CHAPTER 18.07

Comparison of land uses that are allowed ("P") in the MX Zone and uses that are prohibited ("X") in the LI/BP Zone. Residential-type uses are highlighted.

| Zoning Districts | MX | LI/BP |
|---|----|-------|
| Antique shop ⁶ | P | X |
| Appliance sales and service ⁶ | P | X |
| Bowling alley/billiards ⁶ | P | X |
| Building, hardware and garden supply store ⁶ | P | X |
| Clothing store ⁶ | P | X |
| Department store ⁶ | P | X |
| Furniture repair; upholstery ⁶ | P | X |
| Furniture store ⁶ | P | X |
| Funeral home ⁶ | P | X |
| Grocery, large scale ⁶ | P | X |
| Grocery, small scale ⁶ | P | X |
| Hospital, emergency care ⁶ | P | X |
| Hotel, motel ⁶ | P | X |
| Household appliance repair ⁶ | P | X |
| Laundry (self-serve) | P | X |
| Nursing, rest, convalescent, retirement home ⁶ | P | X |
| Pet shops ⁶ | P | X |
| Second-hand/consignment store ⁶ | P | X |
| Shoe repair and sales ⁶ | P | X |
| Theater, except drive-in ⁶ | P | X |
| Veterinary clinic ⁶ | P | X |
| Auditorium ⁶ | P | X |

| Zoning Districts | MX | LI/BP |
|--|----|-------|
| Community club ⁶ | P | X |
| Church ⁶ | P | X |
| Library ⁶ | P | X |
| Museum ⁶ | P | X |
| Sports fields ⁶ | P | X |
| College/university ⁶ | P | X |
| Elementary school ⁶ | P | X |
| Junior or senior high school ⁶ | P | X |
| Private, public or parochial school ⁶ | P | X |
| Adult family home | P | X |
| Apartment, multifamily development, row houses | C | X |
| Assisted living | P | X |
| Bed and breakfast | P | X |
| Designated manufactured home | P | X |
| Duplex or two-family dwelling | P | X |
| Group home | P | X |
| Home occupation | P | X |
| Housing for the disabled | P | X |
| Residence accessory to and connected with a business | P | X |
| Single-family dwelling | P | X |

X DEVELOPMENT STANDARDS – CMC CHAPTER 18.09

Comparison of development dimension standards that apply to the MX Zone and the LI/BP Zone.

| | MX | LI/BP ^{Note 2} |
|--|----|-------------------------|
|--|----|-------------------------|

| | | |
|---|-------|---------------|
| Maximum Density (dwelling units/net acre) | 24 | n/a |
| Minimum lot area (square feet) | 1,800 | 10 acres |
| Minimum lot width (feet) | None | Not specified |
| Minimum lot depth (feet) | None | Not specified |

Setbacks: Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.

| | | |
|--|--|---|
| Minimum front yard (feet) | Note 3 | 5' per 1 foot of building height (200' minimum) |
| Minimum side yard (feet) | 10' | 100' for building; 25' for parking |
| Minimum rear yard (feet) | 25' | 100' for building; 25' for parking area |
| Lot Coverage: Lot coverage (percentage) | 1 story (60%) 2 stories or more (50%) | 1 story (30%) 2 stories (40%) 3 stories (45%) |
| Building Height Maximum building height (feet) | None | 60 |

Notes:

1. If along a flanking street of corner lot.
2. The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapter 18.21 Light Industrial/Business Park.
3. Maximum setback at front building line is ten feet.
4. Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.



Item 1.

Community Development Department | Planning
 616 NE Fourth Avenue | Camas, WA 98607
 (360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form

Case Number: CPA22-01

Applicant Information

Applicant/Contact: Romano Development, Inc. (Kess Romano) Phone: (360) 952-3811

Address: 4610 NE 77th Avenue, Suite 102 kess@romanofinancial.com #

Street Address *E-mail Address*

Vancouver WA 98662

City *State* *ZIP Code*

Property Information

Property Address: 4711 NW Camas Meadows Drive 986026-906

Street Address *County Assessor # / Parcel #*

Camas WA 98607

City *State* *ZIP Code*

Zoning District Light Industrial/Business Park Site Size ± 5.0 Acres

Description of Project

Brief description:
 Proposal to amend the comprehensive plan designation from Industrial to Commercial, and to rezone the parcel from Light Industrial/Business Park (LI/BP) to Mixed Use (MX)

Are you requesting a consolidated review per CMC 18.55.020(B)? YES ☐ NO ☒

Permits Requested: ☐ Type I ☐ Type II ☐ Type III ☒ Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: Romano Properties LLC Phone: (360) 949-6688

Last *First*

4610 NE 77th Avenue Suite 102

Street Address *Apartment/Unit #*

E mail Address: Vanocuver WA 98662

korban@romanofinancial.com *City* *State* *Zip*

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

DocuSigned by:
Korban Romano
 38AEE1628DBB490

Signature:

Date: 1/27/2022

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: 1-31-22 Pre-Application Date:

Staff: Related Cases # PA21-59

☐ Electronic
 Copy
 Submitted

Receipt #:
60665852
\$16,636.00
 Validation of Fees

Application Checklist and Fees [updated on January 1, 2022]

CPA 22-01
PA 21-59 (relat

Item 1.

| | | | |
|--|--|-------------------|------------------------|
| Annexation | \$863 - 10% petition; \$3,669 - 60% petition | 001-00-345-890-00 | \$ |
| Appeal Fee | | 001-00-345-810-00 | \$399.00 \$ |
| Archaeological Review | | 001-00-345-810-00 | \$137.00 \$ |
| Binding Site Plan | \$1,879 + \$24 per unit | 001-00-345-810-00 | \$ |
| Boundary Line Adjustment | | 001-00-345-810-00 | \$103.00 \$ |
| Comprehensive Plan Amendment | | 001-00-345-810-00 | \$5,826.00 \$ 5,826.00 |
| Conditional Use Permit | | | |
| Residential | \$3,417 + \$105 per unit | 001-00-345-810-00 | \$ |
| Non-Residential | | 001-00-345-810-00 | \$4,328.00 \$ |
| Continuance of Public Hearing | | 001-00-345-810-00 | \$524.00 \$ |
| Critical or Sensitive Areas (fee per type) | | 001-00-345-810-00 | \$775.00 \$ |
| (wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat) | | | |
| Design Review | | | |
| Minor | | 001-00-345-810-00 | \$433.00 \$ |
| Committee | | 001-00-345-810-00 | \$2,375.00 \$ |
| Development Agreement | \$877 first hearing; \$530 ea. add'l hearing/continuance | 001-00-345-810-00 | \$ |
| Engineering Department Review - Fees Collected at Time of Engineering Plan Approval | | | |
| Construction Plan Review & Inspection | (3% of approved estimated construction costs) | | |
| Modification to Approved Construction Plan Review | (Fee shown for information only) | | \$420.00 |
| Single Family Residence (SFR) - Stormwater Plan Review | (Fee shown for information only) | | \$208.00 |
| Gates/Barrier on Private Street Plan Review | (Fee shown for information only) | | \$1,041.00 |
| Fire Department Review | | | |
| Short Plat or other Development Construction Plan Review & Insp. | | 115-09-345-830-10 | \$284.00 \$ |
| Subdivision or PRD Construction Plan Review & Inspection | | 115-09-345-830-10 | \$354.00 \$ |
| Commercial Construction Plan Review & Inspection | | 115-09-345-830-10 | \$424.00 \$ |
| Home Occupation | | | |
| Minor - Notification (No fee) | | | \$0.00 |
| Major | | 001-00-321-900-00 | \$69.00 \$ |
| LI/BP Development | \$4,328 + \$41.00 per 1000 sf of GFA | 001-00-345-810-00 | \$ |
| Minor Modifications to approved development | | 001-00-345-810-00 | \$346.00 \$ |
| Planned Residential Development | \$35 per unit + subdivision fees | 001-00-345-810-00 | \$ |
| Plat, Preliminary | | | |
| Short Plat | 4 lots or less: \$1,936 per lot | 001-00-345-810-00 | \$ |
| Short Plat | 5 lots or more: \$7,175 + \$250 per lot | 001-00-345-810-00 | \$ |
| Subdivision | \$7,175 + \$250 per lot | 001-00-345-810-00 | \$ |
| Plat, Final: | | | |
| Short Plat | | 001-00-345-810-00 | \$200.00 \$ |
| Subdivision | | 001-00-345-810-00 | \$2,375.00 \$ |
| Plat Modification/Alteration | | 001-00-345-810-00 | \$1,196.00 \$ |
| Pre-Application (Type III or IV Permits) | | | |
| No fee for Type I or II | | | |
| General | | 001-00-345-810-00 | \$354.00 \$ |
| Subdivision (Type III or IV) | | 001-00-345-810-00 | \$911.00 \$ |
| SEPA | | 001-00-345-890-00 | \$810.00 \$ 910.00 |
| Shoreline Permit | | 001-00-345-890-00 | \$1,196.00 \$ |
| Sign Permit | | | |
| General Sign Permit | (Exempt if building permit is required) | 001.00.322.400.00 | \$41.00 \$ |
| Master Sign Permit | | 001.00.322.400.00 | \$126.00 \$ |
| Site Plan Review | | | |
| Residential | \$1,151 + \$34 per unit | 001-00-345-810-00 | \$ |
| Non-Residential | \$2,876 + \$68 per 1000 sf of GFA | 001-00-345-810-00 | \$ |
| Mixed Residential/Non Residential | (see below) | 001-00-345-810-00 | \$ |
| | \$4,055 + \$34 per res unit + \$68 per 1000 sf of GFA | | |
| Temporary Use Permit | | 001-00-321-990-00 | \$80.00 \$ |
| Variance (Minor) | | 001-00-345-810-00 | \$695.00 \$ |
| Variance (Major) | | 001-00-345-810-00 | \$1,295.00 \$ |
| Zone Change (single tract) | | 001-00-345-810-00 | \$3,345.00 \$ |

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010;
 Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016;
 Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018; Revised by RES 19-018 DEC 2019
 Revised by RES20-014 DEC 2020

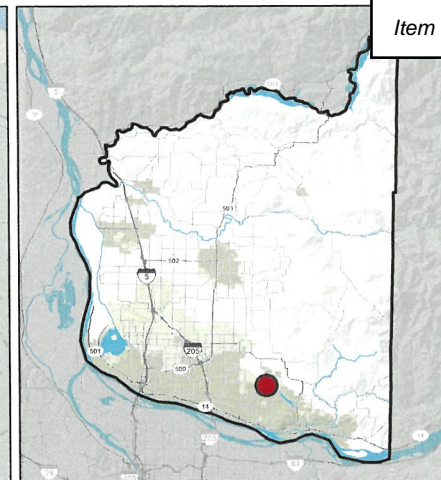
Fees reviewed & approved by Planner:

Initial Date

For office use only

Total Fees Due: \$ 6,636.00

Item 1.



**PID(s): 986026906,
300-Foot Buffer**

KEY

- Subject Property
- Buffer Selection
- Parcels



NOTE: Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

0 220 440 660 Feet

Pedwar Property Zone Change Type IV Comprehensive Plan Amendment

Date: January 2022

Submitted to: City of Camas
Community Development
616 NE 4th Avenue
Camas, WA 98607

Applicant: Romano Development, Inc.
4610 NE 77th Avenue, Suite 102
Vancouver, WA 98682
Kess Romano
(360) 952-3811
kess@romanofinancial.com

AKS Job Number: 9030

Table of Contents

| | | |
|------|--|---|
| I. | Request | 2 |
| II. | Site Description | 2 |
| III. | Applicable Review Criteria | 2 |
| | CITY OF CAMAS MUNICIPAL CODE | 2 |
| | Title 18 – Zoning | 2 |
| | Chapter 18.51 Comprehensive Plan and Zoning Amendments | 2 |
| IV. | Conclusion | 7 |

Pedwar Property Zone Change Type IV Comprehensive Plan Amendment

| | |
|--------------------------------|--|
| Submitted to: | City of Camas Community Development 616 NE 4th Avenue Camas, WA 98607 |
| Applicant: | Romano Development, Inc. 4610 NE 77th Avenue, Suite 102 Vancouver, WA 98682 Kess Romano (360) 952-3811 kess@romanofinancial.com |
| Property Owners: | Pedwar Development Group, LLC 4711 NW Camas Meadows Drive Camas, WA, 98607 |
| Applicant's Consultant: | AKS Engineering & Forestry, LLC 9600 NE 126 th Avenue, Suite 2520 Vancouver, WA 98682 Contact(s): Michael Andreotti, RLA Email: andreottim@aks-eng.com Phone: (360) 882-0419 |
| Site Location: | 4711 NW Camas Meadows Drive Camas, WA, 98607 |
| Clark County Parcels: | 986026-906 |
| Site Size: | ±5.00 acres (±217,800) square feet) |
| Land Use Districts: | Light Industrial/Business Park (LI/BP) |

I. Request

Through this application, Romano Development Inc. (Applicant) is requesting to amend the City of Camas' Comprehensive Plan to move the subject site (described below) from its current Industrial designation to Commercial. With the Comprehensive Plan amendment, the applicant requests to rezone the property from Light Industrial/Business Park (LI/BP) to Mixed-Use (MX) zone. In addition to this narrative, the application package includes the materials necessary for the City Council to review and approve this submittal, including a State Environmental Policy Act (SEPA), Traffic Analysis, and Land Needs Analysis/Economic Study.

This written narrative, together with other documentation included in the application materials, establishes that the application complies with all applicable approval criteria. This documentation represents substantial evidence and provides the basis for City Council to approve the application.

II. Site Description

The subject property is a ±5.0-acre parcel comprised of one tax lot (Clark County Property Identification Number: 986026-906) located at 4711 NW Camas Meadows Drive within the Grass Valley Area of Camas. The site is vacant and situated in Camas' Grass Valley area, within the Light Industrial/Business Park zone. The property fronts NW Camas Meadows Drive along its southwestern boundary and is southeast of the intersection between NE Goodwin Road and NW Camas Meadows Drive. Surrounding properties are predominately within the Light Industrial/Business Park zone with the properties to the southeast zoned Mixed Use (MX). The Camas Meadows Golf Course occupies the abutting tax lots to the north and adjacent lot to the west (across NW Camas Meadows Drive); office buildings and off-street parking areas occupy the properties to the southwest (across NW Camas Meadows Drive). The property abutting the subject site to the southeast is vacant and was recently re-zoned to the Mixed-Use (MX) zone (City file: CPA21-01).

The subject site is hilly, sloping from south to north with grades that range between five percent and 20 percent, with the 20 percent slopes located along the north half of the property. The existing vegetation on site consist mostly of field grass with clusters of shrubs and trees in the northeast corner. According to Clark County Geographic Information Systems (GIS) there are no critical areas on site.

III. Applicable Review Criteria

CITY OF CAMAS MUNICIPAL CODE

Title 18 – Zoning

Chapter 18.51 Comprehensive Plan and Zoning Amendments

18.51.010 Application for amendments to comprehensive plan.

Any interested person, including applicants, citizens, planning commission, city council, city staff, and other agencies, may submit an application in the month of January each year for a comprehensive plan amendment. The application shall specify:

A. A detailed statement of what is proposed and why;

Response: The Applicant proposes to change the Comprehensive Plan designation of the subject site from Industrial to Commercial and change the site zoning from LI/BP to MX. The subject property is a ± 5.0-acre parcel bordered by Camas Meadows Golf Course to the north and west and NW Camas Meadows Drive along its southwest property boundary. The abutting

property to the southeast is within a Commercial designation and the Mixed-Use zone. Based on the size of the subject property, the use/zoning of surrounding properties, and the existing grades on site, the potential for this property to be engaged in light industrial or business park use is limited. By designating this property as Commercial and re-zoning the parcel to MX, the subject site will be consistent with the contiguous properties to the southeast, which are within a Commercial designation and situated in the MX zone. Redesignating and re-zoning the property will also allow for a development with uses that can be integrated into the challenging slopes on site, consistent with nearby properties, and compatible with surrounding uses. The MX zone also provides for employment uses, which will minimize impact to the city's inventory of employment land and keep it above the amount needed to meet the 20-year employment projections.

B. A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change;

Response: The Comprehensive Plan amendment will help solve development issues associated with the site. As previously stated, the subject property is a ± 5.0-acre parcel. Based on the site's current zoning, size, existing grades, and the use/zoning of the surrounding properties, the property has limited development potential under the current zoning. Designating the site as Commercial and incorporating it into the MX zone will expand the economic development opportunities for the site, while also providing the opportunity for residential development. The modification will ensure the site is consistent with abutting properties to the southeast and allow for uses that can be integrated into the existing site grades with less cost and impact to the site and adjacent properties than a use in the LI/BP zone. The MX zone also promotes the reduction of urban sprawl and provides opportunities for employees to walk to their jobs. Additionally, according to an economic analysis provided by Johnson Economics, LLC., the redesignation of this property will have no substantial impact on the city's available employment land. As shown in the traffic memo complete by H. Lee & Associates on January 28, 2022, the proposed change will increase the potential weekday and peak hour trips at for the site. Any future application will be required to complete a traffic study to determine actual trips for a project and any development in the existing or proposed zone would increase trips of the existing condition. As will be discussed in more detail later in this narrative, the proposed change is also not anticipated to have a significant impact on the existing or proposed parks and open space within the vicinity of the site.

C. An explanation of why the current comprehensive plan is deficient or should not continue in effect;

Response: The subject site is within the Grass Valley area of Camas. The proposed change from Industrial to Commercial will not remove the opportunity for jobs to be developed and will widen the range of potential jobs related uses as well as providing the opportunity to develop residential uses on the site and help address the need for housing diversity. The existing Comprehensive Plan designation of Industrial and land use zoning of LI/BP allows for uses that generally require larger building footprints and large, flat parking and maneuvering areas. With the existing grades on site, development requiring a large, flat footprint will be costly, and less desirable to develop and have greater impacts than a use

that could be integrated more easily into the slopes. Existing allowed uses will also be generally less compatible with the adjacent golf course and MX parcels to the southeast. The proposed modification will also allow for the reduction of urban sprawl and provides the opportunity for employees to walk to their jobs.

- D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;

Response: Consistent with the Washington State Planning Goals in RCW 36.70A.020, the subject property is within Camas' urban growth area, where adequate public facilities are available. NE Camas Meadows Drive is fully developed with water, sewer, and other necessary utilities available at the site. This amendment will increase the inventory of land within the MX zone allowing for dense development that supports urban growth and reduction of low-density sprawl. Based on the surrounding office and recreational uses, additional mixed-use commercial and residential development will help promote a diversity of transportation types. Increasing the inventory of available land for residential use in a commercial mixed-use setting helps to provide more housing types and potentially provides more available housing to the market. As previously noted, the proposed conversion of a ±5.0-acre parcel from an Industrial designation to Commercial and rezoning it to MX will have no substantial impact on available employment land. This amendment will result in a higher diversity of commercial and residential uses in the area, which will promote economic development within the City of Camas, while maintaining the goal to reduce sprawl.

- E. A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted;

Response: This amendment does not require changes to any of the City's functional plans. The subject property is not within the City's shoreline jurisdiction. This application includes a Transportation Impact Analysis, which identifies that NW Camas Meadows Drive, and the surrounding transportation infrastructure is sufficient to support any traffic generated by this amendment. The necessary public utilities, water and sewer, are available to the site. Any future development will be required to manage stormwater on site. There are no shorelines on the site.

- F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city;

Response: The subject property is situated within city limits. Public facilities have necessary capacity, utilities are available, and NW Camas Meadows Drive is fully improved. No capital improvements are necessary to support this amendment.

- G. A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change; and

Response: Other than the proposed Comprehensive Plan amendments, no other changes to existing city or county codes are necessary.

- H. The application shall include an environmental checklist in accordance with the State Environment Policy Act (SEPA).

Response: A SEPA checklist, including Section D for non-project actions, is provided in the application package.

CITY OF CAMAS COMPREHENSIVE PLAN GOALS

Chapter 2 – Housing

H-1: Maintain the strength, vitality, and stability of all neighborhoods and promote the development of a variety of housing choices that meet the needs of all members of the community

Response: As currently zoned, the site does not allow for residential development. Redesignating the site to Commercial with an associated rezoning to MX will allow for the potential development of all housing types allowed in the City of Camas and provide opportunity for housing to meet needs recently identified in the City of Camas Housing Action Plan (HAP). These goals include developing housing to accommodate growth, diversifying the housing mix, increasing housing affordability, and preserving existing affordable housing. One method would be upzoning, which a MX zone will allow for. Additionally, Strategy 1 identifies expanding the housing opportunity in the MX zone and Strategy 2 identifies targeted rezones, which will suit the property as it is abutting other MX zoned properties.

H-2: Create a diversified housing stock that meets the needs of all economic segments of the community through new developments, preservation, and collaborative partnerships.

Response: The potential for residential development within the MX zone increases the availability and variety of housing in Camas. Rezoning to MX provides for the development of all allowed housing types in the City, giving the opportunity for diversified housing that can meet the needs of all economic segments of the community, while maintaining job lands.

H-3: Encourage and support a variety of housing opportunities for those with special needs, particularly those with challenges relating to age, health, or disability.

Response: The proposed MX zone for the site will allow for the opportunity to develop any of the housing types allowed within the City of Camas. The flexibility in development opportunities provides the potential for housing opportunities for residents with different challenges.

Chapter 6 – Economic Development

ED-1 Maintain a diverse range of employment opportunities to support all residents and provide a setting and quality of life that attract and retain businesses.

Response: The existing LI/BP zone offers a range of economic development opportunities. The proposal to change to the MX zone will greatly expand on the economic development opportunities by allowing many new commercial uses while still allowing many of the same uses that are allowed under the current LI/BP zone. The expansion of the available economic uses provides for the goal of maintaining a diverse range of employment opportunities. Additionally, the MX zone allows for residential uses which can increase the quality of life for employees and help attract and retain businesses to the surrounding area.

ED 3 Promote a cooperative industrial business park in which businesses and the City share resources efficiently to achieve sustainable development, with the intention of increasing economic gains and improving environmental quality.

ED-3.1 Promote the development of a subarea plan that will capitalize on the creation and retention of industries that provide family-wage jobs.

Response: The proposed change to the MX zone for the site will greatly expand upon the economic development opportunities, while also continuing to allow most of the uses currently allowed under the LI/BP zone. This will allow for a greater opportunity for the creation and retention of family-wage jobs. The proposed change will also allow for the development of residential, which provides the potential for employees to live closer to their jobs.

ED-3.2 Subarea planning should capitalize on existing facilities and infrastructure and include a mix of uses that are trail- and transit-oriented and designed with high-quality streetscape appeal.

Response: The proposed change to the MX zone will provide the opportunity for a greater mix of uses while utilizing the existing infrastructure that exists in NE Camas Meadows Drive. The potential development under the MX zone allows for development that can provide high-quality streetscape appeal and with design review required for MX development, it provides the City opportunity to have input on the streetscape. Adding the opportunity to develop residential within the MX zone provides for uses that are more associated with trails and provide for the potential that employees could walk or bicycle to work versus needing to drive.

ED-3.3 Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval.

Response: The proposed modification will change the site zoning for LI/BP to MX. As previously discussed, the change will expand the allowed job creating uses for the site, while also adding the potential for residential uses. The allowed range of uses under the MX zone also helps to meet the goal of reducing urban sprawl by providing the opportunity for employment and residential uses to be developed together in the same development. Findings from an Economic Study included with this application provided by Johnson Economics, LLC state that the conversion of a ±5.0-acre parcel from the LI/ BP zone to the Commercial MX zone will not reduce the available employment land below the amount necessary to meet 20-year employment projections in the Grass Valley area. These findings are consistent with the City's Comprehensive Plan findings (Section 1.3 Land Use) that currently designated employment lands to exceed the necessary capacity to meet the job projections.

CITY OF CAMAS PARKS AND OPEN SPACE

Response: The subject site is in the vicinity of Lacamas Lake and the parks and trails surrounding the lake. The public park system surrounding Lacamas Lake covers a large area with many miles of trails and many acres of park, including Fallen Leaf Park, Heritage Park, Lacamas Regional Park, Lacamas Park Trails, the Lacamas Creek Trail, and the Heritage Trail. The park and trail system is regional in nature and serves residents throughout Camas and Clark County. In addition, there are two potential neighborhood parks and multiple proposed trails shown on the Camas Parks Recreation and Open Space Plan (PROS) within one mile of the subject site. As these two parks develop, they will provide additional

options for potential residents or employees of a mixed-use development, as well as the surrounding neighborhood. It is not anticipated that a change from an LI/BP zone to a MX zone for the five-acre site will create a significant impact to the current and proposed park system, given the recently approved Comprehensive Plan Amendment and zone change of the neighboring parcels to the southeast. Additionally, future residential development will be required to pay applicable park impact fees.

IV. Conclusion

The Applicant is proposing to redesignate the subject site from Industrial to Commercial, with an associated zone change from Light Industrial/Business Park to Mixed Use. The proposed change will provide for greater economic and residential development opportunities that meet the goals of the Camas Comprehensive Plan and Housing Action Plan.

The submittal requirements have been met and the required findings made for the applicable approval criteria. These findings serve as the basis for the City Council to approve the application and are supported by substantial evidence in the application materials.



H. Lee & Associates, PLLC

Civil Engineering, Traffic Engineering, and Planning

MEMORANDUM

To: City of Camas Staff

From: Hann Lee, P.E.

Date: January 28, 2022

Subject: Romano Development Rezone
Trip Generation Memorandum



P.O. Box 1849
Vancouver, WA 98668
Phone: (360) 727-3119

Page 1 of 2

INTRODUCTION

The proposed Romano Development Rezone is located at 4711 NW Camas Meadows Drive 986026906 in Camas, Washington and is comprised tax lot 986026906. The existing tax lot is approximately 5.0 acres (217,800 square feet) and is currently zoned light industrial/business park (LI/BP). The rezone proposal is to change the existing zoning from IL/BP to MX to match the abutting parcels to the east.

The build out of the existing IL/BP zoning was based on a floor area ratio (FAR) of 0.25 of the net building area (217,800 square feet). Applying this FAR yields a build out of 54,450 square feet of IL/BP space. For trip generation purposes the build out of the existing zoning was assumed to be ITE Code 770 (Business Park) use.

The applicant does not know at this time what the mix of land uses will be with the proposed MX zoning. Therefore, to estimate the likely trip generation impact of the requested MX zoning, a mix of uses allowed by the MX zoning in CMP Table 18.07.030-1 not likely to be exceeded was developed. For trip generation purposes the build out of the proposed MX zoning is assumed to be comprised of the following land uses and densities:

- Single Family Detached Housing (ITE Code 210) – 12 units
- Single-Family Attached Housing (ITE Code 215) – 18 units
- Low-Rise Residential with Ground Floor Commercial (ITE Code 230) – 90 units
- General Office Building (ITE Code 710) – 7,500 square feet
- Strip Retail Plaza >40k sf (ITE Code 822) – 7,500 square feet

TRIP GENERATION COMPARISON

Estimates of daily, A.M. peak hour, and P.M. peak hour trips generated by the build out of the existing and proposed zonings were developed from rates published in “Trip Generation, 11th Edition” (Institute of Transportation Engineers, 2021). The build out of the existing zoning is expected to generate 677 daily, 74 A.M. peak hour (63 in, 11 out), and 66 P.M. peak hour (17 in, 49 out) net new trips and is summarized in Table 1. The build out of the proposed zoning is

expected to generate 1,042 daily, 86 A.M. peak hour (35 in, 51 out), and 113 P.M. peak hour (61 in, 52 out) net new trips and is summarized in Table 2. The proposed zoning is expected to generate 365 more daily, 12 more A.M. peak hour (-28 in, 40 out), and 47 more P.M. peak hour (44 in, 3 out) net new trips. Table 3 summarizes the trip generation comparison of the existing IL/BP zoning and the proposed MX zoning.

Table 1. Trip Generation Summary for Existing IL/BP Zoning

| | Amount | Average Daily | A.M. Peak | | | P.M. Peak | | |
|---|------------|------------------|-----------|------|-------|-----------|------|-------|
| | | | In | Out | Total | In | Out | Total |
| Existing (IL/BP) Zoning – General Light Industrial (ITE Code 110) | | | | | | | | |
| Rate per 1,000 square feet (ksf) | | 12.44 | 1.15 | 0.20 | 1.35 | 0.32 | 0.90 | 1.22 |
| Trips | 54.450 ksf | 677 | 63 | 11 | 74 | 17 | 49 | 66 |

Table 2. Trip Generation Summary for Proposed MX Zoning

| | Amount | Average Daily | A.M. Peak | | | P.M. Peak | | |
|---|-----------|------------------|-----------|------|-------|-----------|------|-------|
| | | | In | Out | Total | In | Out | Total |
| Proposed (MX) Zoning – Single-Family Detached Housing (ITE Code 210) | | | | | | | | |
| Rate per dwelling unit | | 9.43 | 0.18 | 0.52 | 0.70 | 0.59 | 0.35 | 0.94 |
| Trips | 12 units | 113 | 2 | 6 | 8 | 7 | 4 | 11 |
| Proposed (MX) Zoning – Single-Family Attached Housing (ITE Code 215) | | | | | | | | |
| Rate per dwelling unit | | 7.20 | 0.15 | 0.33 | 0.48 | 0.32 | 0.25 | 0.57 |
| Trips | 18 units | 130 | 3 | 6 | 9 | 5 | 5 | 10 |
| Proposed (MX) Zoning – Low-Rise Residential with Ground Floor Commercial (ITE Code 230) | | | | | | | | |
| Rate per dwelling unit | | 3.44 | 0.10 | 0.34 | 0.44 | 0.26 | 0.10 | 0.36 |
| Trips | 90 units | 310 | 9 | 31 | 40 | 23 | 9 | 32 |
| Proposed (MX) Zoning – General Office Building (ITE Code 710) | | | | | | | | |
| Rate per 1,000 square feet (ksf) | | 10.84 | 1.34 | 0.18 | 1.52 | 0.24 | 1.20 | 1.44 |
| Trips | 7,500 ksf | 81 | 10 | 1 | 11 | 2 | 9 | 11 |
| Proposed (MX) Zoning – Strip Retail Plaza >40k (ITE Code 822) | | | | | | | | |
| Rate per 1,000 square feet (ksf) | | 54.45 | 1.42 | 0.94 | 2.36 | 3.29 | 3.30 | 6.59 |
| Trips | 7,500 ksf | 408 | 11 | 7 | 18 | 24 | 25 | 49 |
| Net Trips for Proposed MX Zoning | | 1,042 | 35 | 51 | 86 | 61 | 52 | 113 |

Table 3. Trip Generation Comparison for Romano Development Rezone

| | Average Daily | A.M. Peak | | | P.M. Peak | | |
|--------------------------------------|---------------|-------------|-----------|-----------|-----------|----------|-----------|
| | | In | Out | Total | In | Out | Total |
| Existing (IL/BP) Zoning | 677 | 63 | 11 | 74 | 17 | 49 | 66 |
| Proposed (MX) Zoning | 1,042 | 35 | 51 | 86 | 61 | 52 | 113 |
| Proposed Rezone Trip Increase | 365 | (28) | 40 | 12 | 44 | 3 | 47 |

Annual Comprehensive Plan Amendments(CPA22-01)

Index of Exhibits

Item 1.

Updated on May 10, 2022

| Exhibit No. | Title/Description | Document Date |
|-------------|-------------------|---------------|
| 1 | Application | 1/31/22 |
| 2 | Site Map | |
| 3 | Narrative | 1/2022 |
| 4 | Traffic Analysis | 1/28/22 |

**CAMAS SCHOOL DISTRICT 117
RESOLUTION 21-02
CAPITAL FACILITIES PLAN 2022-2028**

A Resolution of the Board of Directors (the "Board") of the Camas School District No. 117 (the "District") to adopt a Capital Facilities Plan (the "Plan") for school facilities conforming to requirements of the State Growth Management Act and the Clark County General Policy Plan.

WHEREAS, Districts are required to update their Capital Facilities Plan every six years in compliance with RCW 36.70A (the Growth Management Act); and

WHEREAS, this Plan update was developed by the District in accordance with accepted methodologies and requirements of the Growth Management Act; and

WHEREAS, the proposed impact fees utilize calculation methodologies meet the conditions and tests of RCW 82.02; and

WHEREAS, the District finds that the Plan meets the basic requirements of RCW 36.70A and RCW 82.02; and

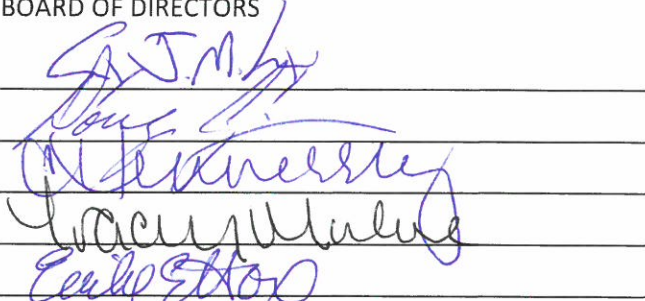
WHEREAS, the District conducted a review of the Plan in accordance with the State Environmental Policy Act, state regulations implementing the act, and District policies and procedures;

NOW, THEREFORE BE IT RESOLVED as follows:

1. The 2012 Capital Facilities Plan for the years 2012-2028 is hereby adopted by the District.
2. The Clark County Board of Commissioners is hereby requested to adopt the Plan by reference as part of the capital facilities element of the County's General Policy Plan.
3. The Cities of Camas, Washougal, and Vancouver are hereby requested to adopt the Plan by reference as part of the Capital Facilities Plan element of their respective General Policy Plans.

ADOPTED, this 23rd day of May 2022 at the Regular Meeting of the Board of Directors for Camas School District 117.

CAMAS SCHOOL DISTRICT 117
BOARD OF DIRECTORS



Attest:


Secretary to the Board

CAMAS SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2022 – 2028



Board of Directors

| | |
|---------------------|-------------------------|
| District I | Corey McEnry |
| District II | Erika Cox |
| District III | Connie Hennessey |
| District IV | Doug Quinn |
| District V | Tracey Malone |

**Interim Superintendent
Doug Hood**

Adopted by the Camas School District Board of Directors

May 23, 2022

TABLE OF CONTENTS

| SECTION | Page |
|---|-----------|
| I. EXECUTIVE SUMMARY | 3 |
| II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE | 6 |
| III. CAPITAL FACILITIES INVENTORY | 8 |
| IV. STUDENT ENROLLMENT PROJECTIONS | 10 |
| V. CAPITAL FACILITIES NEEDS | 11 |
| VI. CAPITAL FACILITIES FINANCE PLAN | 13 |
| VII. SCHOOL IMPACT FEES | 14 |

Appendix A – School Impact Fee Calculations
Appendix B – Population and Enrollment Data

I. EXECUTIVE SUMMARY

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. The Camas School District (“District”) is required by Clark County (“County”) and the Cities of Camas, Washougal, and Vancouver (“Cities”) to adopt a capital facilities plan 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. Due to the uncertainty of the impact of COVID-19 pandemic on student enrollment and public education and at the request of several school districts, including the District, Clark County suspended until 2022, their four-year update requirement.

The District has prepared a 2022 Capital Facilities Plan (“CFP”) to provide the County and the Cities with a schedule and financing program for capital improvement needs over the next six years (2022-2028) to ensure that adequate facilities are available to serve new growth and development. The 2022 CFP includes the following elements:

- A description of standard of service and space requirements for educational programs (Section II)
- An inventory of existing capital facilities owned by the District (Section III)
- Future enrollment projections for each grade span (Section IV)
- A forecast of proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service (Section V)
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of public funds for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding (Section VI)
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees (Section VII)

In developing this CFP, the District used the following guidelines:

- The District will use information from recognized sources, such as professional demographers and planners, County and City adopted land use plans and County GIS data.
- The District will use data it generates from reasonable methodologies.
- The CFP and the methodology to calculate the impact fees will comply with the GMA and County and City codes.
- The six-year facility needs are based on an enrollment forecast that takes local development trends into account.
- The District plans to construct permanent/bricks and mortar facilities for its students and will develop a CFP to accomplish that objective. At the same time, the District expects there will be a time period when some of the students that the District serves will be housed in portables. Housing students in portables, temporarily, is necessary to qualify for state funds that are needed to build new schools.

Camas is a financially and academically sound school district. The 57 square mile Camas School District serves the majority of the Camas Urban Growth Area, a large section of the Washougal Urban Growth

Area, and a smaller portion of the Vancouver Urban Growth Area and rural Clark County. The District serves residents from the Cities of Camas, Washougal, Vancouver and unincorporated rural Clark County. It is bordered by Evergreen School District to the west, Hockinson School District to the north, Washougal School District to the east, and the Columbia River and the state line to the south.

The District served a population of 7,412 students in 2019 (October 1, 2019 enrollment). Due to the statewide closure of schools during the COVID-19 pandemic, and associated loss of public school enrollment, the District served a population of 7,055 students in 2020 (October 1, 2020 enrollment) and 7,045 students in 2021 (October 1, 2021 enrollment). The District expects no further enrollment loss and a recovery over 4-5 years to pre-pandemic enrollment.

For purposes of facility planning, the CFP considers grades K-5 as an elementary school, grades 6-8 as a middle school, and grades 9-12 as a high school. The District has six elementary schools; two standard middle schools and a third, smaller, application-based middle school; and a large comprehensive and two, smaller application-based high schools. In addition, the District serves Camas Connect Academy students in grades K-12 in an online platform, pre-school special needs students at the Heights Learning Center and Camas High School, and students aged 18-21 in the Transition Program.

In February 2016, voters approved a bond measure which included the funding for the projects noted below. Construction of the replacement Lacamas Lake Elementary School, the purchase of a 38.2 acre site and the associated remodel of a commercial building to house the new Odyssey Middle School, and the construction of the new Discovery High School on the same site have increased capacity to serve forecast growth.

School facility and student capacity needs are dictated by a complex matrix of regulatory mandates, educational program components, collective bargaining agreements, and community expectations, more fully described in Section II. The District's existing capital facilities are summarized in Section III. In addition, the District owns 32 portable classrooms located at school facilities – 24 of which currently house approximately 9.6%, or 680 students; and 8 additional portable classrooms that are available to accommodate enrollment growth.

Between 2014 and 2019, enrollment growth within the District grew an average 3.1% per year, compared to the countywide rate of 2.0%. A total of 847 students were added to Camas School District during that time. The District expects to continue to see an increase in enrollment over time, although at a slower rate. Much of the land within the District and urban growth boundaries has yet to be developed, and there continues to be market interest in housing development in Camas and Washougal. Future K-12 enrollment is projected to increase by an average 1.3% per year, or 688 students over the next 7 years (see Section IV). Thanks to the 2016 Bond, which provided an increase in educational facility capacity of 192 students at the elementary level, 360 students in middle school, and 600 students in high school, many of the projected number of students by 2028 can be accommodated in the District's existing educational facilities and portable classrooms, except that there will be a need to increase capacity at the middle school level, and slightly at elementary school level.

The calculated maximum allowable impact fees for the District are \$6,652.48 per single family residence and \$29,713.38 per multi-family residence (**Appendix A**).

II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. Quality education plays a vital role in growing a strong local economy. To provide quality education, the District must have quality facilities to serve as the supporting space for developing the whole child within a community to prepare them for a competitive world. The educational program components which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements.

Student enrollment is determined by population growth, birth rates, and housing and demographic characteristics of the District. Individual schools within the District may or may not follow the overall District pattern shared in this report. For example, the majority of the new housing in the past decade has been in the central and western portion of the District and the schools in these areas saw the most enrollment growth. As these areas have built out, future housing is proposed more in the outer ring of the District, predominantly to the north and east. This affects the balance of student enrollment and individual school facility capacity in ways that are not reflected in the overall summary.

In addition to student enrollment, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. Basic education programs are augmented by other programs such as special education, physical education, and art and music. These programs can have a significant impact on the available student capacity of school facilities.

The District's current programs and educational standards are summarized below. The program and educational standards may vary during the six-year CFP planning horizon. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service in 2022 through 2028. If significant changes occur that require new facilities or improvements beyond what is identified in this CFP, the District will prepare and submit an updated CFP.

A. Elementary Educational Standards

- Elementary school capacity is calculated utilizing classroom spaces containing a basic education teacher and his/her complement of students. All students are integrated at some time during the day in a basic education classroom and are included in the total enrollment count. All students are pulled out to attend additional programs (which may also be held in classrooms, if there is no designated space available). Building capacity calculations do not include pull-out program areas such as special education learning support centers, resource rooms, technology labs, music instruction spaces, and gymnasiums.
- Class sizes for grades K-5 are targeted not to exceed 24 students per class.
- When feasible K-3 class sizes are reduced to maximize enhanced funding from the State.

B. Middle School Program Standards

- Middle school capacity is calculated utilizing the number of basic education teaching stations. It is not possible to achieve 100% utilization of all teaching stations throughout the day due to schedule conflicts, the need for specialized rooms for certain programs and the need for teachers to have work space during their planning period. A utilization factor of 83% is used to reflect the actual use of the building. Building capacity calculations do not include pull out program areas such as special education learning support centers, resource rooms, and technology labs.
- Class sizes for grades 6-8 are targeted not to exceed 30 students per class.

C. High School Program Standards

- High school capacity is calculated utilizing the number of basic education teaching stations. It is not possible to achieve 100% utilization of all teaching stations throughout the day due to schedule conflicts, the need for specialized rooms for certain programs and the need for teachers to have work space during their planning period. A utilization factor of 83% is used to reflect the actual use of the building. Building capacity calculations do not include pull out program areas such as special education learning support centers, resource rooms, and technology labs.
- Class sizes for grades 9-12 are targeted not to exceed 31 students per class.

III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining facilities needed to accommodate future demand at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land, and support facilities. School capacity is based on the space requirements for the District's educational programs as outlined in Section II.

A. Elementary Schools

| Elementary School | Location | Year of Occupancy | Building SF | Capacity | Teaching Stations |
|--------------------|---|--------------------|----------------|--------------|-------------------|
| Dorothy Fox (K-5) | 2623 NW Sierra St Camas WA 98607 | 1982/2000/ 2011 | 62,237 | 552 | 23 |
| Grass Valley (K-5) | 3000 NW Grass Valley Dr Camas WA 98607 | 2009 | 70,023 | 624 | 26 |
| Helen Baller (K-5) | 1954 NE Garfield St Camas WA 98607 | 2009 | 64,417 | 576 | 24 |
| Lacamas Lake (K-5) | 4825 North Shore Blvd Camas WA 98607 | 2018 | 74,330 | 600 | 25 |
| Prune Hill (K-5) | 1602 NW Tidland St Camas WA 98607 | 2001 | 59,130 | 504 | 21 |
| Woodburn (K-5) | 2400 NE Woodburn Dr Camas WA 98607 | 2013 | 72,857 | 648 | 27 |
| TOTALS: | | | 402,994 | 3,504 | 146 |

B. Middle Schools

| Middle School | Location | Year of Occupancy | Building SF | Capacity | Teaching Stations |
|----------------|---|-----------------------------------|----------------|--------------|-------------------|
| Liberty (6-8) | 1612 NE Garfield St Camas WA 98607 | 1937/1952/1969/ 1985/1995/2006 | 121,047 | 875 | 35 |
| Odyssey (6-8) | 5001 NW Nan Henriksen Way Camas WA 98607 | 2016 (built in 1996) | 54,140 | 350 | 14 |
| Skyridge (6-8) | 5220 NW Parker St Camas WA 98607 | 1996 | 112,133 | 825 | 33 |
| TOTALS: | | | 287,320 | 2,050 | 82 |

C. High Schools

| High School | Location | Year of Occupancy | Building SF | Capacity | Teaching Stations |
|----------------------|---|-------------------|----------------|--------------|-------------------|
| Camas (9-12) | 26900 SE 15th St Camas WA 98607 | 2003/2011 | 241,621 | 1,834 | 71 |
| Discovery (9-12) | 5125 NW Nan Henriksen Way Camas WA 98607 | 2018 | 92,000 | 600 | 24 |
| Hayes Freedom (9-12) | 1919 NE Ione St Camas WA 98607 | 2010 | 20,500 | 207 | 8 |
| TOTALS: | | | 354,121 | 2,641 | 103 |

D. Portables Inventory

| Facility Type | Available Portable Classrooms | Capacity |
|--------------------|-------------------------------|------------|
| Elementary Schools | 14 | 336 |
| Middle Schools | 6 | 150 |
| High Schools | 12 | 310 |
| TOTALS: | 32 | 796 |

E. Support Facilities

| Type | Location |
|--|--|
| Grounds Shop, Bus Maintenance and Warehouse (1963/2001) | 1707 NE Ione St Camas WA 98607 |
| Transportation Center (2001/2012) | 1125 NE 22 nd Ave Camas WA 98607 |
| JD Zellerbach Administration Center (1967/1974/1985/1998/2010) | 841 NE 22 nd Ave Camas WA 98607 |
| Doc Harris Stadium (2010) | 1125 NE 22 nd Ave Camas WA 98607 |
| The Heights Learning Center (1963, 1984, 1998, 2008, 2018) | 4600 NE Garfield Street Camas WA 98607 |
| Jack, Will & Rob Family Resource Center (2002, 2017) | 2033 NE Ione St Camas WA 98607 |
| Transition House (remodeled 2009) | 612 NE 2 nd Ave Camas WA 98607 |

F. Land Inventory

The district owns the following under- and undeveloped sites:

- 57.6 acres located at 2815 NW Leadbetter Drive, Camas, WA 98607 – site includes a commercial office building
- 79.9 acres located at the northeast corner of NE 28th Street and NE 232nd Ave
- 19.6 acres located northwest of the intersection of NW Pacific Rim Blvd and NW Parker Street

IV. STUDENT ENROLLMENT PROJECTIONS

The District's six-year enrollment projection is based on a forecast prepared by Eric Hovee of E.D. Hovee & Company, LLC in February 6, 2020 and updated in December, 2021.

The approach used in making the updated enrollment forecast included the following:

- Kindergarten (K) enrollment is forecast based on the population of each school area (and expected population growth) together with birth rate data from five years previous using an age-cohort

methodology. Data required for the K-level forecast includes projections of population growth, women of childbearing age and age-specific fertility rates.

- Actual enrollment patterns from prior years are used as a basis for projecting future enrollment for grades 1-12. For example, the number of students in a particular grade as of October 1, 2019 are promoted into the next grade level for 2020 (adjusting for expected population growth together with gains or losses typically associated with a particular grade-to-grade change for each grade level at each individual school). The pattern for the District is for additional students to join as the grades increase, especially at the transition from elementary to middle and from middle to high school.
- The 2021/2022 school year enrollment is based on the October 1, 2021 enrollment data.
- Economic growth impacts, land use and zoning provisions, buildable lands inventory, and new residential developments are taken into account.
- The student generation rates by grade levels in the District for single family homes for the last six years is 0.237 Elementary School, 0.143 Middle School, and 0.202 High School students/new unit. Since there have been limited multi-family units constructed in the District over the last six years, the County code states that County wide averages should be used but the District is using a composite from larger districts with a significant amount of multi-family units. Accordingly, the District will apply a 6-year generation rate for the other larger school districts in Clark County (Battle Ground, Evergreen, and Vancouver). The composite weighted average for these three districts combined is a multi-family generation rate of 0.554 Elementary School, 0.344 Middle School, and 0.460 High School students/new unit.

A. Projected Enrollment 2022-2028 (Headcount)

| Grade | Actual 2019 | Actual 2020 | Actual 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|----------------|----------------|----------------|----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| K-5 | 3,117 | 2,852 | 2,866 | 2,954 | 2,904 | 3,071 | 3,041 | 3,183 | 3,231 | 3,308 |
| 6-8 | 1,863 | 1,737 | 1,735 | 1,721 | 1,758 | 1,721 | 1,790 | 1,766 | 1,862 | 1,877 |
| 9-12 | 2,432 | 2,389 | 2,444 | 2,428 | 2,484 | 2,453 | 2,457 | 2,515 | 2,494 | 2,549 |
| TOTALS: | 7,412 | 6,978 | 7,045 | 7,103 | 7,146 | 7,245 | 7,288 | 7,464 | 7,587 | 7,734 |

V. CAPITAL FACILITIES NEEDS

Facility needs for purposes of the Growth Management Act and impact fees are based on existing capacity and forecast enrollment. The 2028 Facility needs are shown in the table below and the amount of the facility need that is attributed to forecast growth is described under the table.

A. Forecast Facility Capacity Needs

- Elementary Schools: The enrollment forecast shows an increase of 442 students.
- Middle Schools: The enrollment forecast for middle school shows an increase of 142 students.
- High Schools: The enrollment forecast for high school shows an increase of 105 students.

- The projected number of students by 2028 indicate the need for an additional middle school and elementary school capacity. High school enrollment can be accommodated by the additions in our 2016 bond to our existing educational facilities.

Under the District's 2016 Bond Capital Program, the District purchased property that contained a commercial building in 2016, which was remodeled in 2017 to accommodate educational use and can serve 350 middle school students. In 2018, the District completed construction of a new high school that has a capacity to serve 600 students. In addition, the District completed construction of a replacement elementary school in 2018 to increase the capacity at the elementary level by 192 students. The District also added two double portable classrooms to the District inventory at the elementary level in 2019 and 2020 to address overcrowding at individual schools. The cost to purchase this land and build these schools and portables, which are now available to serve forecast growth are listed below as Facility Capacity Needs.

The District added capacity over the last 4-5 years that is available to serve forecast growth. New development, which places demands on schools will use the capacity that has been provided, and will contribute a small portion of the cost through the payment of school impact fees.

B. 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 |
| | | | |
| TOTAL: | 2,158 | \$210,000,000 | \$111,000,000 |

- Cost attributed to forecast growth is the proportionate share of the total cost to construct the improvement that is equal to forecast growth. Forecast growth at the elementary school level is 442 and the added capacity is 48. Because two middle schools will be at and over capacity during the 6-year period of this plan, the entire new middle school, addition, and portable are needed for growth. The estimated total cost includes all the costs to construct the improvement. Architect, engineer, professional services, furniture/fixtures/equipment, permit and owner contingency costs have been excluded from the cost allocated to serve forecast growth.
- Costs are estimates.

- The 2016 bond program also included replacement facilities and capital renewal projects that are not listed above. A detailed list of all bond improvements with project specific costs is on file with the District.
- To accommodate growth on a short term and immediate basis, the District may purchase and utilize portable classrooms, and this plan incorporates those facilities and the equipment and furniture necessary to equip these classrooms in the District's facility plan. Impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

VI. CAPITAL FACILITIES FINANCE PLAN

A. Six Year Financing Plan

| Facility Capacity Need | Total | Estimated Impact Fees | State Construction Funds | Bonds |
|------------------------|----------------------|-----------------------|--------------------------|--------------|
| Secured | \$4,000,000 | \$4,000,000 | \$0 | \$0 |
| Unsecured | \$111,000,000 | \$3,000,000 | \$13,000,000 | \$95,000,000 |

*Financing plan does not include all potential facility needs identified in table V. B. above.

The total cost for all 2016 bond projects, including facility improvements and property acquisition was \$137.2 million dollars. Funding for planned improvements is typically secured from a number of sources including voter approved bonds, limited general obligation bonds, capital levies, state match funds and impact fees. The following information explains each of the funding sources in greater detail.

Capital Levies

In 2021, District voters approved a \$11.5 million dollar Capital Levy to fund technology and necessary capital renewal projects; including roof replacements, HVAC replacements, fire protection upgrades, and other capital maintenance.

School Construction Assistance Program (SCAP)

The School Construction Assistance Program (SCAP) provides funding assistance to school districts that are undertaking a major new construction or modernization project. Funds primarily come from the Common School Construction Fund (the "Fund"). School districts may qualify for State construction funds for specific capital projects based on eligibility requirements and a state prioritization system. Based on the District's assessed valuation per student and the formula in the State regulations, the District is currently eligible for state construction funds for new schools at the 63.77% match level. The District received \$13,065,000 for construction of the new high school.

Impact Fees

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the cities and County on behalf of the District at the time plats are approved or building permits are issued. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools.

Anticipated property acquisition and new construction is based on the enrollment forecast, capacity, the District's educational standards and the community's support of finance tools to fund improvements.

VII. SCHOOL IMPACT FEES

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Local jurisdictions in Clark County have adopted impact fee programs require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with the jurisdiction's formula, which is based on school facility costs to serve new growth. The formula allocates a portion of the cost for new facilities to a single family or multi-family residence that create the demand (or need) based on a student factor, or the average number of students that live in new single family or multi-family homes. The formula also provides a credit for SCAP funds the District receives and the projected future Bond Proceeds (or property taxes) that will be paid by the owner of the home.

The District's impact fees have been calculated utilizing the formula in the Clark County and the Cities of Camas, Washougal, and Vancouver Impact Fee Ordinances. Application of the formula is shown in Appendix A which follows on the next page.

In accordance with the school impact fee calculation in Appendix A, the District's maximum allowable school impact fees are:

\$6,652.48 per single family residence
\$29,713.38 per multi-family residence

The District Board of Directors, at its May 23, 2022 meeting, recommends collecting school impact fees in the following amounts:

\$ 6,650.00 per single family residence
\$ 6,650.00 per multi-family residence

Camas School District

APPENDIX A

| | | | |
|----------------------|-------------------|----------------|---|
| Single-Family | | | |
| Elementary | Middle School | | Formula |
| \$ 500,000.00 | \$ 110,500,000.00 | | Facility Cost |
| 48 | 1010 | | Additional Capacity |
| \$10,416.67 | \$ 109,405.94 | | Cost per Student (CS) |
| 0.237 | 0.143 | | Student Factor (SF) |
| \$2,468.75 | \$15,645.05 | | CS x SF |
| \$246.83 | \$246.83 | | Boeck Index |
| 90 | 117 | | OSPI Sq Ft |
| 63.77% | 63.77% | | State Match Eligibility % |
| None available | \$2,633.52 | | State Match Credit (SM) |
| \$2,468.75 | \$13,011.53 | | CS x SF – SM |
| | | \$15,480.28 | Cost per Single Family Residence |
| | | LESS | Tax Credit |
| | | 0.0220 | Average Interest Rate |
| | | 0.243108277 | Tax Credit Numerator |
| | | 0.027348382 | Tax Credit Denominator |
| | | 8.889311106 | Tax Credit Multiplier (TCM) |
| | | \$543,752.00 | Average Assessed Value (AAV) |
| | | \$4,833,580.69 | TCM x AAV |
| | | 0.00158347 | Tax Levy Rate (TLR) |
| | | \$7,653.83 | TCM x AAV x TLR = (TC) |
| | | \$7,826.45 | Cost per Single Family Residence - Tax Credit |
| | | LESS | 15% reduction (A) |
| | | \$6,652.48 | Calculated Single Family Fee Amount |
| | | \$6,650.00 | Recommended Fee Amount |
| Multi-Family | | | |
| Elementary | Middle School | | Formula |
| 500,000.00 | \$ 110,500,000.00 | | Facility Cost |
| 48.00 | 1010 | | Additional Capacity |
| \$10,416.67 | \$ 109,405.94 | | Cost per Student (CS) |
| 0.554 | 0.344 | | Student Factor (SF) |
| \$5,770.83 | \$37,635.64 | | CS x SF |
| \$246.83 | \$246.83 | | Boeck Index |
| 90 | 117 | | OSPI Sq Ft |
| 63.77% | 63.77% | | State Match Eligibility % |
| None available | \$6,335.18 | | State Match Credit (SM) |
| \$5,770.83 | \$31,300.47 | | CS x SF – SM |
| | | \$37,071.30 | Cost per Multi-Family Unit |
| | | LESS | Tax Credit |
| | | 0.0220 | Average Interest Rate |
| | | 0.243108277 | Tax Credit Numerator |
| | | 0.027348382 | Tax Credit Denominator |
| | | 8.889311106 | Tax Credit Multiplier (TCM) |

| | | | |
|--|--|----------------|---|
| | | \$150,212.00 | Average Assessed Value (AAV) |
| | | \$1,335,281.20 | TCM x AAV |
| | | 0.00158347 | Tax Levy Rate (TLR) |
| | | \$2,114.38 | TCM x AAV x TLR = (TC) |
| | | \$34,956.92 | Cost per Multi-Family Unit - Tax Credit |
| | | LESS | 15% reduction (A) |
| | | \$29,713.38 | Calculated Multi-Family Unit Fee Amount |
| | | \$6,650.00 | Recommended Fee Amount |

WASHOUGAL SCHOOL DISTRICT

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WASHOUGAL, WA 98671
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**WASHOUGAL SCHOOL DISTRICT
CAPITAL FACILITIES PLAN**

2022-2027

BOARD OF DIRECTORS

Cory Chase, President
Angela Hancock, Vice President
Jim Cooper
Sadie McKenzie
Chuck Carpenter

SUPERINTENDENT

Dr. Mary Templeton

DIRECTOR OF BUSINESS AND OPERATIONS

Kris Grindy

Adopted by the Washougal School District Board of Directors
May 24, 2022

I. INTRODUCTION

A. *Purpose of the Capital Facilities Plan*

The Washington State Growth Management Act (the “GMA”) includes public school facilities and services that must be provided as cities and counties plan for growth. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Washougal School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Clark County (the “County”) and the cities of Camas and Washougal (the “Cities”) with the District’s anticipated capital facility needs and the District’s schedule and financing plan for those improvements over the next six years (2022-2027).

In accordance with the Growth Management Act and the County and City Impact Fee Ordinances, this CFP contains the following required elements:

- The District’s standard of service, which is based on program year, class size by grade span, number of classrooms, types of facilities, and other factors identified by the District, including teacher contracts and funding requirements,
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District’s standard of service.
- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- A forecast of the future needs for capital facilities and school sites based on the District’s enrollment projections
- The proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing

plan separates projects and portions of projects that add capacity from those that do not, since the latter are generally not appropriate for impact fee funding.

B. Overview of the Washougal School District

The Washougal School District is located in southwest Washington and serves residents of Washougal, Camas and unincorporated Clark County, as well as residents in the Columbia River Gorge who live in the Cape Horn area of Skamania County. The District map reveals a long, narrow band of land that extends from the Columbia River on the south all the way north to the White Pass School District in Lewis County. This geographical configuration gives Washougal the unusual feature of being incorporated into two counties (Clark and Skamania) and bordering two other counties to the north and west (Cowlitz and Lewis). The District is bordered on the west by seven school districts—Camas, Hockinson, Battle Ground, Woodland, Kalama, Kelso, and Toutle Lake School Districts. It is bordered on the east by the Skamania School District. The northern end of the District includes the uninhabited wilderness around Mt. St. Helens in the Gifford Pinchot National Forest. One of the District's schools, Jemtegaard Middle School, is located within the national boundary of the Columbia River Gorge Scenic Area.

As of March 2022, the District serves a population of 2,903 students. Of the 2,903 students, 1,193 students attend classes in 4 elementary schools (grades K-5), 739 students attend classes in two middle schools (grades 6-8), and 971 students attend classes in one high school and one virtual alternative school (grades K-8). For purposes of facility planning this CFP considers grades K-5 as elementary, grades 6-8 as middle school, and grades 9-12 as high school.

In April 2022, the District re-evaluated enrollment forecasts and student generation rates based on recognized methodologies including trends in land development, housing starts, and residential construction and that data is reflected in this plan.

The most significant issues facing the District in terms of providing classroom capacity and maintaining support facilities to accommodate existing and projected demands are:

- The District will complete the OSPI Study and Survey in 2022-2023 and present results and preliminary understandings that can be drawn upon in the future.

- The District owns property known as the Kerr property, which is suitable for a new elementary and a new middle school. The Kerr property was paid off in 2013. Purchase of additional land for future school facility sites is currently being studied.
- The District Administrative Services Center has no additional office space available.
- District growth has been experienced moderate residential growth at a significantly lower pace than during the mid-2000s.

In summary, the District recognizes that quality schools are essential to a positive, growing community. People gravitate to communities with great schools, and businesses thrive in communities where there is pride and accomplishment associated with educational opportunity. Washougal School District is engaged in long-range educational, fiscal and operational planning that will benefit the students, families and community members it serves.

II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE

To provide quality education, the District must have quality facilities. Facilities provide the physical structure necessary for achieving educational goals established by the Board of Directors.

School facility needs are dictated not only by student enrollment, but also by the space required to accommodate the District's adopted educational program. Beyond regular education, the District also provides specialized programs with unique facility needs such as special education, dual language programs, and technology education, transitional kindergarten, early learning programs and after school programs.

The District's program and educational standards for 2022 are summarized below. The program and educational standards may vary during the six-year CFP window. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service in 2022, 2023, 2024, 2025, 2026, and 2027. If significant changes occur that require new facilities or improvements, beyond what is identified in this CFP, the District will prepare and submit an updated CFP to the County and Cities.

A. District-wide Educational Programs

The District's core services and program offerings include the following:

- Elementary schools provide education in all core subject areas including reading, writing, math, social studies and science. In addition, students participate in P.E., music, art and library programs.
- Middle schools provide instruction in the core disciplines of English, mathematics, social studies, science, P.E., music, and art. Students have elective offerings available including robotics, music and art. An extracurricular sports program is offered after school to students in 7th and 8th grades.
- High schools provide course work including English, history, science, mathematics, P.E., music, and art. Additional offerings include career and technical education programs, career counseling, access to Running Start at Clark College, and Advanced Placement courses. An extracurricular program includes clubs, athletics, arts, etc.
- The District provides science classroom space supporting advanced coursework at the secondary level that require water, sinks, gas, hoods, safety equipment, etc. Schools are working to meet expanded science standards and this will require spaces that cannot typically be met by adding portables.
- The District will need to upgrade elementary, middle school, and high school spaces supporting health, fitness, fine arts and extracurricular activities. This includes replacing the turf and gym floor at the high school.
- Technology access is necessary and expectations are increasing. Technology (either within the classroom or in dedicated labs) takes extra space that is not calculated in current state square footage allowances, but is necessary for student learning. Technology support and infrastructure needs are also increasing including the installation of fiber optic cable to Jemtegaard and Canyon Creek Middle School as well as Cape Horn Elementary.
- Beginning in the fall of 2022, the District changed to add Transitional Kindergarten program. This change has required two additional classroom spaces at Hathaway elementary school.

- Library/Media demands are crucial. In an information driven environment, access to knowledge through appropriately sized library/media spaces is essential.
- Extra-curricular activities need space in order to be supported properly with growing student populations.
- Supplementary services in core academic areas and multiple pathways that prepare students for a broader range of post-secondary learning opportunities require additional space and spaces that are modernized to reflect industry standards to replicate the real life working environments for our students to gain quality learning experiences in these post-secondary fields.

In addition to the above core educational programs, the following support services are essential to the District's educational program:

- Given current enrollment, the core facilities are sufficient at all schools except Hathaway Elementary School where the addition of three portable modular classrooms is beyond the capacity.
- Maintenance and warehouse support facilities are a necessary component in the District operations.

The following special services are also required to meet the needs of special populations:

- Special Education programs are provided at all schools within the District. Special needs program standards change year to year as a result of various state and Federal regulation adjustments. Changes may also be prompted by research-based modifications to programs, class sizes, and the changes in the population of students eligible for services. Modifications in school facilities are sometimes needed to meet the unique needs of individual students or cluster small groups of students with similar needs.
- Federal and state programs, including Title 1 Reading and Math, Highly Capable, and Bilingual are required programs with limited funds that do not cover the expense of adding facilities as needed to support the programs.

- The District's early learning program is housed in five classrooms across the District, one or two classrooms at each elementary school.

B. Elementary Educational Standards

The following District educational standards of service affect elementary school capacity:

- Class sizes for grades K-3 are targeted not to exceed 24 students per class.
- Class sizes for grades 4 and 5 are targeted not to exceed 26 students per class.
- Music instruction will be provided but in separate (pull-out) classrooms. Physical education is provided in a separate area.
- All elementary schools have a library/media resource center.
- A standard for technology is being developed for elementary classrooms.
- Special education, Title I and LAP (Learning Assistance Program) instruction is provided for some students in classrooms that are separate from regular teaching stations. Class sizes in these programs tend to be small, usually not more than 15 students.

C. Middle and High School Program Standards

The following District educational standards of service affect middle and high school capacity:

- Class sizes for grades 6-8 are targeted not to exceed 28 students per class.
- Class sizes for grades 9-12 are targeted not to exceed 29 students per class.
- Music, art, PE, drama, and career and technical education classes are provided in separate instructional space.
- Counseling and career center programs are provided in separate spaces.
- A standard for technology is being developed for secondary classrooms. Technology labs and distance learning labs are provided in separate spaces.
- Each middle and high school has a separate library/media resource center.

III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities that will be necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, and support facilities.

A. Schools

The District maintains four (4) elementary schools, two (2) middle schools, one (1) high school, and one (1) alternative school. The elementary schools serve grades K-5, middle schools serve grades 6-8, and the high school serves grades 9-12. Presently the alternative school serves grades K-8 virtually.

Table 1 shows the name, number of teaching stations and student capacity for the elementary schools based on the District's standard of service described above.

Table 1: Elementary School Inventory 2021/22

| Four (4) Elementary Schools | Total Bldg. Sq. Ft. | Teaching Stations | Student Capacity | 2021/22 Enrollment |
|--|--------------------------------|------------------------------|-----------------------------|---------------------------|
| Gause Elem. 1100 34th Street, Washougal, Washington 98671 | 56,196 | 25 | 625 | 275 |
| Hathaway Elem. 630 24th Street, Washougal, Washington 98671 | 48,901 | 23 | 575 | 266 |
| Cape-Horn Skye 9731 Washougal River Road, Washougal, WA 98671 | 43,838 | 21 | 525 | 286 |
| Columbia River Gorge 35300 SE Evergreen Hwy, Washougal, WA 98671 | 63,883 | 28 | 700 | 330 |
| Total | 212,818 | 97 | 2,425 | 1,157 |

Table 2 shows the name, number of teaching stations and student capacity of the two (2) middle schools based on the District standard of service described above.

Table 2: Middle School Inventory 2021/22

| Two (2) Middle Schools | Total Bldg. Sq. Ft. | Teaching Stations | Student Capacity | 2021/22 Enrollment |
|---|--------------------------------|------------------------------|-----------------------------|-------------------------------|
| Canyon Creek MS 9731 Washougal River Road, Washougal, Washington 98671 | 46,609 | 15 | 420 | 231 |
| Jemtegaard MS 35300 SE Evergreen Hwy, Washougal, WA 98671 | 58,483 | 22 | 616 | 464 |
| Total | 105,092 | 37 | 1,036 | 695 |

Table 3 shows the name and number of teaching stations and student capacity of each high school based on the District standard of service described above.

Table 3: High School Inventory 2021/22

| High Schools | Total Bldg. Sq. Ft. | Teaching Stations | Student Capacity | 2021/22 Enrollment |
|--|--------------------------------|------------------------------|-----------------------------|-------------------------------|
| Washougal HS 1201 39th Street, Washougal, Washington 98671 | 150,471 | 42 | 1,218 | 974 |
| Excelsior 1201 39th Street, Washougal, Washington 98671 | 8,996 | 4 | 116 | Included in above number |
| Total | 159,467 | 46 | 1,334 | 974 |

Student capacity was determined based on the number of teaching stations within each building and the space requirements of the District's current educational programs and standards of service. Student capacity as noted in Tables 1, 2, and 3 does not include capacity that is currently provided in portables at each school.

B. Portables

Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. To accommodate future growth on a short term and immediate basis, the Washougal School District may purchase and utilize portable classrooms.

The District currently uses a total of 7 dual classroom portables. Of the 7 dual classroom portables (14 teaching stations), 12 teaching stations are used for basic education and early learning instructional classrooms. Table 4 identifies the total number of portables at elementary school sites distinguishing between the number that are used to provide interim capacity (as teaching stations) and those are used for special programs or to address other educational needs.

Table 4: Portables Inventory

| Facility Type | Number of Portables Number of Classrooms | Number of Classrooms Used as Teaching Stations | Number of Students Housed in Portable Classrooms |
|----------------------|---|---|---|
| Elementary Schools | 7 Portables 14 Classrooms | 12 teaching stations | 336 |
| TOTAL | 7/14 | 12 | 336 |

C. Support Facilities

In addition to schools, the District owns and operates additional facilities that provide special programs and operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5: Support Facility Inventory

| Facility | Location |
|---|---|
| Early Learning and Community Education Center | 630 24th Street, Washougal, WA 98671 |
| Administrative Service Center | 4855 Evergreen Way, Washougal, WA 98671 |
| Maintenance Facility/ Warehouse | 4855 Evergreen Way, Washougal, WA 98671 |
| Fishback Stadium | 1201 391 Street, Washougal, WA 98671 |
| Transportation Facility | 995 E Street, Washougal, WA 98671 |
| WLA Alternative Learning Center | 9731 Washougal River Rd., Washougal, WA 98671 |

IV. STUDENT ENROLLMENT PROJECTIONS

A. Existing Enrollment

The District's enrollment by grade level in March 2022 was 2,903 students. Of the 2,903 students, 1,193 were enrolled in elementary schools, 739 were enrolled in middle schools and 971 were enrolled in high schools.

B. Projected Student Enrollment 2022-2027

The District's six-year enrollment projections are based on a report from OSPI Report 1049. The following table shows existing enrollment and the District's six-year enrollment forecast by grade level bands. As reflected in Table 6a, the District is forecasting an decrease of 11 elementary students, 156 middle school students and 172 high school students.

The District's six-year enrollment projections are also based on a report from Johnson Economics Demographer Report as a baseline. The following table shows existing enrollment and the District's six-year enrollment forecast by grade level bands. As reflected in Table 6b, the District is forecasting as a baseline of an increase of 151 elementary students, decrease 77 middle school students and decrease of 139 high school students.

Table 6a: ICOS Enrollment Forecast

| Grade | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Total K-5 | 1,200 | 1,193 | 1,187 | 1,188 | 1,184 | 1,211 | 1,189 |
| Total 6-8 | 741 | 690 | 635 | 602 | 597 | 562 | 585 |
| Total 9-12 | 989 | 1,001 | 991 | 963 | 928 | 876 | 817 |
| TOTALS | 2,930 | 2,884 | 2,813 | 2,753 | 2,709 | 2,649 | 2,591 |

Table 6b: Demographer Enrollment Forecast Baseline

| Grade | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Total K-5 | 1,198 | 1,269 | 1,290 | 1,308 | 1,319 | 1,344 | 1,349 |
| Total 6-8 | 739 | 701 | 664 | 641 | 649 | 635 | 662 |
| Total 9-12 | 1,038 | 1,097 | 1,095 | 1,054 | 993 | 947 | 899 |
| TOTALS | 2,975 | 3,067 | 3,049 | 3,003 | 2,961 | 2,926 | 2,910 |

Table 8: Planned Improvement and Facility Costs to Address Needs

| Project Description | Cost Estimate | Added Capacity | Cost for Added Capacity |
|--------------------------------|----------------------|-----------------------|--------------------------------|
| Portables (3) | \$1,200,000 | 312 [2 & 3] | \$1,200,000 |
| Future School Site (4) | \$1,000,000 | TBD [1] | \$1,000,000 |
| Maintenance Facility/Warehouse | \$1,400,000 | In response to growth | \$1,400,000 |
| Technology Infrastructure | \$1,000,000 | In response to growth | \$1,000,000 |
| TOTAL | \$4,600,000 | | \$4,600,000 |

1. Cost for future school site represents a portion of the total cost of the project and would include State SCAP and local dollars within the financing package.
2. Portables provide a temporary interim capacity and not treated as permanent facilities that add capacity. Additional capacity will be determined when the type of school and capacity needs for that school are determined.
3. To accommodate growth on a short term and immediate basis, the District may purchase and utilize portable classrooms and this plan incorporates those facilities and the equipment and furniture necessary to equip these classrooms in the District's project list. Impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.
4. District has an option on Tax Parcel 986039-602 (31 acres), which must be included in the Washougal Urban Growth Area to be developed. If not included, the District will explore other sites.

V. CAPITAL FACILITIES FINANCE PLAN

A. *Six-Year Finance Plan for Planned Facility Improvements*

The total cost for the above planned and needed improvements is \$4,600,000. Funds for the improvements are identified in Table 9A and 9B below.

Table 9A: Secured Finance Plan

| Type | Amount |
|-----------------------------------|-------------|
| Impact Fees (as of 8/31/21) | \$3,040,654 |
| Unreserved Capital Projects Funds | \$0 |
| Total Secured | \$3,040,654 |

Table 9B: Unsecured Finance Plan

| Type | Amount |
|--|-------------|
| Impact Fees (1) | \$1,059,346 |
| Capital Projects Funds (bonds and state match) | \$500,000 |
| Total Unsecured | \$1,559,346 |

(1) From projects in the pipeline.

B. *Financing Sources*

The cost for all the planned improvements will be paid for with school impact fees that have been collected for these facilities contained in the District's prior plan, and other available public funds.

The Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt Capital Facilities Plan. Impact fees reflected within this Capital Facilities Plan do not include expenditures for new permanent facilities needed for growth (facilities needed for growth from the prior plan are carried forward). Therefore, the District will not be collecting additional impact fees once this plan is adopted until the plan is updated and additional facilities are identified to serve growth.