



**2019 COMPREHENSIVE PLAN AMENDMENTS
STAFF REPORT FOR EVERGREEN SCHOOL DISTRICT CAPITAL FACILITIES PLAN
(FILE#CPA19-06)**

Bryan Beel, Chair

To: Planning Commissioners

From: Sarah Fox, Senior Planner

Report Date: June 4, 2019

Public Hearing: June 18, 2019

Public Notices: A public hearing notice was published in the Camas Post Record on June 6, 2019 (Publication Record #213390). Notice of intent to adopt amendments (Expedited) was received by the Department of Commerce on June 3, 2019 (Material ID #2019-S-242). The expedited notice period ends on June 18, 2019.

State Environmental Policy Act Determination (SEPA): The Evergreen School District, as lead agency, sent a Notice of Determination of Non-Significance on April 25, 2019.

Location: The proposed capital facilities plan (CFP) is applicable to the geographic boundaries of the Evergreen School District, which a portion of their jurisdiction falls within the City of Camas. School District Boundaries are not modified under the CFP's.

BACKGROUND INFORMATION:

Capital facilities are the basic services that the public sector provides to support land use developments, both as they currently exist, and as they are anticipated to develop over the course of a 20-year planning horizon. The state Growth Management Act (GMA) establishes many of the requirements for the capital facilities element (or chapter) to the Comprehensive Plan. GMA establishes an overall goal to "ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards" (RCW 36.70A.020).

Specific to school districts, and as part of the Comprehensive Plan update, the City of Camas reviews and adopts the Camas, Evergreen, and Washougal School Districts' Capital Facilities Plans. This is done in order that the City of Camas may collect school impact fees on behalf of the school districts. Only the Evergreen School District is proposing to amend their CFP and their fees during this annual review cycle.

The current and proposed impact fees for each school district are as follows:

School District	Current Fee for Single Family	Proposed Single Family Fee	Current Fee for Multi-family	Proposed Multi-family Fee
Evergreen	\$6,100	\$ 6,432.62	\$7,641	\$ 3,753.39
Camas	\$5,371	<i>No change</i>	\$5,371	<i>No change</i>
Washougal	\$5,600	<i>No change</i>	\$5,800	<i>No change</i>

DISCUSSION:

The City collects and passes along school impact fees on behalf of the school districts. Beyond school impact fees, the city collects Park, Traffic and Fire Impact Fees. These fees are included along with permitting and system development charges for water and sewer. The proposed fees for the Evergreen School District include higher fees on a per unit basis for single family and lower fees per unit for multi-family units. An example of the compounding impact of fees for a typical single family dwelling within Evergreen School District would cost:

Single Family Dwelling:

Evergreen SD Impact Fee: \$6,100

Traffic Impact Fee: \$ 8,653

Park Impact Fee: \$ 4,500

Fire Impact Fee: \$ 1,500 (.20 per sq. ft x 3,000 sq. ft.)

2019 Total Impact Fees: \$ 20,753

Water Development charge: \$ 7,310

Sewer Development charge: \$ 4,420

Total System Development Charges: \$ 11,730

Total Impact/System Fees for a typical Single Family Dwelling: **\$ 32,483**

RECOMMENDATION:

Staff finds the proposed Evergreen School District CFP to be generally consistent with the current City of Camas Comprehensive Plan, maps, and Capital Facilities Plan.

Staff recommends the Planning Commission conduct a public hearing, accept public testimony, review and deliberate, and forward on a recommendation to approve the Evergreen School District CFP as proposed.