



**STAFF REPORT  
SCHOOL DISTRICTS  
CAPITAL FACILITIES PLAN  
FILE NO. CPA15-01**

STAFF REPORT DATE: OCTOBER 13, 2015

(REVISED WITH PLANNING COMMISSION RECOMMENDATION: NOVEMBER 6, 2015)

---

**PROPOSAL:** Camas School District Capital Facilities Plan (2015-2021)  
Evergreen School District Capital Facilities Plan (2015-2021)  
Washougal School District Capital Facilities Plan (2015-2021)

**TO:** Mayor Higgins  
City Council

**FROM:** Staff

**STAFF CONTACT:** Phil Bourquin, Community Development Director

**LOCATION:** The proposed capital facilities plans (CFP's) are applicable to the geographic boundaries of each particular school district's jurisdiction that falls within the City of Camas. School District Boundaries are not modified under the CFP's.

**DATES:** **PC Hearing date: October 20, 2015**  
Published – October 13, 2015  
Posted – October 13, 2015

**I. 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. Copies of the Camas, Evergreen, and Washougal School District CFP's are attached for your review. Attendant with the CFP's is the individual school district's calculated and/or adopted impact fee amounts for single family residential and multi-family residential development.

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

| School District | Current Fee for Single Family | Proposed Fee for Single Family | Current Fee for Multi-family | Proposed Fee for Multi-family |
|-----------------|-------------------------------|--------------------------------|------------------------------|-------------------------------|
| Camas           | \$4,460.49                    | <b>\$5,371.00</b>              | \$2,604.56                   | <b>\$5,371.00</b>             |
| Evergreen       | \$6,989.14                    | <b>\$6,100.00</b>              | \$2,678.72                   | <b>\$7,641.00</b>             |
| Washougal       | \$2,683.63                    | <b>\$5,600.00</b>              | \$2,689.23                   | <b>\$5,800.00</b>             |

## II. DISCUSSION:

- Beyond school impact fees, the city collects Park, Traffic and Fire Impact Fees. These fees are passed along to tenants or owners along with permitting and system development charges for water and sewer. An example of the compounding impact of fees for a typical single family dwelling near Green Mountain would currently include:

### Single Family Dwelling:

Evergreen SD Impact Fee: \$6,989.14

Traffic Impact Fee: \$7,574.00

Park Impact Fee: \$2,290.00

Fire Impact Fee: \$600.00

2015 Total Impact Fees: \$17,453.14

Water Development charge: \$4,873.00

Sewer Development charge: \$4,420.00

Total System Development Charges: \$9,293.00

Total Impact/System Fees for a typical Single Family Dwelling: **\$26,746.14**

- Administration: The City collects and passes along school impact fees on behalf of the school districts. In administering this process, the potential for collection errors increase with a lack of conformity or increased level of complexity. Collecting impact fees for multiple types of units (eg. single-family, townhomes condos vs. separate lots, duplexes, apartments, accessory dwelling units) at different rates for multiple school districts is complex and the potential for error increases with a lack of conformity. With additional types of impact fees (Parks, Transportation, Fire) the concern is compounded further. In addition to the current method of collection, recent legislation mandates additional

options for when impact fees may be collected.

3. The proposed fees for the Evergreen and Washougal School Districts include higher fees on a per unit basis for multi-family than for single family units. Within the City of Camas over 70% of new single family homes that have been constructed in recent years are 3,000 square feet or larger and contain three or more bedrooms. With multifamily units the number of bedrooms and square footages of each unit is typically less, however, the density or students per household increases. This raises an issue of social equity and affordable housing options. The current City of Camas Comprehensive Plan includes the following instructive Policies and Strategies:
  - a. **Policy HO-9.** Support and encourage a wide-variety of housing types throughout the city, including Planned Developments, to provide choice, diversity, homeownership, and affordability.
  - b. **Policy HO-10.** Support and encourage all new housing developments of significant size to include a balance of housing opportunities within their plans.
  - c. **Policy HO-13.** Encourage all affordable housing created in the city to remain affordable for the longest possible term, whether created with public funds, through development agreements, or by regulation.
  - d. **Strategy HO-10.** Allow Planned Developments in all residential zones throughout the City and encourage 10% of homes in all developments be affordable

### III. RECOMMENDATION(S):

Staff, based upon the discussion section of the report and consistent with the Camas School District Board recommendation had recommended to the Planning Commission approving the Camas, Evergreen and Washougal School District CFP's with an additional recommendation to collect impact fees based upon the following simplified fee schedule.

| <b>School District</b> | <b>Fee per dwelling unit (single or multi-family)</b> |
|------------------------|---|
| Camas                  | <b>\$5,371</b>  |
| Evergreen              | <b>\$6,100</b>  |
| Washougal              | <b>\$5,600</b>  |

The Planning Commission considered the Staff recommendation, testimony from the school districts and the public and voted unanimously to recommend City Council approve the 2015-2021 Camas, Evergreen and Washougal School District Capital Facility Plans and collect the impact fees on behalf of the School Districts as setforth below:

| <b>School District</b> | <b>Single Family</b> | <b>Multi-family</b> |
|------------------------|----------------------|---------------------|
| Camas                  | <b>\$5,371.00</b>    | <b>\$5,371.00</b>   |
| Evergreen              | <b>\$6,100.00</b>    | <b>\$7,641.00</b>   |
| Washougal              | <b>\$5,600.00</b>    | <b>\$5,800.00</b>   |