



PLANNING COMMISSION MEETING AGENDA
Tuesday, October 20, 2015, 7:00 PM
City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES

- A. Approval of the Minutes from the September 15, 2015 Planning Commission Meeting

 [September 15, 2015 Planning Commission Minutes](#)

IV. MEETING ITEMS

- A. Public Hearing: School District Capital Facilities Plans
Details: Public Hearing to consider the 2015-2021 Camas, Evergreen, and Washougal School District Capital Facilities Plans
Presenter: Phil Bourquin, Community Development Director
Recommended Action: Conduct a public hearing, accept public testimony, deliberate and forward on a recommendation to City Council to approve the 2015-2021 Camas, Evergreen, and Washougal School District Capital Facilities Plans and to establish a collection rate as set forth in the Staff Report.

 [Staff Report - School Districts Capital Facilities Plan \(CFP\)](#)

[Camas School District CFP 2015-2021](#)

[Evergreen School District CFP 2015-2021](#)

[Washougal School District CFP 2015-2021](#)

[Letter from Marnie Allen June 10, 2015](#)

[Commerce 60-Day Notice \(CPA15-01\)](#)

[Notice of October 20, 2015 Public Hearing](#)

- B. Workshop on Camas 2035 Comprehensive Plan Update
Details: This workshop will provide a status of the Camas 2035 Comprehensive Plan project. Staff will highlight a few proposed goals and policies of each of the draft elements of the comprehensive plan for discussion and direction from the Commissioners. The draft elements to discuss will be land use, housing, natural environment, and economic development.
Presenter: Sarah Fox, Senior Planner
Recommended Action: Staff requests Planning Commission direction on draft goals and policies.

 [Draft Natural Environment Element](#)

[Draft Economic Element](#)

[Draft Housing Element](#)

[Draft Land Use Element](#)

V. MISCELLANEOUS UPDATES

Miscellaneous Updates

VI. NEXT MEETING DATE

The next regularly scheduled Planning Commission Meeting will be held on Tuesday, November 17, 2015, in the City Council Chambers at 7:00 p.m.

VII. ADJOURNMENT

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call 360.834.6864.



PLANNING COMMISSION MEETING MINUTES - DRAFT

Tuesday, September 15, 2015, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Chair Beel called the meeting to order at 7:02 p.m.

II. ROLL CALL

Present: Bryan Beel, Troy Hull, Jaima Johnson, Jim Short and Lloyd Goodlett

Excused: Frank Hood and Timothy Hein

Staff Present: Phil Bourquin, Jan Coppola, Lauren Hollenbeck, David Schultz and Eliezza Soriano (Student Intern)

Council Liaison: Shannon Turk

III. MINUTES

Approval of the minutes from the August 18, 2015 Planning Commission Meeting.

 [August 18, 2015 Planning Commission Meeting Minutes](#)

It was moved by Commissioner Short, seconded by Commissioner Johnson to approve the minutes from the August 18, 2015 Planning Commission Meeting. The motion carried unanimously by roll call vote.

IV. MEETING ITEMS

- A. A public hearing was held to consider amendments to the Camas Municipal Code related to the establishment of marijuana retail stores within the City of Camas.

Details: The Camas Municipal Code prohibits Marijuana Retail stores pursuant to Section 18.07.030 Table 1 with an expiration or sunset date of November 30, 2015. The purpose of the public hearing was for the Planning Commission to accept public comment, deliberate, and forward on to City Council a recommendation regarding Marijuana Retailing as a use under the zoning code (File No. MC15-06).

Presenter: Phil Bourquin, Community Development Director

 [Retail Marijuana Staff Report \(MC15-06\)](#)

[Exhibit List Retail Marijuana \(MC15-06\)](#)

[Exhibit 001 MC15-06](#)

[Exhibit 002 MC15-06](#)

[Exhibit 003 MC15-06](#)

Phil Bourquin summarized the proposed amendments to Camas Municipal Code and noted

minor corrections in the staff report.

The public testimony portion of the hearing opened at 7:08 p.m.

Speaking in opposition:

Dan Duringer, 1527 NE Franklin Street, Camas

Speaking in support:

Richard Renton, 12692 Washougal River Road, Washougal

Shanon Frame, 1431 D Street, Washougal

Roxanne Renton, 12692 Washougal River Road, Washougal

Anthony Garner, 315 Santa Fe Drive, Vancouver

Marc Elkins, 2220 T Street, Washougal

The public testimony portion of the hearing closed at 7:35 p.m.

Staff responded to inquiries from the Commissioners.

After a lengthy discussion, it was moved by Commissioner Short, seconded by Commissioner Goodlett to forward a recommendation of approval to City Council to amend Camas Municipal Code 18.07.030 - Table 1 to allow the retail sales of marijuana in the Community Commercial (CC) and Regional Commercial (RC) zoning districts as outlined in the September 12, 2015 Staff Report. The motion carried with Commissioners Beel and Johnson voting no.

- B. A public hearing was held to consider amendments to the Camas Municipal Code (CMC) relating to the establishment of Smoke Shops within the City of Camas.
Details: Proposed amendments to CMC Section 18.03.030 Definitions for Land uses, and Section 18.07.030 Table 1 - Commercial and Industrial Uses, pertaining to Smoke Shops (File MC15-07).
Presenter: Phil Bourquin, Community Development Director

 [Smoke Shops Staff Report \(MC15-07\)](#)

[Exhibit List MC15-07 Smoke Shops](#)

[Exhibit 001 MC15-07](#)

[Exhibit 002 MC15-07](#)

[Exhibit 003 MC15-07](#)

[Exhibit 004 MC15-07](#)

[Exhibit 005 MC15-07](#)

[Exhibit 006 MC15-07](#)

[Exhibit 007 MC15-07](#)

[Exhibit 008 MC15-07](#)

[Exhibit 009 MC15-07](#)

[Exhibit 010 MC15-07](#)

[Exhibit 011 MC15-07](#)

[Exhibit 012 MC15-07](#)

[Exhibit 013 MC15-07](#)

Mr. Bourquin briefly summarized the proposed amendments to Camas Municipal Code relating to smoke shops and noted minor corrections in the staff report.

The public testimony portion of the hearing opened at 8:01 p.m.

Speaking in support:

Dan Durringer, 1527 NE Franklin Street, Camas

Marc Elkins, 2220 T Street, Washougal

The public testimony portion of the hearing closed at 8:08 p.m.

Staff responded to inquiries from the Commissioners.

After discussion, it was moved by Commissioner Hull, seconded by Commissioner Short to forward a recommendation of approval to City Council to amend Camas Municipal Code 18.03.030 and 18.07.030 - Table 1 as outlined in the September 12, 2015 Staff Report. The motion carried unanimously by roll call vote.

V. MISCELLANEOUS UPDATES

Miscellaneous Updates

Mr. Bourquin stated a public hearing before Planning Commission will be scheduled on October 20th to consider the Capital Facilities Plans for the Camas, Evergreen and Washougal School Districts.

VI. NEXT MEETING DATE

The next regularly scheduled Planning Commission Meeting will be held on Tuesday, October 20, 2015, in the City Council Chambers at 7:00 p.m.

VII. ADJOURNMENT

Chair Beel adjourned the meeting at 8:26 p.m.

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call 360.834.6864.



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

STAFF REPORT DATE: OCTOBER 13, 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: Chair Beel
Planning Commission

FROM: Planning Staff

STAFF CONTACT: Phil Bourquin, Community Development Director

HEARING DATE: October 20, 2015

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: **Notice of Planning Commission** Published – October 13, 2015
Hearing: 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 | \$5,371.00 | \$2,604.56 | \$5,371.00 |
| Evergreen | \$6,989.14 | \$6,100.00 | \$2,678.72 | \$7,641.00 |
| Washougal | \$2,683.63 | \$5,600.00 | \$2,689.23 | \$5,800.00 |

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:

Staff finds the proposed school District CFP's to be generally consistent with the current City of Camas Comprehensive Plan, maps, and Capital Facilities Plan with adjustments to the amounts be collected by the City.

Staff recommends the Planning Commission conduct a public hearing, accept public testimony, review and deliberate, and forward on a recommendation to approve the Camas, Evergreen and Washougal School District CFP's with a recommendation to collect impact fees based upon the following simplified fee schedule.

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

CAMAS SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2015 – 2021



Board of Directors

| | |
|---------------------|-------------------------|
| District I | Casey O'Dell |
| District II | Julie Rotz |
| District III | Connie Hennessey |
| District IV | Douglas Quinn |
| District V | Mary Tipton |

**Superintendent
Mike Nerland**

May 2015

SECTION 1 INTRODUCTION AND SUMMARY

A. Introduction

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts are required by the Cities of Camas, Washougal, and Vancouver (“Cities”) and Clark County (“County”) to adopt capital facilities plans at least every four years to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of projected enrollment growth for a six-year period.

The Camas School District (“District”) has prepared the 2015 Capital Facilities Plan (“CFP”) to provide the Cities and the County with a schedule and financing program for capital improvements over the next six years (Oct. 1, 2015 through Oct. 1, 2021) to maintain a 6 year adoption cycle. The 2015 CFP includes the following elements:

- The District’s standard of service (Section 2)
- An inventory of existing capital facilities owned by the District, including functional capacities and locations (Section 3)
- Future enrollment projections for each grade span (elementary, middle, and high schools) (Section 4)
- A forecast of future needs for capital facilities and school sites, including proposed capacities of expanded or new capital facilities and a six-year plan for financing capital facilities within projected funding capacities, which identifies sources of money 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 5)
- A calculation of impact fees based on the formula in the Cities and County impact fee ordinances and supporting data substantiating such fees (Section 6)

B. Summary

Camas is a financially and academically sound school district. The 57 square mile Camas School District has a comprehensive and an alternative high school, two middle schools, and six elementary schools. 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 overall October 1, 2014 enrollment (head count) for the District was 6,566 students. Of the total enrollment, 2,777 are elementary students, 1,648 are middle school students, and 2,141 are high school students. When reduced by the number of special education students in self-contained classrooms, the enrollment counts are 2,558 elementary, 1,420 middle, and 1,850 high school students, for a total of 5,828 students in standard basic education classrooms. Special education students in self-contained classrooms and spaces for these programs have been extracted for corresponding school capacity calculations.

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 2. The District's existing capital facilities are summarized in Section 3. In addition, the district owns 16 portable classrooms located at school facilities, housing approximately 6.3% or 412 students. The remaining 12 portable classrooms are used for support services such as art, rainy day activities and special education.

Between 2007 and 2014, enrollment growth within the District grew by 2.2% per year, compared to the countywide rate of 0.6%. A total of 923 students were added to Camas School District during that time. Although there had been a general leveling off of enrollment during the recent economic downturn, the District expects to continue to see an increase in enrollment over time. Much of the land within 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 2.1% per year, or 1,048 students over the next 7 years (see Section 4). The projected number of students minus current capacity equals a projected capacity need for 175 middle school and 612 high school students by 2021. Elementary school capacity is sufficient to accommodate the projected growth.

The calculated maximum allowable impact fees for the District are \$5,371.85 per single family residence and \$10,336.11 per multi-family residence (**Appendix A**).

SECTION 2 DISTRICT EDUCATIONAL PROGRAMS AND STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's educational program. The educational program components which drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of modular classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. In addition to basic education programs, other programs such as special education, bilingual education, pre-school, and art and music must be accommodated. These programs can have a significant impact on the available student capacity of school facilities.

The District educational program guidelines, which directly affect school capacity are outlined below for elementary, middle, and high school grade levels.

- **Elementary Schools:** Average class size for elementary classrooms is estimated at 24 students. The actual number of students in an individual classroom depends on the above factors. Elementary school capacity is calculated utilizing only classroom spaces containing a basic education teacher and his/her complement of students. Students may be pulled out to attend additional programs (which may also be held in classrooms, if there is no designated space available). Working building capacity calculations do not include classrooms used for these special programs, such as resource rooms, learning support centers, computer labs, and self-contained special education classrooms.
- **Middle Schools:** Average class size for middle school classrooms is estimated at 30 students. The actual number of students in an individual classroom depends on the above factors. Middle school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 85%. Working building capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.
- **High Schools:** Average class size for middle and high school classrooms is estimated at 31 students. The actual number of students in an individual classroom depends on the above factors. High school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 85%. Working building capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.

**SECTION 3
CAPITAL FACILITIES INVENTORY**

This section provides a summary of capital facilities owned and operated by the District including schools, modulars, undeveloped land, and support facilities.

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 | 576 | 24 |
| Grass Valley (K-5) | 3000 NW Grass Valley Dr Camas WA 98607 | 2009 | 70,023 | 600 | 25 |
| Helen Baller (K-5) | 1954 NE Garfield St Camas WA 98607 | 2009 | 64,417 | 576 | 24 |
| Lacamas Heights (K-5) | 4600 NE Garfield St Camas WA 98607 | 1964/1997/2008/2013 | 42,757 | 408 | 17 |
| Prune Hill (K-5) | 1602 NW Tidland St Camas WA 98607 | 2001 | 59,130 | 480 | 20 |
| Woodburn (K-5) | 2400 NE Woodburn Dr Camas WA 98607 | 2013 | 72,857 | 600 | 25 |
| TOTALS: | | | 369,989 | 3,240 | 110 |

Note: capacity includes full day kindergarten

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 | 892 | 35 |
| Skyridge (6-8) | 5220 NW Parker St Camas WA 98607 | 1996 | 112,133 | 790 | 31 |
| TOTALS: | | | 233,180 | 1,682 | 65 |

Note: capacity includes a utilization factor of 85%

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 | 1,792 | 68 |
| Hayes Freedom (9-12) | 1919 NE Lone St Camas WA 98607 | 2010 | 20,500 | 211 | 8 |
| TOTALS: | | | 262,121 | 2,003 | 76 |

Note: capacity includes a utilization factor of 85%

D. Portables Inventory

| Facility Type | No. of Portable Classrooms | No. of Portable Classrooms used as Interim Teaching Stations | Interim Capacity |
|--------------------|----------------------------|--|------------------|
| Elementary Schools | 14 | 2 | 48 |
| Middle Schools | 6 | 6 | 153 |
| High Schools | 8 | 8 | 211 |
| TOTALS: | 28 | 16 | 412 |

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 |
| Community Education Center (same as above) | 841 NE 22 nd Ave Camas WA 98607 |
| Jack, Will & Rob Center (2001) | 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:

- 48.7 acres located south of 15th Street and east of NE Ione Street, Camas, WA 98607 – site unsuitable for education purposes, declared surplus and is currently for sale.
- 0.9 acres located at 918 NW Hill Street, Camas, WA 98607 – former Armory site, under-utilized for education purposes, currently leased as a gymnastics center.

**SECTION 4
STUDENT ENROLLMENT PROJECTIONS**

The District enrollment forecast was most recently updated by Paul Dennis, AICP of the Cascade Planning Group in December 2014.

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

- Kindergarten (K) enrollment is forecast based on 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, 2014 are promoted into the next grade level for 2015 (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 2014/2015 school year enrollment is based on the October 1, 2014 enrollment data.
- Economic growth impacts, land use and zoning provisions, buildable lands inventory, and new residential developments are taken into account.

A. Projected Enrollment 2015 – 2021 (Headcount)

| Grade | Actual 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|----------------|----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| K-5 | 2,777 | 2,809 | 2,869 | 2,856 | 2,939 | 2,996 | 3,061 | 3,142 |
| 6-8 | 1,648 | 1,678 | 1,689 | 1,757 | 1,765 | 1,833 | 1,788 | 1,857 |
| 9-12 | 2,141 | 2,200 | 2,276 | 2,387 | 2,470 | 2,500 | 2,643 | 2,615 |
| TOTALS: | 6,566 | 6,687 | 6,834 | 7,000 | 7,174 | 7,329 | 7,492 | 7,614 |

**SECTION 5
CAPITAL FACILITY NEEDS**

Projected facility capacity is derived by subtracting the 2021 projected student enrollment from the 2014 school facility capacity. The resulting deficit is used to determine facility needs.

A. Projected Facility Capacity Needs

| Type of Facility | 2014 Capacity | 2021 Projected Enrollment | 2021 Facility Need |
|------------------|---------------|---------------------------|--------------------|
| Elementary | 3,240 | 3,142 | NA |
| Middle | 1,682 | 1,857 | 175 |
| High | 2,003 | 2,615 | 612 |

The district will add four (4) portable classrooms to address the increase in high school enrollment for the 2015-16 school year. In February 2016, the district plans to propose to voters a bond to address future capacity needs.

B. 6-Year Plan – Facility Capacity Needs

| | Project Description | Added Capacity | Estimated Cost | Cost for Added Capacity to Serve Growth |
|----------|---------------------------------|----------------|----------------------|---|
| Phase I | High School Expansion | 800 | \$50,723,000 | \$38,803,095 |
| | K-5 Replacement | 150 | \$33,697,464 | \$8,424,366 |
| | 6-8 | 900 | \$55,546,000 | \$10,775,924 |
| | Property Acquisition | 600 | \$5,000,000 | \$5,000,000 |
| Phase II | Transportation –Bus Parking Lot | | \$690,000 | \$690,000 |
| | K-5 New | 600 | \$33,697,464 | N/A |
| | TOTAL: | 2,450 | \$179,353,928 | \$63,693,385 |

The additional 612 projected high school students can be accommodated by the construction of a new 800 student facility. The additional 175 middle school students could be accommodated by adding a 900 student facility. In addition, the District proposes the use of portable classrooms purchased with impact fees to handle short-term capacity needs.

C. Six-Year Financing Plan

| Facility Capacity Need | Total | Estimated Impact Fees | State Match Funds | Bonds |
|------------------------|---------------|-----------------------|-------------------|---------------|
| Secured | \$400,000 | \$400,000 | 0 | 0 |
| Unsecured | \$150,000,000 | \$2,000,000 | \$8,000,000 | \$140,000,000 |

General Obligation Bonds

Bonds are used to fund site acquisition, construction of new schools, and other capital improvement projects. A 60% majority vote is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

State Match Funds

State Match funds primarily come from the Common School Construction Fund (the "Fund"). School districts may qualify for State Match 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 Match funds for new schools at the 63.26% match level.

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. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools.

SECTION 6 SCHOOL IMPACT FEES

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 Plans. Impact fees are calculated in accordance with the jurisdiction's formula, which is based on school facility costs to serve new growth.

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. The resulting figures, in the attached Appendix A and paragraph below are based on the District's cost per dwelling unit to build the new facilities which add capacity that is needed to serve new development. Credits have also been applied in the formula to account for State Match funds the District receives and projected future property taxes that will be paid by the owner of the dwelling unit.

The calculated maximum allowable impact fees are:

\$5,371.85 per single family residence
\$10,336.11 per multi-family residence

The District Board of Directors, at its May 26, 2015 meeting, recommends collecting school impact fees in the following amounts:

\$ 5,371.00 per single family residence
\$ 5,371.00 per multi-family residence

Camas

2015 Impact Fee Calculation

APPENDIX A

$$SIF = \left[CS(SF) - (SM) - \left(\frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

Single Family Residence:

| Elementary | Middle School | High School | Formula |
|---------------|-------------------|--------------------|--|
| \$0.00 | \$55,546,000.00 | \$50,723,000.00 | Facility Cost |
| 150 | 900 | 800 | Additional Capacity |
| \$0.00 | \$61,717.78 | \$63,403.75 | Cost per Student (CS) |
| 0.297 | 0.159 | 0.136 | Student Factor (SF) |
| \$0.00 | \$9,813.13 | \$8,622.91 | CS x SF |
| \$200.40 | \$200.40 | \$200.40 | Boeck Index |
| 90.00 | 117.00 | 130.00 | OSPI Sq Ft |
| 63.74% | 63.74% | 63.74% | State Match Eligibility % |
| \$0.00 | \$0.00 | \$2,258.35 | State Match Credit (SM) |
| \$0.00 | \$9,813.13 | \$6,364.56 | CS x SF - SM |
| | | \$16,177.68 | Cost per Single Family Residence |
| | | 0.00356 | Average Interest Rate |
| | | 0.03617576 | Tax Credit Numerator |
| | | 0.003688786 | Tax Credit Denominator |
| | | 9.806956251 | Tax Credit Multiplier (TCM) |
| | | \$338,448.00 | Average Assessed Value (AAV) |
| | | 3319144.73 | TCM x AAV |
| | | 0.00297 | Tax Levy Rate (TLR) |
| | | \$9,857.86 | TCM x AAV x TLR = (TC) |
| | | \$6,319.82 | Cost per Single Family Residence - Tax Credit |
| | | \$947.97 | 15% reduction (A) |
| | | \$5,371.85 | Calculated Single Family Fee Amount |
| | | \$5,371.00 | Recommended Fee Amount |

Multi-Family Residence:

| Elementary | Middle School | High School | Formula |
|---------------|--------------------|--------------------|---|
| \$0.00 | \$55,546,000.00 | \$50,723,000.00 | Facility Cost |
| 150 | 900 | 800 | Additional Capacity |
| \$0.00 | \$61,717.78 | \$63,403.75 | Cost per Student (CS) |
| 0.338 | 0.185 | 0.123 | Student Factor (SF) |
| \$0.00 | \$11,417.79 | \$7,798.66 | CS x SF |
| \$200.40 | \$200.40 | \$200.40 | Boeck Index |
| 90.00 | 117.00 | 130.00 | OSPI Sq Ft |
| 63.74% | 63.74% | 63.74% | State Match Eligibility % |
| \$0.00 | \$2,764.82 | \$2,042.48 | State Match Credit (SM) |
| \$0.00 | \$8,652.97 | \$5,756.18 | CS x SF - SM |
| | | \$14,409.14 | Cost per Multi-Family Residence |
| | | 0.00356 | Average Interest Rate |
| | | 0.03617576 | Tax Credit Numerator |
| | | 0.003688786 | Tax Credit Denominator |
| | | 9.806956251 | Tax Credit Multiplier (TCM) |
| | | \$77,215.00 | Average Assessed Value (AAV) |
| | | 757244.13 | TCM x AAV |
| | | 0.00297 | Tax Levy Rate (TLR) |
| | | \$2,249.02 | TCM x AAV x TLR = (TC) |
| | | \$12,160.13 | Cost per Multi-Family Residence - Tax Credit |
| | | \$1,824.02 | 15% reduction (A) |
| | | \$10,336.11 | Calculated Multi-Family Fee Amount |
| | | \$5,371.00 | Recommended Fee Amount |

**CAMAS SCHOOL DISTRICT 117
RESOLUTION 14-11
CAPITAL FACILITIES PLAN 2015-2021**

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 meeting 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

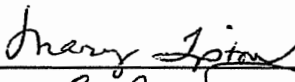
WHEREAS, the District conducted a review of the Plan in accordance with the State Environmental Policy Act, state regulations implementing the act, and District policies and procedures;

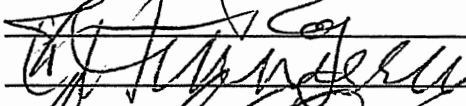
NOW, THEREFORE BE IT RESOLVED as follows:

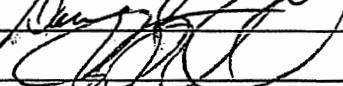
1. The 2015 Capital Facilities Plan for the years 2015-2021 is hereby adopted by the District.
2. The Clark County Board of Commissioners is hereby requested to adopt the Plan by reference as part of the capital facilities element of the County's General Policy Plan.
3. The Cities of Camas, Washougal, 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 26th day of May 2015 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



Evergreen Public Schools

**EVERGREEN PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN**

2015-2021

BOARD OF DIRECTORS

**Julie Bocanegra, Board President
Victoria Bradford, Board Vice President
Todd Yuzuriha, Director
Michael Parsons, Director
Rob Perkins, Director**

SUPERINTENDENT

John Deeder

DIRECTOR OF FACILITIES

Susan Steinbrenner

**Adopted by the Evergreen School District Board of Directors
May 26, 2015**

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| III. | CAPITAL FACILITIES INVENTORY | 9 |
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I. INTRODUCTION

A. *Purpose of the Capital Facilities Plan*

The Washington State Growth Management Act (the "GMA") includes schools in public facilities and services that must be provided for 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 Evergreen School District (the "District") prepared this Capital Facilities Plan (the "CFP") to provide Clark County (the "County") and the Cities of Vancouver and Camas (the "City") with the district's anticipated capital facility needs over the next six years (2015-2021) to ensure that adequate school facilities are available to serve new growth and development.

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.
- 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 which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees.

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 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.

B. Overview of the Evergreen School District

The Evergreen School District is comprised of 54 square miles. It serves a significant portion of the Vancouver Urban Growth Area and smaller areas in the Camas Urban Growth Area and rural Clark County.

The District serves residents from the cities of Vancouver and Camas and from unincorporated Clark County. The District is bordered by the Vancouver School District to the west, the Camas School District to the east and the Battle Ground and Hockinson School Districts to the north. It is bordered by the Columbia River and state line to the south.

The Districts serves a population of 26,343 students (October 2014 enrollment). Of the 26,343 students, 44% attend classes in 21 elementary schools (grades K-5), 22% attend classes in six middle schools (grades 6-8), and 34% students attend classes in six high schools (grades 9-12). For purposes of facility planning this CFP considers grades K-5 as an elementary, grades 6-8 as a middle school, and grades 9-12 as a high school.

In addition, the Clark County Skills Center is located in and operated by Evergreen School District serving students half days from all Clark County school districts. The district serves home schooled students in grades K-8 through a supplemental program operated by the Flex Academy and pre-school special needs students through a program operated by the Early Childhood Center.

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

- The Washington State Supreme Court ruled in the McLeary school funding case that the Legislature was not fulfilling its constitutional requirement of funding schools. The court ruled the Legislature should fund its own funding bills previously agreed to. One component is class-size reduction in grades K-3. The Senate, and House of Representatives have brought forward plans to fund the class-size reduction by the 2017-18 school year. Reducing class sizes from current levels to a level of 17:1 by the 2017-18 school year will require additional teachers, and additional classrooms. The impact of additional capacity is not included in our Capital Facilities Plan.
- The Washington State Board of Education has increased the graduation requirements of high school students to a level of 24 credits. To allow for additional credit options schedules will need to be altered to provide further

student options. Anticipated schedule changes will require more teachers, and additional classroom space not currently figured in our plan.

- The majority of growth in the District has been residential rather than industrial. Because residential growth does not increase assessed value to the same degree that industrial growth does, the comparative per pupil assessed value is lower in Evergreen School District than in many of its neighboring districts. The low assessed value means that any tax is spread over a smaller base and, consequently, tax rates are high in Evergreen. For example, in 2015 it would cost the taxpayer in Evergreen \$4.38/\$1,000 in assessed value to collect the maximum levy. Comparatively, in Camas School District with the assessed value added by industry, it would cost the taxpayer \$3.41/\$1,000 in assessed value to raise the maximum levy.
- In the last 10 years, bilingual enrollment in the District increased 175%. In the 2004-05 school year, the number of students with English as a Second Language (ESL) was 1,749; in the 2014-15 school year, the number of ESL students is 3,049. Students living in poverty within district boundaries has also significantly increased in recent years. The District continues to monitor the need for additional space to accommodate staff needed to provide support for students who need additional assistance.
- Other concerns regarding growth management and schools relate to the link that exists between a quality education and the ability to provide quality facilities for all students.

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 standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, state and federal funding requirements and community expectations affect classroom space requirements. Programs, such as special education, bilingual education, preschool and daycare programs, and other specialized programs, often supplement traditional educational programs. These programs can have a significant impact on the available student capacity of school facilities.

The District's current program 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 2015 through 2021. 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 schools provide education in all core subject areas including reading, writing, math, social studies and science. All students receive instruction in P.E., music, art and have access to media programs. Full day kindergarten is provided at each elementary school. The District educational standards of service, which directly affect elementary school capacity, include:

- Class sizes for grades K-3 are targeted not to exceed 23 students per class.
- Class sizes for grades 4-5 are targeted not to exceed 25 students per class.
- Music instruction and physical education are provided in separate (pull-out) classrooms.
- All elementary schools have a library media resource center which includes additional space for a technology lab.
- All elementary schools have a computer lab in a room that is separate from the classrooms.
- Special education is provided for some students in self-contained classrooms are separate from regular teaching stations (pull-out program). Special education classrooms serve 5 to 15 students.
- Title I and LAP (Learning Assistance Program) are provided in rooms separate from regular classrooms.

B. Middle and High School Program Standards

Middle schools provide instruction in the core disciplines of english, math, social studies, science, physical education, music and art. Students have elective offerings available including music, art and technology courses.

High schools provide course work including english, history, science, math, physical education, music and art. Additionally elective offerings include vocational technical programs.

The District educational standards of service, which directly affect middle school and high school capacity include:

- Class sizes for grades 6-8 are targeted not to exceed 25 students per class.
- Class sizes for grades 9-12 are targeted not to exceed 25 students per class.
- Special programs, such as music, art, physical education, drama, home and family education learning assistance, are provided in separate instructional space. The class size ranges from 20 to 70 students.
- The District provides science classroom space that supports 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.
- It is not possible to achieve 100% utilization of all regular 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.

C. District-wide Educational Programs:

In addition to Elementary, Middle, and High School program standards, the Evergreen School District's core services and program offerings include the following:

- Physical education space is provided to meet strengthened health standards. This can include covered play areas, field space, gyms and other multi-use spaces.
- 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, which further erodes the state square footage allowances.
- Art and music spaces are critical to the District's educational programs. As student population grows, additional support space for these essential programs is required.
- 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.

D. District-wide Support and Special Services:

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

- Food service preparation, delivery and use space. As student populations increase, cafeteria, food preparation and delivery space must be enlarged. Miscalculating the need for this core service can have significant impacts on the overall learning environment for students.
- Other support centers, including Transportation, Maintenance, Warehouse and Print Shop facilities are critical to support the educational program and the business operation.

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

- Special Education programs are provided at all schools within the District. Special needs program standard change year to year as a result of various external or internal changes. External changes may include mandates or needs for special programs, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities also affect special educational program standards.
- Special populations require special support, which often requires special spaces. Federal and state programs, including Title 1 reading and math, highly capable, and bilingual are required but come with limited funds that do not cover the expense of adding facilities to support the program.
- Early Childhood programs, such as new or expanded preschool programs are a vital service and an essential educational component. They place additional demands on facilities.
- Supplementary services in core academic areas and multiple pathways that prepare students for a broader range of post-secondary learning opportunities require additional space.

III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the 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.

A. Elementary Schools

| ELEMENTARY SCHOOLS | LOCATION | YEAR OF OCCUPANCY | BUILDING Sq. Ft. | CAPACITY | TEACHING STATIONS |
|--|---|-------------------|------------------|----------|-------------------|
| Burnt Bridge Creek | 14619-A NE 49th Street Vancouver, WA 98682 | 1988 | 51,529 | 512 | 21 |
| Burton | 14015 NE 28th Street Vancouver, WA 98682 | 1970 | 41,392 | 453 | 20 |
| Columbia Valley | 17500 SE Sequoia Circle Vancouver, WA 98683 | 2004 | 61,656 | 582 | 26 |
| Crestline | 13003 SE 7th Street Vancouver, WA 98683 | 2014 | 63,904 | 546 | 24 |
| Ellsworth | 512 SE Ellsworth Road Vancouver, WA 98664 | 1958 | 38,014 | 430 | 19 |
| Endeavour | 2701 NE Four Seasons Lane Vancouver, WA 98682 | 2008 | 61,656 | 629 | 26 |
| Flex Academy (Elementary and Middle School) | 13501 NE 28th Street Vancouver, WA 98682 | 2003 | 13,295 | 128 | 6 |
| Fircrest | 12001 NE 9th Street Vancouver, WA 98684 | 1976 | 56,650 | 501 | 21 |
| Fisher's Landing | 3800 SE Hiddenbrook Drive Vancouver, WA 98683 | 1996 | 51,977 | 488 | 21 |
| Harmony | 17404-A NE 18th Street Vancouver, WA 98684 | 1991 | 51,529 | 489 | 21 |
| Hearthwood | 801 NE Hearthwood Boulevard Vancouver, WA 98684 | 1981 | 51,350 | 477 | 21 |
| Illahee | 19401 SE 1st Street Camas, WA 98607 | 2001 | 58,627 | 605 | 26 |
| Image | 4400 NE 122nd Avenue Vancouver, WA 98682 | 1976 | 56,650 | 581 | 25 |
| Marrion | 10119 NE 14th Street Vancouver, WA 98664 | 1968 | 40,158 | 453 | 20 |
| Mill Plain | 400 SE 164th Avenue Vancouver, WA 98684 | 1952 | 50,145 | 547 | 23 |
| Orchards | 11405 NE 69th Street Vancouver, WA 98662 | 2006 | 61,656 | 629 | 25 |
| Pioneer | 7212 NE 166th Avenue Vancouver, WA 98682 | 1993 | 51,529 | 489 | 20 |

| | | | | | |
|-------------------------|---|------|------------------|---------------|------------|
| Riverview | 12601 SE Riveridge Drive Vancouver, WA 98683 | 1976 | 56,650 | 536 | 22 |
| Sifton | 7301 NE 137th Avenue Vancouver, WA 98682 | 1958 | 43,292 | 408 | 16 |
| Silver Star | 10500 NE 86th Street Vancouver, WA 98662 | 1973 | 43,995 | 419 | 17 |
| Sunset | 9001 NE 95th Street Vancouver, WA 98662 | 1976 | 56,650 | 570 | 24 |
| York | 9301 NE 152nd Avenue Vancouver, WA 98682 | 2003 | 57,208 | 582 | 25 |
| TOTAL ELEMENTARY | | | 1,119,512 | 11,054 | 469 |

B. Middle Schools

| MIDDLE SCHOOLS | LOCATION | YEAR OF OCCUPANCY | BUILDING Sq. Ft. | CAPACITY | TEACHING STATIONS |
|-----------------------------|---|-------------------|------------------|--------------|-------------------|
| Cascade | 13900 NE 18th Street Vancouver, WA 98684 | 2004 | 114,600 | 796 | 41 |
| Covington | 11200 NE Rosewood Road Vancouver, WA 98662 | 2006 | 113,361 | 881 | 46 |
| Frontier | 7600 NE 166th Avenue Vancouver, WA 98682 | 1996 | 101,046 | 675 | 36 |
| Pacific | 2017 NE 172nd Avenue Vancouver, WA 98684 | 1983 | 97,598 | 608 | 31 |
| Shahala | 601 SE 192nd Avenue Vancouver, WA 98683 | 2001 | 105,018 | 768 | 40 |
| Wy'east | 1112 SE 136th Avenue Vancouver, WA 98683 | 1979 | 117,127 | 675 | 36 |
| TOTAL MIDDLE SCHOOLS | | | 648,750 | 4,403 | 230 |

C. High Schools

| HIGH SCHOOLS | LOCATION | YEAR OF OCCUPANCY | BUILDING Sq. Ft. | CAPACITY | TEACHING STATIONS |
|---------------------------|--|-------------------------------|------------------|--------------|-------------------|
| Evergreen | 14300 NE 18th Street Vancouver, WA 98684 | 1969 Modernization 2007 | 264,354 | 1,780 | 84 |
| HeLa | 9105 NE 9th Street Vancouver, WA 98664 | 2013 | 69,008 | 521 | 25 |
| Heritage | 7825 NE 130th Avenue Vancouver, WA 98682 | 1999 | 227,437 | 1,270 | 60 |
| IQ Academy | 13501 NE 28th Street Vancouver, WA 98682 | 2003 | N/A | 610 | N/A |
| Legacy | 2205 NE 138th Avenue Vancouver, WA 98684 | 1987 | 11,554 | 104 | 5 |
| Mountain View | 1500 SE Blairmont Drive Vancouver, WA 98683 | 1981 | 229,015 | 1,694 | 77 |
| Union | 6201 NW Friberg/Strunk Camas, WA 98607 | 2007 | 235,908 | 1,706 | 79 |
| TOTAL HIGH SCHOOLS | | | 1,037,276 | 7,685 | 330 |

D. Portables

Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms.

| Facility Type | No. of Portable Classrooms | Capacity | Teaching Stations |
|----------------------|-----------------------------------|-----------------|--------------------------|
| Elementary Schools | 175 | 2,553 | 134 |
| Middle Schools | 120 | 1,966 | 90 |
| High Schools | 75 | 1431 | 63 |
| TOTAL | 370 | 5,950 | 287 |

E. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide special programs and operational support functions to the schools.

| SUPPORT FACILITIES | Location | Description |
|--|--|---|
| Administrative Service Center | 13501 NE 28th Street Vancouver, WA 98682 | Supports all Facilities |
| Maintenance Facility | 3004 NE 124th Avenue Vancouver, WA 98682 | Supports all Facilities |
| McKenzie Stadium | 2205 NE 138th Avenue Vancouver, WA 98682 | Supports all Facilities |
| Transportation | 13909 NE 28th Street Vancouver, WA 98682 | Supports all Facilities |
| Warehouse (Central Receiving & Distribution) | 2205 NE 138th Avenue Vancouver, WA 98684 | Supports all Facilities |
| Crestwood Business Park (Leased) | 1168 SE Mill Plain Blvd Vancouver, WA 98684 | 47 enrolled, capable of serving 55 |
| 49th Street Academy | 14619-B 49th Street Vancouver, WA 98682 | 110 enrolled, capable of serving 113 |
| Clark County Vocational Skills Center | 12200 NE 28th Street Vancouver, WA 98682 | Consortium program with pull-out enrollment |

F. Land Inventory

The District owns the following undeveloped sites in addition to the sites with built facilities:

- 8 acres located at NE 202nd Avenue and SE 1st Street, Camas WA 98607. The District does not anticipate building a school facility on this site. The property has been declared surplus.
- 10 acres located at NE 39th Street and NE 162nd Avenue, Vancouver, WA 98682. The District anticipates building an elementary school.
- 20 acres located at NE 52nd Street and NE 132nd Avenue, Vancouver WA 98682. The District anticipates building a middle school.

IV. STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2015-2021 (Headcount)

The District's six year enrollment projection is based on a forecast prepared by Educational Service District 112 in April, 2015. The consulting team used several different enrollment projection models to estimate future enrollment, including cohort survival, grade progression, and population ratio. The forecast also considered local population and housing and development trends, and the District's observations of enrollment over the past ten years.

The summary of the various methodologies used to predict growth shows enrollment to remain fairly constant in the coming six years, as follows:

| Grade | Fall 2014 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|--------------|------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Total K-5 | 11,455 | 11,530 | 11,597 | 11,660 | 11,708 | 11,756 | 11,830 |
| Total 6-8 | 5,918 | 5,904 | 5,909 | 5,935 | 5,973 | 6,003 | 6,004 |
| Total 9-12 | 8,970 | 9,028 | 9,059 | 9,400 | 9,539 | 9,680 | 9,208 |
| TOTAL | 26,343 | 26,462 | 26,565 | 26,659 | 26,788 | 26,906 | 27,042 |

V. CAPITAL FACILITIES NEEDS

A. Facility Needs

Projected facility capacity is derived by subtracting the projected student enrollment from the existing school capacity (excluding portable classrooms). As shown below, the District does not have permanent capacity available to serve all students.

| Facility | 2014 Capacity | 2021 Projected Enrollment | 2021 Facility Need |
|--------------------|---------------|---------------------------|--------------------|
| Elementary Schools | 11,054 | 11,830 | 776 |
| Middle Schools | 4,403 | 6,004 | 1,601 |
| High Schools | 7,685 | 9,208 | 1,523 |
| TOTAL | 23,142 | 27,042 | 3,900 |

B. Six Year Plan – Facility Capacity Needs

To address existing needs and add capacity to serve forecast growth, the District needs to build a new 500 student elementary school, replace 3 elementary schools and 1 middle school, and expand an existing high school. The forecast growth in enrollment is 375 elementary school students, 86 middle school students and 238 high school students. Because a portion of the planned improvements will remedy an existing deficiency, only a portion of the improvement will serve future growth and therefore only a portion of the cost is included in the District's impact fee calculations. The capacity and cost for the required improvements is shown in the table below:

| Project Description | Capacity | Estimated Cost | Cost for Added Capacity to Serve Growth* |
|---------------------|--------------|----------------------|--|
| New ES | 500 | \$19,940,635 | \$14,955,476 |
| Replace 3 ES | 0 | \$59,821,905 | \$0 |
| Replace 1 MS | 1,000 | \$43,506,840 | \$3,741,588 |
| HS addition | 500 | \$23,566,205 | \$11,217,514 |
| Transportation | 0 | \$6,000,000 | \$0 |
| Land Acquisition | 0 | \$8,000,000 | \$0 |
| TOTAL | 2,000 | \$160,835,585 | \$29,914,578 |

* The cost of added capacity to serve growth equals the percentage of the total cost of the improvements needed to serve the forecast growth.

VI. CAPITAL FACILITIES FINANCE PLAN

A. Six Year Financing Plan

| Facility Capacity Need | Total | Estimated Impact Fees | State Match | Bonds |
|------------------------|--------------|-----------------------|--------------|--------------|
| Secured | \$5,800,000 | | | |
| Unsecured | \$96,000,000 | \$9,000,000 | \$64,000,000 | \$87,835,585 |

The total cost estimate for the six-year improvements and property acquisition is \$160,835,585. Funding for planned improvements is typically secured from a number of sources including voter approved bonds, state match funds, and impact fees. The following information explains each of the funding sources in greater detail.

1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. The District must pass a bond since it is the primary source of funding for the capital improvements listed in this plan.

2. State Match Funds

State match funds come from the Common School Construction Fund ("the Fund"). Bonds are sold on behalf of the Fund, and then retired from revenues accruing predominantly from the sale of timber from the common school lands. If these sources are insufficient, the Legislature can appropriate funds or the State Board of Education can change the standards. School districts may qualify for state match funds for specific capital projects based on a prioritization system.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued.

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 the improvements.

In the event that planned construction projects and property acquisition does not fully address space needs for student growth and a reduction in interim student housing (portables), the Board could consider various courses of action, including, but not limited to:

- Increase class sizes;
- House students in additional portables;
- Alternative scheduling options;
- Change the instructional model, or
- Modify the school calendar

VII. SCHOOL IMPACT FEES

The 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.

A. School Impact Fees

The county's and city's impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA and the county and city ordinances. Impact fees are calculated in accordance with the local jurisdiction's formula, which is based on projected school facility costs necessitated by new growth contained in the District's CFP. The formula allocates a portion of the cost for new facilities to the single family and multi-family house that create the demand (or need) based on a student factor, or the average number of students that live in new single family and multi-family homes. The formula also provides a credit for state match and Bond Proceeds (or property taxes).

B. Methodology and Variables Used to Calculate School Impact Fees

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

C. Proposed Impact Fee Schedule

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

\$ 6,100 per single family home

\$ 7,641 per multi-family unit

**Evergreen School District
2015 Impact Fee Calculation**

APPENDIX A

$$SIF = \left[CS(SF) - (SM) - \left(\frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

Single Family Residence:

| Elementary | Middle School | High School |
|--------------------|-------------------|-------------------|
| \$19,940,635.00 | \$43,506,840.00 | \$23,566,205.00 |
| 500 | 1000 | 500 |
| \$39,881.27 | \$43,506.84 | \$47,132.41 |
| 0.168 | 0.086 | 0.137 |
| \$6,700.05 | \$3,741.59 | \$6,457.14 |
| \$200.40 | \$200.40 | \$200.40 |
| 90.00 | 117.00 | 130.00 |
| 65.59% | 65.59% | 65.59% |
| \$1,987.41 | \$1,322.57 | \$2,340.99 |
| \$4,712.64 | \$2,419.02 | \$4,116.15 |
| <hr/> | | |
| \$11,247.81 | | |
| 0.00356 | | |
| 0.03617576 | | |
| 0.003688786 | | |
| 9.806956251 | | |
| \$224,395.00 | | |
| 2200631.95 | | |
| 0.00185 | | |
| <hr/> | | |
| \$4,071.17 | | |
| <hr/> | | |
| \$7,176.64 | | |
| 15% reduction (A) | | |
| \$1,076.50 | | |
| \$6,100.15 | | |
| \$6,100.00 | | |

| Formula |
|--|
| Facility Cost |
| Additional Capacity |
| Cost per Student (CS) |
| Student Factor (SF) |
| CS x SF |
| Boeck Index |
| OSPI Sq Ft |
| State Match Eligibility % |
| State Match Credit (SM) |
| CS x SF - SM |
| Cost per Single Family Residence |
| Average Interest Rate |
| Tax Credit Numerator |
| Tax Credit Denominator |
| Tax Credit Multiplier (TCM) |
| Average Assessed Value (AAV) |
| TCM x AAV |
| Tax Levy Rate (TLR) |
| TCM x AAV x TLR = (TC) |
| Cost per Single Family Residence - Tax Credit |
| 15% reduction (A) |
| Calculated Single Family Fee Amount |
| Recommended Fee Amount |

Multi-Family Residence:

| Elementary | Middle School | High School |
|--------------------|-------------------|-------------------|
| \$19,940,635.00 | \$43,506,840.00 | \$23,566,205.00 |
| 500 | 1000 | 500 |
| \$39,881.27 | \$43,506.84 | \$47,132.41 |
| 0.153 | 0.083 | 0.131 |
| \$6,101.83 | \$3,611.07 | \$6,174.35 |
| \$200.40 | \$200.40 | \$200.40 |
| 90.00 | 117.00 | 130.00 |
| 65.59% | 65.59% | 65.59% |
| \$1,809.96 | \$1,276.44 | \$2,238.46 |
| \$4,291.87 | \$2,334.63 | \$3,935.88 |
| <hr/> | | |
| \$10,562.39 | | |
| 0.00356 | | |
| 0.03617576 | | |
| 0.003688786 | | |
| 9.806956251 | | |
| \$86,672.00 | | |
| 849988.51 | | |
| 0.00185 | | |
| <hr/> | | |
| \$1,572.48 | | |
| <hr/> | | |
| \$8,989.91 | | |
| 15% reduction (A) | | |
| \$1,348.49 | | |
| \$7,641.42 | | |
| \$7,641.00 | | |

| Formula |
|---|
| Facility Cost |
| Additional Capacity |
| Cost per Student (CS) |
| Student Factor (SF) |
| CS x SF |
| Boeck Index |
| OSPI Sq Ft |
| State Match Eligibility % |
| State Match Credit (SM) |
| CS x SF - SM |
| Cost per Multi-Family Residence |
| Average Interest Rate |
| Tax Credit Numerator |
| Tax Credit Denominator |
| Tax Credit Multiplier (TCM) |
| Average Assessed Value (AAV) |
| TCM x AAV |
| Tax Levy Rate (TLR) |
| TCM x AAV x TLR = (TC) |
| Cost per Multi-Family Residence - Tax Credit |
| 15% reduction (A) |
| Calculated Multi-Family Fee Amount |
| Recommended Fee Amount |

RESOLUTION #5716

Approval of 2015-2021 Capital Facilities Plan and School Impact Fees

WHEREAS, the Growth Management Act (GMA) requires the County and Cities to adopt a comprehensive land use plan that, among other things, addresses the provision of public services for future growth and development and;

WHEREAS, public schools are one of the public services that Clark County and the City of Vancouver and the City of Camas plans for, with assistance from the school districts and;

WHEREAS, the Evergreen School District has prepared an updated six-year capital facility plan, which identifies an increase in student enrollment and the need build new classrooms to serve students from new development and;

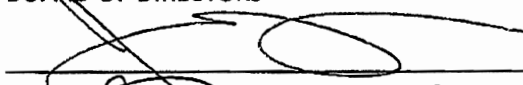
WHEREAS, school capital project funding sources are not sufficient to fund the property and classrooms that are needed to serve forecast growth and;

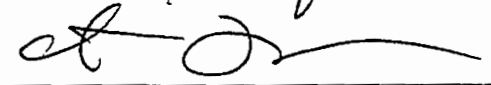
WHEREAS, Clark County and the City of Vancouver and the City of Camas collect school impact fees from residential development in accordance with the GMA, the Comprehensive Land Use Plan and the District's Capital Facility Plan to ensure school facilities will be available to serve new growth and development and;

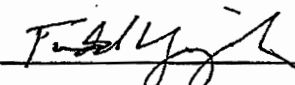
NOW, THEREFORE, BE IT RESOLVED that the 2015-2021 Evergreen School District Capital Facilities Plan (CFP) is hereby adopted.

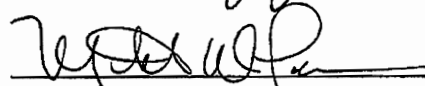
BE IT FURTHER RESOLVED that the District respectfully requests that Clark County and the City of Vancouver and the City of Camas adopt the 2015-2021 Evergreen School District Capital Facilities Plan for incorporation into the Comprehensive Land Use Plan and collect school impact fees in the amount of \$6,100.00 per single family residence and \$7,641.00 per multi family residence.

EVERGREEN SCHOOL DISTRICT #114
BOARD OF DIRECTORS



Victor Bradford






Attest:



Secretary, Board of Directors
May 26, 2015

WASHOUGAL SCHOOL DISTRICT CAPITAL FACILITIES PLAN

2015-2021

BOARD OF DIRECTORS

**Ron Dinius, President
Elaine Pfeifer, Vice President
Karen Rubino
Teresa Lees
Bruce Westfall**

SUPERINTENDENT

Dawn Tarzian

DIRECTOR OF Facilities

Joe Steinbrenner

**Adopted by the Washougal School District Board of Directors
May 26th, 2015**

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 (2015-2021).

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.
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees.

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.

The District serves a population of 3,104 students. Of the 3,104 students, 1,399 students attend classes in 3 elementary schools (grades K-5), 741 students attend classes in two middle schools (grades 6-8), and 964 students attend classes in one high school and one alternative high school (grades 9-12). 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 November 2015, 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:

- In 2005, the district purchased two portable units (4 classrooms) to alleviate overcrowding at Gause Elementary and Cape Horn-Skye Elementary.
- Jemtegaard Middle School was constructed in 1982 and now qualifies for state matching funds. The main structure is surrounded by older portables used to house students beyond the school's original capacity. The entire facility is in need of modernization and repair to function as a quality educational space.
- The District completed the OSPI Study and Survey in 2015 and presented a multi-project bond to voters in February 2015 that includes construction of a new K-8 school on the existing Jemtegaard site, which will be comprised of a new elementary school and a replacement middle school. The bond also includes construction of a new Alternative High School on the Excelsior High School site. Extensive collaboration between the District and the Columbia River Gorge Commission resulted in preliminary understandings that can be drawn upon in the future.
- The District is overcrowded at the middle schools and two elementary schools. The former shop classroom and a home economics classroom at Jemtegaard Middle School continue to be used as general classroom space. Gause and Hathaway elementary schools have reached capacity.
- The District owns property known as the Kerr property, which is suitable for a new elementary and a new middle school and a new district transportation facility. The

Kerr property was paid off in 2013. Purchase of additional land for future school facility sites is currently being studied.

- The City of Washougal has initiated construction to modernize Washougal's main "E" Street corridor. The current school district transportation facility is located on "E" Street, and the District and Board met several times in 2009 with the City to determine the impact of the street construction on the district transportation property. Significant changes include a reduction in the number of driveways and a new pedestrian sidewalk, which will change the traffic flow from "E" street into and out of the bus maintenance garage. In order to accommodate the reduced access, five buses have been moved and are being parked at another district location to allow for a circular traffic flow into and out of the bus maintenance garage.
- In 2005, the City of Washougal in partnership with the District began development of three baseball fields on District property known as the George Schmid Fields. Two fields have been completed. Completion plans for the third field includes the addition of a restroom and a small office/concession stand.
- The District Administrative Services Center has no additional office space available.
- District growth has been residential rather than industrial. Assessed valuation is slowly increasing since 2013. The District and local property taxpayers would still benefit from industrial growth.

In summary, Washougal School 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, bilingual education, and technology education, pre-kindergarten and after school programs.

The District's program and educational standards for 2015 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 2015, 2016, 2017, 2018, 2019 and 2020. 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. District-wide Educational Programs

The Washougal School 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, sports, 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, 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 2014, the District changed to an all-day Kindergarten program. This change has required one additional classroom space per elementary school.
- Art and Music spaces are critical to the District's educational programs. As student population grows, so too will the need grow for spaces to support these essential programs.
- 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.

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 Jemtegaard Middle School where the addition of six basic education portable classrooms is beyond the capacity of the older commons area where all students have lunch.

- Maintenance and warehouse support facilities are a necessary component to 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 pre-school 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 25 students per class.
- Class sizes for grades 4 and 5 are targeted not to exceed 28 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 28 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 three (3) 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 9-12.

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 2014/15

| Three (3) Elementary Schools | Total Bldg. Sq. Ft. | Teaching Stations | Student Capacity | 2014/15 Enrollment |
|------------------------------|---------------------|-------------------|------------------|--------------------|
| Gause Elem. | 56,196 | 19 | 475 | 587 |
| Hathaway Elem. | 48,901 | 17 | 425 | 405 |
| Cape-Horn Skye | 43,838 | 16 | 400 | 407 |
| Total | 148,935 | 52 | 1300 | 1399 |

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 2014/15

| Two (2) Middle Schools | Total Bldg. Sq. Ft. | Teaching Stations | Student Capacity | 2014/15 Enrollment |
|------------------------|---------------------|-------------------|------------------|--------------------|
| Canyon Creek MS | 46,609 | 9 | 252 | 249 |
| Jemtegaard MS | 50,808 | 11 | 308 | 492 |
| Total | 97,417 | 20 | 560 | 741 |

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

Table 3: High School Inventory 2014/15

| High Schools | Total Bldg. Sq. Ft. | Teaching Stations | Student Capacity | 2014/15 Enrollment |
|--------------|---------------------|-------------------|------------------|--------------------|
| Washougal HS | 150,471 | 34 | 952 | 895 |
| Excelsior | Portables | 3 | 0 | 69 |
| Total | 157,291 | 37 | 952 | 964 |

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 16 dual classroom portables and 1 single room portable. Of the 16 dual classroom portables (32 teaching stations), 16 teaching stations are used for basic education instructional classrooms. Table 4 identifies the total number of portables at elementary, middle and high 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 | 9 Portables 18 Classrooms | 10 teaching stations | 230 |
| Middle Schools | 5 Portables 9 Classrooms | 9 teaching stations | 225 |
| High Schools | 0 | 0 | 0 |
| Other (Excelsior) | 2 Portables 4 Classrooms | 3 teaching stations | 69 |
| TOTAL | 16 / 31 | 22 | 524 |

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 |
|------------------------------------|---|
| 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 39 th Street Washougal, WA 98671 |
| Transportation Facility | 995 E Street Washougal, WA 98671 |
| Transportation Facility North | 9731 Washougal River Rd. Washougal, WA 98671 |

IV. STUDENT ENROLLMENT PROJECTIONS

A. Existing Enrollment

The District's enrollment by grade level in October 2014 was 3,104 students. Of the 3,104 students, 1,399 were enrolled in elementary schools, 741 were enrolled in middle schools and 964 were enrolled in high schools.

B. Projected Student Enrollment 2015-2020

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 6, the District is forecasting an increase of 199 elementary students, 50 middle school students and 36 high school students.

Table 6: Enrollment Forecast

| Grade | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|-------------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|
| Total K-5 | 1399 | 1448 | 1450 | 1,491 | 1531 | 1564 | 1598 |
| Total 6-8 | 741 | 721 | 750 | 753 | 782 | 766 | 791 |
| Total 9-12 | 964 | 974 | 994 | 1006 | 967 | 1004 | 1000 |
| TOTALS | 3104 | 3143 | 3194 | 3250 | 3280 | 3334 | 3389 |

V. CAPITAL FACILITY NEEDS

Capital Facility Needs are determined by existing conditions of support facilities, the need to make improvements and expand to serve growth, and the current school capacity in light of forecast enrollment. Table 7A below shows existing capacity at the schools, the forecast enrollment and the facility need to serve the enrollment. Improvements that are needed at facilities that support the schools are identified in Table 7B.

Table 7: Facility Needs for Schools

| Facility | Current Capacity | Forecast Enrollment | Facility Needs |
|-------------------------|------------------|---------------------|----------------|
| Elementary (K-5) | 1,300 | 1598 | 298 |
| Middle (6-8) | 560 | 791 | 231 |
| High (9-12) | 952 | 1000 | 48 |

To provide additional capacity for 298 elementary school students, the District will construct a new 400 student elementary school at the Jemtegaard Middle School site. The District will replace Jemtegaard Middle School with a new/replacement middle school that will serve 600 students. This will increase the middle school capacity by 292. Forecast growth in the high school will be accommodated by adding portables at the high school and with the construction of a 90 student alternative high school, which will take the place of Excelsior High School. These planned improvements, along with other improvements at facilities that support the schools, are listed in Table 8 below.

Table 8: Planned Improvement and Facility Costs to Address Needs

| Project Description | Cost Estimate | Added Capacity | Capacity Added to Serve Growth* | Cost for Added Capacity ** |
|--|---------------------|-----------------|---------------------------------|----------------------------|
| New Elementary School | \$19,097,675 | 400 | 301 | \$14,371,000 |
| New/Replacement Middle School | \$28,646,512 | 600 (292 new) | 111 | \$5,299,604 |
| New/Replacement Excelsior High | \$4,507,004 | 90 | 78 | \$3,906,070 |
| High School Portables | \$250,000 | 0*** | 0 | \$0 |
| Future School Site | \$2,000,000 | TBD**** | TBD | \$2,000,000 |
| Maintenance Facility/Warehouse | \$1,000,000 | Forecast growth | Forecast growth | \$90,000 |
| Transportation Facility on Kerr Property | \$1,500,000 | Forecast growth | Forecast growth | \$135,000 |
| Fishback Stadium | \$300,000 | Forecast growth | Forecast growth | \$27,000 |
| TOTAL | \$57,301,191 | 782 | 490 | \$25,828,674 |

* Capacity that is added to serve growth is determined by subtracting the existing need from the total capacity that will be provided.

** Cost for added capacity is the percentage of the total cost for the improvement that will be incurred to serve the forecast growth. For schools it is calculated by dividing total added capacity by capacity needed for increased enrollment and using that percentage of the total cost. For support facilities it is calculated by dividing the forecast growth (285) by the total forecast enrollment (3389) that will be served, which is approximately 9% and using that percent of the total cost.

*** 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.

To accommodate growth on a short term and immediate basis, the Washougal School 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.

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 \$57,301,191. Secured and unsecured funds for the improvements are identified in Table 9A and 9B below.

Table 9A: Secured Finance Plan

| Type | Amount |
|-----------------------------------|-----------|
| Impact Fees (as of 8/31/14) | \$401,524 |
| Unreserved Capital Projects Funds | \$0 |
| Total Secured | \$401,524 |

Table 9B: Unsecured Finance Plan

| Type | Amount |
|---|--------------|
| ¹ Impact Fees | \$1,020,000* |
| ^h Capital Projects Funds (bonds and state match) | \$57,685,000 |
| ^e Total Unsecured | \$58,705,000 |

*Unsecured impact fees are an estimate that is based on an assumption that building permits will continue to be issued at a constant rate that is similar to that observed over the past three years and the fee amounts being recommended are collected for the six year planning period. If there is a decrease in the number of building permits that are issued for single family homes in the District, or the impact fee amounts are decreased, the District will collect less impact fees, if there is an increase in the number of building permits that are issued or an increase in the impact fee amounts, the District will collect more impact fees.

B. Financing Sources

The cost for all the planned improvements will be paid for with a combination of voter approved bonds, state match and school impact fees, which are described below. If there is insufficient revenue using these funding sources, the District may have to use its general fund to pay for the facilities that are needed. A summary of the funding sources is below.

1. General Obligation Bonds

In February, 2015 the District voters approved a \$57,000,000 bond. A 60% majority vote is required to approve the issuance of the bonds. Bond proceeds are placed in the Capital Projects Fund and are used to pay for the facility improvement costs identified in the ballot measure and set forth in this CFP. The bond is retired through collection of property taxes.

2. State Match Funds

State Match Funds primarily come from the Common School Construction Fund, which is administered by OSPI. The District may receive state match for a portion of eligible costs to rebuild and expand Jemtegaard Middle School. The amount of funds is based on a state

prioritization schedule, a formula in state regulations and the District's assessed valuation per student. The District is eligible for 59.76% state match.

3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. They are calculated as described below.

VI. SCHOOL IMPACT FEES

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 Plans. Impact fees are calculated in accordance with an established formula, which is based on school facility costs to serve new growth.

The District's impact fees have been calculated utilizing the formula in the Clark County and the City of Washougal Impact Fee Ordinance. The resulting figures in the attached Appendix A, are based on the proportionate share of the costs to build a new elementary and middle school to serve growth. Credits have also been applied in the formula to account for State Match funds the District could receive and projected future property taxes that will be paid by the owners of the dwelling units.

Amount of School Impact Fees:

Single Family: \$5,600

Multi-Family: \$5,800

Appendices

Appendix A Impact Fee Calculation

Appendix B District SEPA documents for CFP

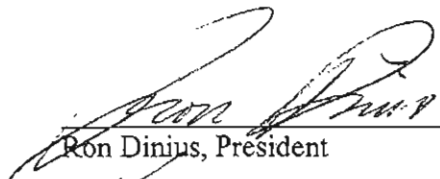
WASHOUGAL SCHOOL DISTRICT 112-6
RESOLUTION NO. 2014-15-09
Capital Facilities Plan

WHEREAS, the Clark County Planning Commission requires school districts to update their 6-year Capital Facilities Plans every three years, and


WHEREAS, the Washougal School District has assessed future needs for capital facilities improvements for 2015-2021,

THEREFORE, BE IT RESOLVED, the Board of Directors of Washougal School District, Clark County, Washington, hereby do approve this Capital Facilities Plan, 2015-2021.

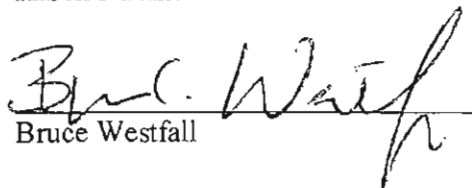
DATED this 26th day of May 2015.



Ron Dinius, President




Karen Rubino



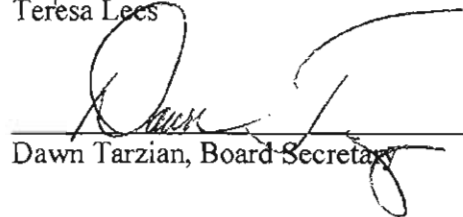
Bruce Westfall



Elaine Pfeifer, Vice-President



Teresa Lees



Dawn Tarzian, Board Secretary

**Washougal School District
2015 Impact Fee Calculation**

APPENDIX A

$$SIF = \left[CS(SF) - (SM) - \left(\frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

Single Family Residence:

| Elementary | Middle School | High School | Formula |
|-----------------|----------------|----------------|---|
| \$14,371,000.00 | \$5,299,604.00 | \$3,906,070.00 | Facility Cost |
| 301 | 111 | 78 | Additional Capacity |
| \$47,744.19 | \$47,744.18 | \$50,077.82 | Cost per Student (CS) |
| 0.147 | 0.077 | 0.080 | Student Factor (SF) |
| \$7,018.40 | \$3,676.30 | \$4,006.23 | CS x SF |
| \$200.40 | \$200.40 | \$200.40 | Boeck Index |
| 90.00 | 117.00 | 130.00 | OSPI Sq Ft |
| 59.76% | 59.76% | 59.76% | State Match Eligibility % |
| \$1,584.41 | \$1,078.91 | \$1,245.49 | State Match Credit (SM) |
| \$5,433.98 | \$2,597.39 | \$2,760.73 | CS x SF - SM |
| | | \$10,792.11 | Cost per Single Family Residence |
| | | 0.00356 | Average Interest Rate |
| | | 0.03617576 | Tax Credit Numerator |
| | | 0.003688786 | Tax Credit Denominator |
| | | 9.806956251 | Tax Credit Multiplier (TCM) |
| | | \$256,643.00 | Average Assessed Value (AAV) |
| | | 2516886.67 | TCM x AAV |
| | | 0.00167 | Tax Levy Rate (TLR) |
| | | \$4,203.20 | TCM x AAV x TLR = (TC) |
| | | \$6,588.91 | Cost per Single Family Residence - Tax Credit |
| | | \$988.34 | 15% reduction (A) |
| | | \$5,600.57 | Calculated Single Family Fee Amount |
| | | \$5,600 | Recommended Fee Amount |

Multi-Family Residence:

| Elementary | Middle School | High School | Formula |
|-----------------|----------------|----------------|--|
| \$14,371,000.00 | \$5,299,604.00 | \$3,906,070.00 | Facility Cost |
| 301 | 111 | 78 | Additional Capacity |
| \$47,744.19 | \$47,744.18 | \$50,077.82 | Cost per Student (CS) |
| 0.165 | 0.089 | 0.087 | Student Factor (SF) |
| \$7,877.79 | \$4,249.23 | \$4,356.77 | CS x SF |
| \$200.40 | \$200.40 | \$200.40 | Boeck Index |
| 90.00 | 117.00 | 130.00 | OSPI Sq Ft |
| 59.76% | 59.76% | 59.76% | State Match Eligibility % |
| \$1,778.42 | \$1,247.05 | \$1,354.47 | State Match Credit (SM) |
| \$6,099.37 | \$3,002.18 | \$3,002.30 | CS x SF - SM |
| | | \$12,103.85 | Cost per Multi-Family Residence |
| | | 0.00356 | Average Interest Rate |
| | | 0.03617576 | Tax Credit Numerator |
| | | 0.003688786 | Tax Credit Denominator |
| | | 9.806956251 | Tax Credit Multiplier (TCM) |
| | | \$55,262.00 | Average Assessed Value (AAV) |
| | | 541952.02 | TCM x AAV |
| | | 0.00167 | Tax Levy Rate (TLR) |
| | | \$905.06 | TCM x AAV x TLR = (TC) |
| | | \$11,198.79 | Cost per Multi-Family Residence - Tax Credit |
| | | \$1,679.82 | 15% reduction (A) |
| | | \$9,518.97 | Calculated Multi-Family Fee Amount |
| | | \$5,800 | Recommended Fee Amount |

June 10, 2015

Phil Borquin
City of Camas
616 NE 4th Avenue
Camas, WA 98607

Dear Mr. Borquin:

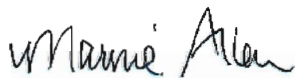
Enclosed please find the 2015-2021 Camas, Evergreen and Washougal School Districts' ("Districts") 2015-2021 Capital Facilities Plans ("CFPs") and their School Board Resolutions requesting adoption of the CFP and collection of school impact fees.

Please include the adoption of the Districts' CFPs in the 2015 annual amendments to the City of Camas Comprehensive Land Use Plan. Also, notify me of Planning Commission and City Council work sessions and public meetings when the CFPs are being discussed. If you want or need additional information, or have questions regarding the CFPs or impact fees, call me at 360-952-3495.

The Districts' CFPs are also being submitted to provide the City and Clark County the facility plan information that is required in connection with the Growth Management Act ("GMA") Compressive Plan update that is underway. If you need additional information for the GMA update, let me know.

I look forward to hearing from you and working together.

Sincerely,



Marnie Allen

c: Donna Gregg, Business Services Director, Camas School District
Susan Steinbrenner, Executive Director, Facilities, Evergreen School District
Joe Steinbrenner, Director of Facilities, Washougal School District

as

Enclosures



Department of Commerce

Innovation is in our nature.

Notice of Intent to Adopt Amendment 60 Days Prior to Adoption

Indicate one (or both, if applicable):

- Comprehensive Plan Amendment**
- Development Regulation Amendment**

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of intent to adopt a proposed comprehensive plan amendment and/or development regulation amendment under the Growth Management Act.

| | |
|-------------------------|--|
| Jurisdiction: | City of Camas |
| Mailing Address: | 616 NE 4 th Avenue Camas, WA 98607 |
| Date: | October 12, 2015 |

| | |
|------------------------|--|
| Contact Name: | Phil Bourquin |
| Title/Position: | Community Development Director |
| Phone Number: | (360) 817-1568 |
| E-mail Address: | communitydevelopment@cityofcamas.us |

| | |
|---|--|
| Brief Description of the Proposed/Draft Amendment: <i>If this draft amendment is provided to supplement an existing 60-day notice already submitted, then please provide the date the original notice was submitted and the Commerce Material ID number located in your Commerce acknowledgement letter.</i> | Capital Facilities Plans for the Camas, Evergreen and Washougal School Districts |
| Is this action part of the scheduled review and update? <i>GMA requires review every 8 years under RCW 36.70A.130(4)-(6).</i> | Yes: ___ No: <u>X</u> |
| Public Hearing Date: | Planning Commission on October 20, 2015 City Council on November 16, 2015 |
| Proposed Adoption Date: | December 21, 2015 |

REQUIRED: Capital Facilities Plans for the Camas, Evergreen and Washougal School Districts are attached.

We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please contact reviewteam@commerce.wa.gov.



Community Development Department

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Tuesday, October 20, 2015, at 7:00 p.m.**, or soon thereafter, in Council Chambers of the City of Camas Municipal Building, located at 616 NE Fourth Avenue, Camas, Washington, before the Planning Commission.

Purpose: The purpose of this legislative public hearing is to review capital facilities plans for each of the following school districts: Camas School District (2015-2021), Evergreen School District (2015-2021), and Washougal School District (2015-2021).

More Information: Planning Commission's meeting agenda and supporting materials will be available on the city's website at the "Agenda, Minutes and Videos" link generally a week prior to the meeting at <http://www.cityofcamas.us/index.php/yourgovernment/minuteagendavideo>.

Comment/Participate: Any interested party may participate in the hearing, either orally or in writing. Further information may be obtained at the Camas Municipal Building, 616 Northeast Fourth Avenue. Questions may be directed to Phil Bourquin, Community Development Director, at (360) 817-1568.

6.0 NATURAL ENVIRONMENT

6.1 Vision

In 2035, Camas appreciates and remains good stewards of its natural environment. A vegetated corridor provides habitat and safe passage for wildlife from Green Mountain to the Columbia River. Lacamas Lake is treasured as a unique and pristine resource. City policies preserve trees and natural areas.

6.2 Organization of Natural Environment Element

- Natural Environment Overview
- Goals and Policies
 - Citywide
 - Environmental Stewardship
 - Critical Areas
 - Shorelines
 - Landscape Enhancement and Tree Preservation

6.3 Natural Environment Overview

The quality of life in the Pacific Northwest is often equated with the quality of the environment. Preserving the quality of the environment depends on individual, corporate, and government decisions, and on coordinated actions to minimize adverse environmental impacts.

The Natural Environment Element provides a policy framework for the protection and improvement of Camas' natural environment, an important element for the development of a sustainable city. The City of Camas is committed to the concept of a sustainable urban environment and weighs the merits and costs of its environmental actions with other important demands, such as public safety and recreation, public infrastructure, housing, and economic development.

The City has adopted a number of plans and development regulations to provide a balance between environmental regulations, public safety and economic development. These plans and regulations include the:

- Camas Shoreline Master Program (July 27, 2015, Ord. 15-007)
- City of Camas Parks, Recreation, and Open Space Comprehensive Plan (January 5, 2015, Ord. 15-002)
- Landscape Ordinance (Camas Zoning Code, Chapter 18.13) (date, Ord. 2515)
- Sensitive Areas and Open Space Ordinance (Chapter 18.31 of the Camas Zoning Code) (2008, Ord. 2515; amended in 2011, Ord. 2612)
- Title 16, Environment, of the Camas Municipal Codes (2015, Ord. 15-007)
- Low impact development policies within the City of Camas Stormwater Design Manual (Res. 1193, update in progress)

6.4 Goals and Policies

Natural Environment goals and policies are established to ensure the preservation of the natural environment, consistent with the Camas 2035 Vision. Goals and policies are presented for environmental stewardship, critical areas (wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, fish and wildlife habitat conservation areas, historic and cultural resources), and landscape enhancement and tree preservation.

6.4.1 Environmental Stewardship

One of the most demanding roles the City of Camas must fulfill is that of chief steward of the city's environment. The city has the authority to regulate land use and the responsibility to implement federal and state statutes. Therefore, the City must endeavor at all times to ensure that its environment is managed wisely. The City encourages all develop to consider the preservation, restoration, and improvement of the natural environment.

Environmental Stewardship Goal

NE-1: To preserve Camas' natural environment through the development of a sustainable urban environment and the protection of habitat and vegetation corridors.

Environmental Stewardship Policies

NE-1.1: Consider the immediate and long-term environmental impacts of policy and regulatory decisions.

NE-1.2: Conduct city operations in a manner that provides quality services to the community while ensuring resource conservation, and provide an environmentally safe workplace for its employees.

NE-1.3: Prepare, plan and provide ongoing training for responding to and recovery from adverse environmental events.

NE-1.4: Establish citywide multimodal connectivity to encourage non-motorized transportation in order to protect the City's air quality.

NE-1.5: Protect, conserve, and manage existing natural resources and valuable historic and cultural areas in order to ensure long-term preservation.

NE-1.6: Encourage the preservation of the night sky through dark sky standards in development regulations and design guidelines.

NE-1.7: Limit clearing, grading and soil disturbance outside of the building footprints, in order to maintain the natural hydrologic functions of a site.

NE-1.8: Encourage the development of grading regulations that will preserve the natural contours of undeveloped properties, natural vistas, and mature vegetated corridors.

6.4.2 Critical Areas

The critical area goal and policies provide for the protection of designated critical areas as identified by the Growth Management Act. Camas' natural environment is composed of a variety of landforms, soils, watercourses, and vegetation. Protection and, where appropriate, restoration of these critical areas will ensure the preservation of Camas' natural environment and contribute to Camas' quality of life. Development on property that contains critical areas must comply with the goal and policies listed below, as well as the development regulations contained in Title 16 of Camas' Municipal Codes.

Critical Area Goal

NE-2: To preserve, maintain, and restore the City's critical areas to protect their function and values.

Critical Area Policies

NE-2.1: Utilize Best Management Practices and Best Available Science to preserve, protect, and to the extent practical, restore the biological health and diversity of Camas' critical areas.

NE-2.2: Preserve, and when appropriate restore, aquatic and riparian habitats consistent with applicable regulations.

NE-2.3: Conserve and protect groundwater resources.

NE-2.4: Regulate land use and development in a manner that protects natural topographic, geologic, vegetative, and hydrologic features.

NE-2.5: Promote soil stability through the use of the natural drainage systems and protection of existing native vegetation.

NE-2.6: Minimize and control soil erosion during and after construction with the use of best management practices, best available science, and ecologically-sustainable site design.

NE-2.7: Preserve and avoid areas with endangered, threatened, and sensitive species, and species of local importance, as required by local, state and federal laws.

NE-2.8: Ensure that development throughout the City meets or exceeds long-term wetland protection and mitigation standards and practices.

6.4.3 Shorelines

The 2003 Washington State Legislature enacted a law (Substitute Senate Bill 6012) for Washington cities and counties to amend their SMP's by December 2011. The cities of Camas, Battleground, Vancouver, Washougal, Ridgefield, La Center, Town of Yacolt, and Clark County agreed to form a coalition by means of an interlocal agreement (Record #4570316 IA). The Clark County Coalition was established in 2009, to update the shoreline inventory, and to encourage public participation on the mandated SMP

amendments. In the years that preceded the adoption of this Program, there were monthly public outreach activities, regional open houses, and Planning Commission and City Council work sessions. The city also created an ad hoc committee to examine the proposed amendments and to ensure that the locally significant policies remain intact.

The Camas Shoreline Master Program (SMP) was amended in 2012 with Ordinance 2643 and Resolution 1250. A limited amendment to the wetland regulations was adopted July 2015 with Ordinance 15-007.

Shoreline Goals (as provided in the SMP):

SMP-3.1: To guide the future development of shorelines in the City in a positive, effective, and equitable manner consistent with the Shoreline Management Act.

SMP-3.2: To promote the public health, safety, and general welfare of the community by providing long range, comprehensive policies and effective, reasonable regulations for development and use of the City's shorelines.

SMP-3.3: To ensure, at minimum, no net loss of shoreline ecological functions and processes and to plan for restoring shorelines that have been impaired or degraded.

6.4.4 Landscape Enhancement and Tree Preservation

The natural landscape and existing tree cover are important aspects of Camas' natural environment. Native, mature landscaping and trees contribute to the City's ecological health, provide valuable animal habitat, and enhance the community's natural beauty.

Landscape Enhancement and Tree Preservation Goal

NE 4: To protect Camas' native landscape and mature tree cover.

Landscape Enhancement and Tree Preservation Policies

NE-4.1: Encourage the use of native plants in residential, commercial, and industrial landscapes, in order to increase the implementation of low-impact site design.

NE-4.2: Encourage the eradication of aggressive non-native vegetation species.

NE-4.3: Conduct an analysis of the tree canopy citywide, and encourage no net loss of significant tree cover, or provide a goal for improvement, in order to address air quality and low-impact development goals.

NE-4.4: Develop a fee-in-lieu replacement program to compensate for the loss of tree canopy coverage, when retention of mature trees within development sites is impractical. Among other goals, the program may provide community education regarding healthy tree management and support to the management of urban forest areas.

11.0 ECONOMIC DEVELOPMENT

11.1 Vision

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. Camas is a gateway to nature and recreational opportunities, leading to a robust tourism industry. Professional office, medical and industrial uses typify western Camas, with retail businesses supporting the large campus firms. The north shore area will fulfill the employment and retail needs of the growing population on the northeast side, and reduce trips outside the city. Downtown Camas retains its historic atmosphere as a walkable, attractive place to shop, dine, and gather. Housing within the city's core contributes to a town center that supports local businesses.

11.2 Organization of Economic Development Element

- Economic Development Overview
- Goals and Policies by Area
 - Citywide
 - Downtown
 - Grass Valley
 - North of Lacamas Lake
 - Eastside Commercial District
 - Gateways and Corridors
 - Residential Mixed Use Areas

11.3 Economic Development Overview

Economic development for the City of Camas is the creation and sustainability of a diverse array of employment opportunities, ensuring the tax base currently enjoyed by the City is sustained and strengthened. The economic health and well-being of the City of Camas is thus tied to a commitment to promote a wide range of employment opportunities for the citizens of the community as well as to provide a setting and quality of life that attracts businesses and residents. While not specifically required by the GMA, the City of Camas feels it is important that an economic development element be included in its comprehensive plan.

In order to plan for a diverse and vibrant economy, it is important to understand the current economic conditions within the City and Clark County. While the City's past economic health had been closely tied to the Mill, in more recent years the City's economy has diversified and now supports many technology and manufacturing firms, as well as a growing school system and professional offices. The tables below compare the median household incomes and percentage of civilian workers employed in all industry sectors, as defined by the North American Industry Classification System, within the City of Camas and Clark County from 2010 to 2013.

Table 11.1. Median Household Income

| Camas | | Clark County | |
|--------------|-------------|---------------------|-------------|
| 2010 | 2013 | 2010 | 2013 |
| \$77,334 | \$81,897 | \$58,262 | \$57,341 |

As illustrated in Table 11.1, wages in Camas are higher and have grown more rapidly than those in Clark County. Higher wages can have positive impacts on other aspects of the economy and community members have expressed their desire to support family-wage jobs, specifically in the medical and high-technology fields.

Table 11.2. Percentage of Jobs by Industry Sector

| Industry | Camas | | Clark County | |
|--|-------|------|--------------|------|
| | 2010 | 2013 | 2010 | 2013 |
| Agriculture, forestry, fishing, hunting, and mining | 0% | 1% | 1% | 1% |
| Construction | 7% | 3% | 8% | 7% |
| Manufacturing | 16% | 15% | 13% | 13% |
| Wholesale Trade | 6% | 4% | 4% | 3% |
| Retail Trade | 14% | 12% | 12% | 12% |
| Transportation, Warehousing, and Utilities | 7% | 6% | 8% | 8% |
| Information | 2% | 3% | 2% | 2% |
| Finance, Insurance, Real Estate, and Rental and Leasing | 8% | 8% | 7% | 6% |
| Professional, Scientific, and Management, and Administrative and Waste Management Services | 13% | 10% | 10% | 11% |
| Educational Services, Healthcare, and Social Assistance | 16% | 22% | 20% | 21% |
| Arts, Entertainment, Recreation, and Accommodation and Food Service | 4% | 7% | 7% | 8% |
| Other Services, except Public | 4% | 4% | 5% | 6% |
| Public Administration | 4% | 6% | 5% | 4% |

Source: U.S. Census Bureau, 2013 American Community Survey (ACS) 3 year estimate (2011-2013) and 2010 ACS 5 year estimate (2006-2010).

Notes:

1. Percentages have been rounded to the nearest whole number.
2. The total number of civilian workers in 2013 in Camas was 9,093 and in Clark County was 215,992. In 2010, the total number of civilian workers in Camas was 8,733 and in Clark County was 211,215.
3. Additional information on industry categories can be found on the Bureau of Labor Statistics website: <http://www.bls.gov/iag/home.htm>.

As illustrated in Table 11.2, Camas saw a decline in construction and professional, scientific, and management jobs, a small decline in manufacturing jobs, and an increase in educational services, healthcare, and social assistance jobs from 2010 to 2013. These same trends are generally reflected in the County as a whole; however, Camas did experience a greater decline in construction jobs and a greater increase in educational services, healthcare, and social assistance jobs. As the nation recovers from the recent economic recession, these trends in employment by industry sector have also been reflected in the national and Washington State economies.¹ In order to support the continued growth of the Camas economy and the planned increase of 11,182 jobs by the

¹ 2014 Labor Market and Economic Report, Washington State Employment Security Department, published March 2015.

year 2035, the Economic Development Element establishes goals and policies that seek to maintain the diversification of employment opportunities. The City is targeting businesses that provide a greater proportion of family-wage jobs. Increasing retail services in support of residential, industrial, and professional business growth is highly desirable.

11.4 Goals and Policies

Economic Development goals and policies are established to ensure economic development in the City of Camas is consistent with the Camas 2035 Vision and provides for a diverse range of employment opportunities throughout the City. Goals and policies are presented for citywide economic development, as well as six specific areas of the City that contribute unique attributes to the City's overall economy.

11.4.1 Citywide Economic Development

Citywide Economic Development Goal

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

Citywide Economic Development Policies

ED-1.1: Ensure that there are tools in place to attract medical and high-technology industries to expand and to provide stable employment.

ED-1.2: Encourage apprenticeship, internships, and on the job training in all industry sectors.

ED-1.3: Encourage appropriate reuse and redevelopment of older and deteriorating commercial areas.

ED-1.4: Foster and expand year-round recreational services, lodging, dining and retail options that will capture tourism and benefit residents and employers.

ED-1.5: Ensure there is adequate infrastructure planned or in place to serve new and expanding industries.

ED-1.6: Ensure an adequate supply of commercial and industrial employment land to support the City's economic development goals.

ED-1.7: Support retention, expansion, and recruitment activities for all businesses with a commitment to the community and operating in an environmentally responsible manner.

ED-1.8: Ensure the regulatory environment is balanced so that it nurtures economic activity, encourages new employment, and promotes a high quality of building and site design.

ED-1.10: Encourage businesses to reduce travel times and trips through implementation of a trip reduction program, which includes incentives for carpooling, transit ridership, or other options beyond single-occupancy vehicles.

11.4.2 Downtown

Downtown Camas is the historic center of the City with a tree-lined, welcoming main street (Fourth Avenue), which has seen steady redevelopment in recent years with a brew pub, conversion of uses (e.g. Ford Dealership), and a new building on NE Everett. Land uses in downtown include a mix of retail services, restaurants, professional offices, government services, and single and multi-family residential development. Downtown Camas is also home to several community events throughout the year, including Camas Days. These events attract thousands of people to downtown and support the local economy and community.

Downtown Economic Development Goal

ED-2: Maintain Downtown Camas as the center of the City and encourage development/redevelopment that respects the historic character and supports walkability and a diverse range of services.

Downtown Economic Development Policies

ED-2.1: Safeguard the design of downtown through requiring compliance with the Downtown Design Manual and consistency with the comprehensive plan.

ED-2.2: Collaborate with public agencies, private parties and non-profits in marketing and outreach efforts that sustain existing local businesses and attract new development/redevelopment while maintaining the historic character of downtown.

ED-2.3: Ensure the Land Use Element supports higher residential densities adjacent to the downtown district and atop downtown businesses to increase activity in downtown in support of local businesses.

11.4.3 Grass Valley

Grass Valley is home to several national and international technology and manufacturing firms. Land use in Grass Valley includes large technology and manufacturing campuses, surrounded by retail and commercial services and residential development.

Grass Valley Goal

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

Grass Valley Policies

ED-3.1: Consider creation of a master plan that will include a mix of office, light industrial, and retail uses, that are transit-oriented, and designed with an eye to high-quality streetscape appeal.

ED-3.2: Consider incentives for long-term use and improved utilization of existing facilities and infrastructure.

ED-3.3: 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.

11.4.4 North of Lacamas Lake

The area north of Lacamas Lake is anticipated to experience substantial growth and redevelopment within the 20-year planning horizon. Planned transportation infrastructure will improve transportation connectivity throughout the City and support the employment and retail uses desired north of Lacamas Lake. A large portion of the land in this area is zoned Business Park and Multifamily, with some Commercial and lower density residential zoning. The Port of Camas –Washougal manages an airport that is outside city limits, however the majority of the developable land north of Lacamas Lake is within the airport influence area.

North of Lacamas Lake Goal

ED 4: To develop master plan development, which will accommodate a significant share of the city’s future population and employment growth by encouraging a more intense level of development that is well-served by transportation options, including pedestrian and bicycle facilities, a range of housing choices, and a mix of shops, services and public spaces.

North of Lacamas Lake Policies

ED-4.1: Promote the growth of businesses that will meet the retail and service needs of the population on the northeast side, such as grocery stores, medical offices, and restaurants.

ED-4.2: Protect the viability of the airport as a significant economic resource to the community by encouraging compatible land uses², densities, and reducing hazards that may endanger the lives and property of the public and aviation users consistent with state laws RCW 36.70A.510 and RCW 36.70.547.

ED-4.3: Encourage new developments to include provisions for neighborhood parks that are within walking and biking distance of a person’s home or work to encourage greater physical activity, including shared-use paths (or trails) that link homes, work, commercial centers, public transit, and community facilities.

ED-4.4: Promote economic development opportunities adjacent to the Port of Camas-Washougal’s Grove Field that will benefit from additional transportation options.

² Refer to “Airports and Land Use Compatibility Guidebook”, WA State Department of Transportation

ED-4.5: Preserve large tracts of land for large industry and master planned commercial development.

11.4.5 Eastside Commercial District

The Eastside Commercial District has tremendous economic growth potential and would benefit from targeted streetscape improvements. The development of an attractive streetscape that is attractive and safe for all modes of transportation (e.g. bicycles, wheelchairs, pedestrians) could attract new economic opportunities and investment in the area.

This commercial area generally straddles NE Third Avenue at the city's eastern edge to the bridge over the Washougal River to the west. The commercial structures are single-story, with stretches along the street that are in disrepair and vacant. There is a scattering of businesses that have been recently renovated. It is a vehicle dominated corridor with several drive-through chain restaurants, and large parking lots adjacent to the street. There are no pedestrian or bicycle amenities and landscaping is scarce or non-existent.

Eastside Commercial District Goal

ED 5: To create a redeveloped and revitalized Eastside Commercial District that supports existing and new businesses and is uniquely Camas with a safe and pedestrian-friendly streetscape. .

Eastside Commercial District Policies

ED-5.1: Develop commercial and mixed-use areas that are safe, comfortable, and attractive to pedestrians.

ED-5.2: Reinforce streets as public places that encourage pedestrian and bicycle travel and provide transitions between Third Avenue and neighborhoods.

ED-5.3: Encourage efficient land use by facilitating compact, high-density development and minimizing the amount of land that is needed for surface parking.

11.4.6 Community Gateways and Corridors

Community gateways create a sense of arrival and let visitors and residents know they are in Camas. Primary and secondary gateways are designated to distinguish between gateways that offer a primary entrance into Camas and those that are secondary and serve as an entrance to a particular part of the City. Corridors extend approximately .25 miles from the gateway and include enhanced features, such as bike lanes, widened or detached sidewalks, and signage. As outlined in the Land Use Element, Gateways are established as an overlay zone and identified on the Camas Zoning Map (see [Map X](#)).

Gateway/Corridor Goal

ED-6: Create attractive and welcoming entrances to the City and distinguish Camas from adjacent jurisdictions through the development of community gateways.

Gateway/Corridor Policies

ED-6.1: Ensure development in community gateways meet, and where possible exceed, the design principles and guidelines for primary and secondary gateways as described in the Camas Design Review Manual.

ED-6.2: Ensure zoning regulations and design standards promote development/redevelopment in gateways that include the gateway and corridor features identified in the Land Use Element and Camas Design Review Manual.

ED-6.3: Coordinate gateway and corridor development/redevelopment with public works planning to leverage resources and ensure adequate right-of-way is available for gateway/corridor improvements.

ED-6.5: Encourage redevelopment along the Everett corridor that respects the historic character of the area, improves pedestrian mobility/safety, and supports small-scale retail and commercial services.

ED-6.6: Encourage development of commercial uses and multifamily residential within the 6th Avenue and 3rd Avenue gateways and corridors to further support downtown businesses. Consider rezoning of low-density residential land to support the downtown area.

ED-6.7: Building entrances should face the street and provide pedestrian connections from the building entrance to the sidewalk. Encourage landscaping between the building and the street (not parking), in order to create a welcoming streetscape.

11.4.7 Residential Mixed Use Areas

Approximately 10 acres of the city is zoned mixed use (MX) and is located south of NE Third Avenue, in the Louis Bloch Park Neighborhood. The area designations were amended in 2009, in order to promote redevelopment of the neighborhood, which is dominated by small lots, with an aging, single-family housing stock. The strengths of the area include its proximity to the historic downtown, regional trail connections, a large anchor grocery store, and the natural areas to the south and east.

From time to time, the city contemplates the conversion of commercial or industrial areas to mixed use or considers an overlay. Part of the deliberation must include uncontroversial benefits to the community, such as providing a gathering place (e.g. pocket park), housing options for all incomes, and job opportunities.

Residential Mixed Use Goal

ED-7: To foster economically and socially diverse mixed neighborhoods as the foundation for a healthy City, which includes meeting the multi-modal transportation, housing, employment, ~~and~~ education, recreation, and health needs of the citizens.

Residential Mixed Use Policies

ED-7.1: Mixed use developments should be unique to the area in which they are located and encourage small business development, a mix of housing types to ensure affordability, pedestrian and transit connections, and designed to be sensitive to the natural environment.

ED-7.2: Ensure that the development of mixed use areas are oriented to the public street and are scaled and designed to be compatible with surrounding land uses.

5.0 HOUSING

5.1 Vision

In the year 2035, residents of Camas continue to appreciate their safe, diverse and welcoming community. Those that were raised in Camas will return for family wage jobs, and to ultimately retire here. Camas is a well-planned and connected city where residents enjoy pedestrian and bicycle paths between neighborhoods and to downtown. There is a wide variety and range of housing for all ages and income levels.

5.2 Organization of Housing Element

- Housing Overview
 - Housing Needs
 - Housing Diversity and Supply
- Goals and Policies by Housing Category
 - Citywide Housing
 - Affordable Housing
 - Senior and Special Needs Housing

5.3 Housing Overview

Camas provides a full range of housing opportunities to meet the needs of the people who call the city home. Neighborhoods are strong, and residents participate in community events and care about the livability and quality of life of their community. Housing in Camas ranges from residential estates on acreage to higher density apartments and a variety of single and multi-family housing types. While new development in Green Mountain and north of Lacamas Lake will add nearly 2,500 lots to the City and include a mix of housing types, additional housing is needed to support the growing population of seniors and those whose household incomes fall below the median.

According to the GMA, the housing goal is to “[e]ncourage the availability of affordable housing to all economic segments of the population of the state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.” To accomplish this goal at the local level, Camas should pursue opportunities to increase the supply and diversity of housing by converting existing houses, increasing the number of accessory dwelling units (ADU) (a.k.a. in-law apartments), to providing incentives for the development of a wider range of housing sizes and types (e.g., single-story, multi-story, and cottage).

Regional cooperation is essential to assure adequate housing opportunities. Camas participates with the Vancouver Housing Authority, a local intergovernmental non-profit housing agency, to promote low and moderate income housing throughout the City.

5.3.1 Housing Needs

As stated in the land use element, GMA requires jurisdictions to accommodate their shares of the region’s projected growth. In 2035, the City is expected to have a

population of 34,098 people, an 11,255-person increase from the 2015 population of 22,843. In order to accommodate this projected increase, the City will need approximately 3,868 new housing units. Furthermore, in order to maintain the overall City density of six dwelling units per acre, approximately 645 acres are needed to support a variety of housing typologies and styles. The goals and policies in section 5.4, as well as the goals and policies included in the land use element, are established to ensure the City can accommodate the population increase and provide housing for all economic segments of the community.

5.3.2 Housing Diversity and Supply

As Camas continues to grow as a regional economic and employment center, the demand for housing in and around the City will grow. While the land use element establishes land use designations that support a variety of housing densities to accommodate the City's projected population increase, the housing element further identifies goals and policies to address the types and scales of the housing needed for the projected population.

The City addresses housing diversity and supply by promoting the innovative use of residentially and commercially designated land through development regulations such as the ordinances governing planned residential development (PRD) and mixed use, as well as by encouraging in-fill development where appropriate.

The PRD and mixed-use ordinances provide developers with greater flexibility than traditional subdivision ordinances and allow variations in site design and density. While these optional development types are intended to foster more creative communities that exceed minimum standards, they must provide a clear benefit to the City. Encouraging in-fill developments within existing neighborhoods, such as ADUs, can expand housing diversity and affordability.

Housing Affordability

A major challenge facing all cities is to provide housing for all economic segments of the population. GMA's housing goal affirms the City's responsibilities to encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The federal Department of Housing and Urban Development (HUD), which provides grant and technical assistance for community projects, uses a standard formula for housing affordability. The formula for affordability assumes that no more than 30 percent of monthly household income is spent on rent or a mortgage. Therefore, a major factor that determines affordability is income. In 2013, the median household income in Clark County was \$57,341, while in Camas, it was \$81,897.¹ This number represents the

¹ U.S. Census Bureau, American Community Survey (ACS) 3 year estimate (2011–2013).

midpoint of all household incomes, where half is above the midpoint and the other half is below.

Table 5-1 below represents the affordable monthly housing costs for households with incomes ranging from 30 percent to 100 percent of the median household incomes for Clark County and Camas. If, for example, in Camas the household income is half (50 percent) of the median, the affordable monthly housing cost (30 percent of monthly income) would be \$1,024.

Table 5-1. Monthly Affordable Housing Costs

| Annual Household Income | | Monthly Affordable Housing Costs ¹ | |
|--------------------------------|---------------------------|---|---------|
| Clark County | Camas | Clark County | Camas |
| \$17,202 (30% of MHI) | \$24,569 (30% of MHI) | \$430 | \$614 |
| \$28,671 (50% of MHI) | \$40,949 (50% of MHI) | \$717 | \$1,024 |
| \$45,873 (80% of MHI) | \$65,518 (80% of MHI) | \$1,147 | \$1,638 |
| \$57,341 (100% of MHI) | \$81,897 (100% of MHI) | \$1,434 | \$2,047 |
| Washington Minimum Wage (2015) | | | |
| \$19,697 | | \$492 | |

Note: Median Household Income (MHI) for Clark County = \$57,341; for Camas = \$81,897.

¹30% of monthly income, inclusive of utilities and taxes and insurance for ownership housing.

In Washington, the fair market rent for a two-bedroom apartment is \$1,128.² In order to afford this level of rent and utilities—without paying more than 30 percent (affordable cost) of income—a household must earn \$3,760 monthly or \$45,119 annually. Assuming a 40-hour work week, 52 weeks per year, this translates to an hourly wage of \$21.69 per hour. In 2015, the minimum wage in Washington is \$9.47 an hour, less than half the wage required to afford the fair market rent for a two-bedroom apartment.

As illustrated in Table 5-1, there is a discrepancy between annual income and the cost of housing which exceeds the affordable thresholds. During the course of the public forums for this comprehensive plan update, citizens expressed concern that residents at both ends of the life spectrum – young professionals returning from college and retiring seniors – do not have affordable housing options. The housing element responds to these concerns with goals and policies for the development of housing that meets the needs of the full spectrum of income levels in the City.

There are a number of factors that contribute to the cost of housing: the availability and cost of the land, the cost of the necessary infrastructure, the topography of the site, and the cost of building (including fees and permits). Additional factors that command a

² National Low Income Housing Coalition, “Out of Reach 2015”

higher price of housing include the reputation of the Camas School District as one of the best districts in the region. For example, the Camas High School graduation rate in 2014 was 93 percent compared to 76 percent statewide, and the school was ranked 23 of 458 high schools in the state by US News & World Report (2015).

Because of the difficulty of creating affordable housing, it is important to maintain affordability for as long as possible in existing affordable housing and new housing built with public funding. Through various options such as flexible lot sizes, development agreements, and covenants, assurances can be made that housing will remain affordable and will target affordability for the life of the development or the zoning of the property. Additionally, all new housing developments of significant size should create a balance of housing types and densities in order to increase affordable housing throughout the community.

Special Needs and Senior Housing

According to the US Census Bureau, “[b]y 2030, one in every five people living in the US will be over the age of 65. This aging of America is fueled by 72 million baby boomers aging through the life cycle in combination with a profound increase in longevity. Average life expectancy doubled from the mid-thirties in the 19th century to age 78 today [2015].”

In general, special needs populations include people who might require some assistance in their day-to-day living, such as physically or mentally disabled, victims of domestic violence, and at-risk youth. The City encourages efforts to provide for those needs, and to require a percentage of new housing developments to include universal design accommodations. Special needs housing should be integrated into Camas neighborhoods and have easy access to public transportation, shopping, medical facilities, and other essentials.

5.4 Goals and Policies

Housing goals and policies are established to ensure adequate housing is developed throughout the City to support residents of all ages and income levels. Goals and policies are presented for three housing categories:

- Citywide – establishes a broad housing goal and sets policies to be considered throughout the City
- Affordable Housing – focuses on the development of affordable housing
- Special Needs and Senior Housing – establishes goals and policies to address the particular needs of residents with special needs and seniors

5.4.1 Citywide Housing *Citywide Housing 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.

Citywide Housing Policies

H-1.1: Provide a range of housing options to support all ages and income levels.

H-1.2: Support residential development that minimizes both impervious areas and minimizes site grading to retain the natural contours of the land. Low-impact development strategies include conserving native vegetation in tracts and considering narrower streets, stormwater gardens, and other landscape practices that store and filter runoff.

H-1.3: Encourage use of the optional development codes (e.g., PRD, MXP) in order to create a variety of housing types within new developments.

H-1.4: Require a percentage of newly created lots to include one or more of the following unit types (to be designated on the face of the plat):

1. Single-story dwellings
2. Barrier-free dwellings that are consistent with the guidelines of the Americans with Disabilities Act (ADA)
3. ADUs, to be constructed concurrent with primary dwellings

H-1.5: Ensure that housing in mixed-use buildings (or developments) will complement the commercial and retail portion of the development, and will increase local family-wage jobs.

H-1.6: Encourage in-fill development on vacant or underutilized sites, subject to design review guidelines, that have adequate urban services, and ensure that the development is compatible with the surrounding neighborhood.

H-1.7: Require all new housing developments to provide a range of housing types and sizes that are evaluated through the land use approval process and stipulated on the final plat.

5.4.2 Affordable Housing **Affordable Housing Goal**

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.

Affordable Housing Policies

H-2.1: Support and encourage a wide variety of housing types throughout the City to provide choice, diversity, and affordability and promote homeownership.

H-2.2: Provide incentives and bonuses to encourage the development of affordable housing.

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.

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.

H-2.5: Participate in collaborative partnerships with various local and regional public and non-profit housing groups to ensure that affordable housing is provided throughout the City.

H-2.6: Provide financial assistance through collaborative partnerships to qualifying low-income residents to maintain or repair the health and safety features of their homes.

H-2.7: Conduct an affordable housing study in order to determine the number of existing affordable units and assess the need for additional units. Develop policies to implement recommendations of the affordable housing study.

5.4.3 Senior and Special Needs Housing ***Senior and Special Needs Housing Goal***

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.

Senior and Special Needs Housing Policies

H-3.1: Encourage special needs and senior housing to be dispersed throughout the community and close to public transportation, shopping, medical clinics, and other essential services.

H-3.2: Encourage and support social and health service organizations that offer programs and facilities to help persons with special needs remain in the community.

H-3.3: Treat residential structures occupied by persons with disabilities the same as residential structures occupied by a family or by non-disabled unrelated individuals.

H-3.4: Support and encourage the development of smaller (less than 1,000-square foot), single-story houses through the Multifamily Cottage Overlay or other tools.

4.0 LAND USE

4.1 Vision

In 2035, Camas is a well-planned and connected city where residents enjoy pedestrian and bicycle paths between neighborhoods and to downtown. 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. Professional office, medical and industrial uses typify western Camas, with retail businesses supporting the large campus firms. The north shore area fulfills the employment and retail needs of a growing population on the east side, and reduces trips outside of the city. Downtown Camas retains its historic atmosphere as a walkable, attractive place to shop, dine, and gather. Housing within the city's core contributes to a town center that supports local businesses. Camas appreciates and remains good stewards of the environment by preserving trees and natural areas.

4.2 Organization of Land Use Element

- Land Use Overview
- Population and Employment Projections
- Land Use Designations
- Goals and Policies by Land Use Category
 - Citywide
 - Employment Lands (including commercial, industrial, and business park)
 - Neighborhoods (including single-family, multi-family and mixed-use housing)
 - Natural Environment (including parks, trails, and open space)

4.3 Land Use Overview

The City of Camas is home to great schools, family-wage jobs, high-quality neighborhoods, and an abundance of open space and recreational amenities. Camas has grown into a dynamic, vibrant city with diversified employment opportunities and services that cater to its residents' various needs. In 2015, Camas maintains its small town charm and character, and downtown remains the heart of the City with a mix of restaurants, shops, professional offices, and residential development. The Grass Valley area is home to several national and international technology and manufacturing firms. A significant amount of residential development is underway in the Green Mountain area, and planned transportation improvements north of Lacamas Lake will improve connectivity and provide better transportation options throughout the City.

The land use element is designed to support development that adheres to the City's vision and to ensure Camas' future is as bright as its past. GMA identifies the land use element as the foundation of the comprehensive plan. It outlines the framework by which the Plan will be implemented and establishes land use designations to accommodate the City's population and employment projections. The development of land in accordance with the goals and policies included in the land use element will

ensure the achievement of an appropriate balance of public facilities, housing, employment, services, and recreational uses throughout the City.

4.3.1 2035 Population Projections

GMA requires that each jurisdiction accommodate its share of the region’s growth. In 2035, the City of Camas is expected to have a population of 34,098, an 11,255-person increase from the 2015 population of 22,843. During the same period, Camas is expected to add 11,182 jobs. The table below outlines the population and employment projected for Camas and its ability to meet these projections within its current urban growth boundary.

Table 4-1. Residential and Employment Capacity

| | 2035 Projection | Residential Unit Increase | Assumed Units or Jobs/Acre | Acres Needed | Capacity¹ Acres |
|------------|------------------------|----------------------------------|---------------------------------------|----------------------|-----------------------------------|
| Population | 34,098 | 3,868 ² | 6 units/acre | 645 | 876 |
| Employment | 11,182 (increase) | N/A | IND: 9 jobs/acre COM: 20 jobs/acre | IND: 493 COM: 337 | IND: 660 COM: 464 |

Source: Clark County Buildable Lands Report, unless otherwise noted. See Appendix X.

¹Capacity calculated as net developable acreage using the County Vacant Buildable Lands Model and further refined based on GIS analysis conducted by the City.

²Based on 2013 American Community Survey data, consistent with Clark County Buildable Lands Report.

4.3.2 Land Use Designations

In order to ensure the City’s vision and land use goals are achieved, land use designations are used to assign a variety of development uses and building densities throughout the City. The plan identifies areas for residential, commercial, and industrial development, as well as community gateways and areas appropriate for a mix of uses. The plan also identifies areas for parks and open space to support recreation and enhance natural areas, including habitat and wildlife corridors.

Land use designations are identified below on Table 4-2 and on Map 4-1.

Table 4-2. Acreage by Comprehensive Plan Designation

| Comprehensive Plan Designation | Corresponding Zones | Total (Acres)¹ |
|---------------------------------------|---|----------------------------------|
| Single-Family | <ul style="list-style-type: none"> • Residential 6,000 (R-6) • Residential 5,000 (R-5) • Residential 12,000 (R-12) • Residential 10,000 (R-10) • Residential 7,500 (R-7.5) • Residential 15,000 R-15) | 5507 |
| Multi-Family | <ul style="list-style-type: none"> • Multi-Family 18 (MF-18) • Multi-Family 10 (MF-10) | 541 |

| Comprehensive Plan Designation | Corresponding Zones | Total (Acres) ¹ |
|---|---|----------------------------|
| Commercial | <ul style="list-style-type: none"> • Neighborhood Commercial (NC) • Community Commercial (CC) • Regional Commercial (RC) • Mixed Use (MX) • Downtown Commercial (DC) | 800 |
| Industrial | <ul style="list-style-type: none"> • Light Industrial/Business Park (LI/BP) • Light Industrial (LI) • Heavy Industrial (HI) • Business Park (BP) | 2544 |
| Park ² | <ul style="list-style-type: none"> • Neighborhood Park (NP) • Special Use Park (SU) | 337 |
| Open Space / Green Space | <ul style="list-style-type: none"> • Open Space (OS) | 471 |
| Gross Total | | 10200 |
| Rights-of-Way and Stormwater Facilities | | 27.7-percent ³ |
| Net Total | | 7375 |

¹Total area within each comprehensive plan designation within the UGB.

²Applies only to land held in public trust.

³Based on typical County infrastructure deduction used in Clark County Buildable Lands Report.

Overlays

In addition to the land use designations listed in Table 4-2, land use overlays further define appropriate uses and development standards for particular areas within the City. Overlays included in this update are identified on the Camas Zoning Map (see [Map 4-2](#)) and include the following areas:

- Airport Overlay
- Gateways and Corridors
- Multi-Family Cottage
- Mixed-Use Planned Development

The 2004 comprehensive plan included additional overlays (Planned Industrial Development, North Dwyer Creek Employment Mixed Use, and North Dwyer Creek Residential Mixed Use). These areas have developed since 2004, the overlay designations are no longer needed, and they were removed from the map.

Several overlays require zone change approval, while others are established on the zoning map. Two overlays – Airport and Gateways and Corridors – are established on the adopted zoning map. The overlays that require zone change approval are the Multi-Family Cottage and Mixed-Use Planned Development overlays. Development within all overlay areas must comply with the goals and policies of the underlying land use designation.

Grove Field, an airport owned and operated by the Port of Camas-Washougal and located northeast of Lacamas Lake, adjoins the City's boundary. The Airport Overlay is

designated to ensure land uses adjacent to the airport are compatible with air traffic and do not interfere with safe air navigation. For example, the comprehensive plan designation of lands adjacent to the airport is generally industrial, rather than residential, and the Airport Overlay area restricts uses tending to high concentrations of people, such as schools or hospitals.

This update designates gateways and corridors because Camas residents say they want the entrances to the City to be welcoming and identifiable. Community gateways create a sense of arrival and let visitors and residents know they are in Camas. A primary gateway is a main entry into Camas and includes a corridor, whereas a secondary gateway is limited to an intersection or a few city blocks. A corridor extends approximately 0.25 mile from a gateway and includes enhanced features, such as bike lanes, widened or detached sidewalks, and signage. Table 4-3 identifies community gateways and corridors and the features that should be included in each gateway and/or corridor.

Table 4-3. Gateways and Corridors

| Gateway/ Corridor | Designation | Typical Gateway and Corridor Features |
|--------------------------|-------------|--|
| 6th Avenue | Primary | <p>Gateway</p> <ul style="list-style-type: none"> • Iconic street lighting • Layered landscaping • Signage – City/downtown depending on gateway location – monument-style signage <p>Corridor</p> <ul style="list-style-type: none"> • Pedestrian and bicycle amenities (bike lanes, crosswalks, and sidewalks) • Signage (wayfinding, historic, and/or interpretive) • Iconic street lighting • Street trees |
| 3rd Avenue | Primary | |
| Everett | Secondary | |
| 38th Avenue | Primary | |
| Lake Road | Primary | |
| Green Mountain – Goodwin | Primary | |
| Brady Road | Primary | |
| Union Street | Secondary | |

Note: In addition to compliance with the standards established above, development within corridors and gateways must adhere to all applicable transportation and public works standards, including road cross-sections.

Development/redevelopment within a designated gateway or corridor must adhere to the goals and policies included in the economic development element as well as the applicable development regulations and design guidelines of the Camas Design Review Manual.

An analysis of building permits issued since 2004 shows that seventy percent (70%) of new homes were over 3,000 square feet, with only seven percent (7%) of homes less than 2,000 square feet. To address this disparity in housing, the Multi-Family Cottage Overlay provides an incentive to build smaller, single-level dwellings. The intent is to encourage the development of cottages, especially those with architectural elements typical of this type of dwelling, such as a front porch, a steep-pitched gable roof, and a recessed garage. This overlay is also intended to accommodate those with mobility impairments. The dwellings must be less than 1,000 square feet, and are subject to design review approval.

The Mixed-Use Planned Development Overlay is intended to increase opportunities for employment uses within the development of master-planned, mixed-use areas. The mixed-use planned development overlay zone (MXPDP) allows a mix of compatible light industrial, service, office, retail, and residential uses. Standards for development in the mixed-use planned development overlay zone are intended to achieve a pedestrian-friendly, active, and interconnected environment with diverse uses.

4.4 Goals and Policies

Land use goals and policies are established to ensure that future development is consistent with the community vision. Goals and policies are presented for five land use categories:

- Citywide – establishes a citywide land use goal and broad policies to be considered throughout the city
- Gateways/Corridors – focuses on areas designated as community gateways and corridors
- Employment Land – includes land zoned for commercial, mixed-use, industrial, and business park development
- Neighborhoods – includes single- and multi-family zoning designations
- Natural Areas – includes parks, open space, and critical areas

For additional goals and policies related to economic development, housing, and the environment, see Element 5 – Housing, Element 6 – Environment, and Element 11 – Economic Development.

4.4.1 Citywide Land Use

In 2035, residents of Camas continue to appreciate their safe, diverse and welcoming community. Those that were raised in Camas will return for family-wage jobs, and to ultimately retire here. Camas maintains its small town character while accommodating future residents. Camas is well known for its excellent schools, thriving businesses and ready access to metropolitan amenities and natural features. A vibrant downtown and community events bring neighbors together and are enjoyed by all.

Citywide Land Use 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.

Citywide Land Use Policies

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.

LU-1.2: Coordinate with Clark County, the state, and special districts to identify future needs for essential public facilities such as airports, state education facilities, state and regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and regional parks.

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

LU-1.4: Ensure that park and recreation opportunities are distributed equitably throughout the City and work to achieve park and continuous trail corridors from Green Mountain to the Columbia River.

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

LU-1.6: Ensure adequate public facilities (including roads, emergency services, utilities, and schools) exist to serve new development, and mitigate potential impacts to current residents.

LU-1.7: Ensure consistency with County-wide planning policies.

LU-1.8: Support and encourage the implementation of sustainable projects that capture, treat, and reuse rainwater for all new development and redevelopment.

4.4.2 Employment Land (Commercial, Industrial, and Business Park)

The economy in Camas has grown to attract a variety of businesses that offer stable employment opportunities and family-wage jobs in the medical and high-tech fields. Camas is a gateway to nature and recreational opportunities, leading to a robust tourism industry. Professional office, medical and industrial uses typify western Camas, with retail businesses supporting the large campus firms. The north shore area fulfills the employment and retail needs of a growing population on the northeast side, and reduces trips outside of the city. Downtown Camas retains its historic atmosphere as a walkable, attractive place to shop, dine, and gather.

Employment 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.

Employment Land Policies

LU-2.1: Attract and encourage a balance of new commercial, light industrial, and knowledge-based business, medical, and high-tech uses, and the expansion of existing businesses to provide regional and local employment.

LU-2.2: Support village-style employment and retail development in the north shore area to serve the growing population. Discourage strip developments.

LU-2.3: Encourage shopping local and support for Camas businesses.

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.

LU-2.5: Ensure industrial development and other employment lands are compatible with adjacent neighborhoods through development and landscaping regulations and design review.

LU-2.6: Encourage the development of businesses that offer family-wage jobs and support the City's vision for attracting medical and high-tech industries.

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.

LU-2.8: Ensure appropriately zoned land for the development of food retailers (grocery stores and farmers' markets) within a half-mile of residential areas.

4.4.3 Neighborhoods

Camas is a well-planned and connected City where residents enjoy pedestrian and bicycle paths between neighborhoods and to downtown. Historic structures are maintained and rehabilitated to accommodate new homes and businesses. There is a wide variety and range of housing for all ages and income levels.

Neighborhood Goal

LU-3: Create vibrant, stable, and livable neighborhoods with a variety of housing choices that meet all stages in the life cycle and the range of affordability.

Neighborhood Policies

LU-3.1: Encourage a variety of housing typologies to support the overall density goal of six dwelling units per acre.

LU-3.2: Develop areas appropriate for senior housing, considering proximity to services and transportation options.

LU-3.3: Encourage connectivity between neighborhoods (vehicular and pedestrian) to support citywide connectivity and pedestrian access.

LU-3.4: Camas residents are protective of the small-town ambiance and family-friendliness of the community. Discourage exclusive neighborhoods, privacy walls, and gated communities.

LU-3.5: Where neighborhoods adjoin natural areas or trails, ensure connections through neighborhoods to further enhance access to recreation amenities.

LU-3.6: Improve food access in residential areas that are farther than a half-mile from healthy food stores (grocery store or farmers' markets).

4.4.4 Natural Environment

Camas appreciates and remains good stewards of its natural environment. A vegetated corridor provides habitat and safe passage for wildlife from Green Mountain to the Columbia River. Lacamas Lake is treasured as a unique and pristine resource.

Natural Environment Goal

LU-4: Develop an interconnected network of parks, trails, and open space to support wildlife corridors and natural resources and enhance the quality of life for Camas residents and visitors.

Natural Environment Policies

LU-4.1: Maintain development regulations that encourage the preservation of trees and natural areas, including the use of density bonuses to protect sensitive areas and encourage tree replacement.

LU-4.2: Support the purchase by the City, or the dedication and preservation by private owners, of open space and encourage careful consideration and integration of the natural environment in any planning activity to perpetuate the park-like setting of Camas.

LU-4.3: Encourage regional trail connectivity and increased access throughout the City to support multimodal transportation and physical activity.

LU-4.4: Development on the edges of the City adjacent to unincorporated land in agricultural use or in a forested or natural state should consider those adjacent uses and, where appropriate, provide increased setbacks.