STAFF REPORT

TO: Clark County Planning Commission

FROM: Oliver Orjiako, Director

PREPARED BY: Jose Alvarez

DATE: October 1, 2015

SUBJECT: CPZ2015-00006 Green Mountain School District CFP 2015-2021

RECOMMENDATION:

Staff recommends **approval** of the request to adopt by reference the Green Mountain School District Capital Facilities Plan in the Clark County Comprehensive Plan.

BACKGROUND:

Chapter 36.70A of the Revised Code of Washington enables school districts to develop capital facilities plans and impact fee programs for new residential developments in order to offset the impacts of growth on school facilities. It further requires these plans and programs be reviewed and approved as part of the county and city comprehensive plans in which the school district is located.

The Green Mountain School District Board of Directors has modified its capital facilities plan, and recommends that Clark County formally adopt the plan and collect school impact fees as follows:

	Existing Fee	Proposed Fee
Single Family Residence	$3,387	$3,387
Multi Family Residence	NA	NA

The request is consistent with Section 40.620.030 (A) of the Clark County Code, which requires school districts to submit to the county, at least every four years updated capital facilities plans adopted by the school board for county approval.

Summary of Comments Received

To date, no comments from other agencies or the public have been received regarding this proposal.

APPLICABLE CRITERIA AND FINDINGS

In order to comply with the Plan Amendment Procedures in the Clark County Unified Development Code (UDC 40.560.010), in considering requests to update capital facilities plans, policies and procedures, the County must determine that these updates are consistent with

applicable policies and implementation measures of the Comprehensive Plan, and in conformance with the purposes and intent of the applicable interjurisdictional agreements.

Consistency of this proposal with the Community Framework Plan, Countywide Planning Policies, Clark County Comprehensive Growth Management Plan and other related Plans

The school district's capital facilities plan and attendant impact fees will apply to residential development within the school district service boundary.

Impact fees are based on calculations of children per household by housing type. For this analysis, this is the acceptable method for projected school facilities with all costs resulting in an impact fee amount per unit by housing type. School impact fees are not assessed on commercial and industrial development.

Upon review, the school district's capital facilities plan meets the minimum requirements of Chapter 36.70A of the Revised Code of Washington, and Section 40.620.030 (1) of the Clark County Code. The plan includes:

- A "Standard of Service"
- An inventory of existing facilities,
- A forecast of future needs,
- Proposed locations and capacities of expanded or new facilities,
- A six-year financing plan, and,
- Application of the impact fee formula set out in Section 40.620.040 Clark County Code.

Finding. The standard of service appears to be reasonably consistent with other similar school districts.

Finding. The district's enrollment projections are based on, and are consistent with, Clark County's, comprehensive plans. Thus, the district's enrollment projections appear reasonable and reliable.

Finding. The district's anticipated funding levels are based upon historic state funding levels and other voter-approved bond measures. Thus, the district's anticipated funding levels appear reasonable and reliable.

Finding. The district is proposing no change to school impact fees. The district appropriately applied the formula set out in Section 40.620 Clark County Code during this 2015 review cycle. The maximum allowable fee amounts for the School District are $3,387 for Single Family residences. The proposed fees of $3,387 for Single Family residences are within these limits.

RECOMMENDATION AND CONCLUSIONS

Based on the information provided, and the analysis presented in this report, County staff recommends **APPROVAL** of the proposed Green Mountain School District Capital Facilities Plan and impact fees of $3,387 for single family.

RECOMMENDATION SUMMARY

The following table lists the applicable criteria and summarizes the findings of the staff report. The Planning Commission findings will be added to the table after public deliberation at the Planning Commission hearing scheduled for this application.

COMPLIANCE WITH APPLICABLE CRITERIA		
	Criteria Met?	
	Staff Report	Planning Commission Findings
Criteria for All Map Changes		
A. Consistency with Countywide Policies	Yes	
Recommendation:	**Approval**	

GREEN MOUNTAIN SCHOOL DISTRICT
CAPITAL FACILITIES PLAN
2015 - 2021

BOARD OF DIRECTORS

Rick Syring, Chariman
Wendy Arends
Steve Hoffman
Jeff Strong
Garren Elmer

Adopted by the Green Mountain School District
Board of Directors
May, 2015

Green Mountain School District
2015 CAPITAL FACILITY PLAN

A. Inventory of Current Facilities

1. Elementary School

School	Location	Oct 2014 Enrollment	Capacity	Number of Temporary Portables
2 Story Main Building (K-3)	13105 NE Grinnell Rd Woodland, WA 98674	81	80	0

Elementary school students attend class in the main two-story building on the Green Mountain campus. There are four classrooms in the two story building. Elementary school capacity is based on the District's standard of service, which is a student teacher ratio of 20 students per regular classroom.

2. Intermediate/Middle School

School	Location	Oct 2014 Enrollment	Capacity	Number of Temporary Portables
Portable Buildings (4-8)	13105 NE Grinnell Rd Woodland, WA 98674	62	60	0

Intermediate and Middle school students attend classes in permanent portable buildings on the Green Mountain campus. There are three classrooms that are used as regular class rooms and one classroom that is used as a functional lab for science instruction. One of the three classrooms and the functional lab are in the portable that was added to the district facilities in 2015. Middle school capacity is based on the District's standard of service, which is a student teacher ratio of 20 students per regular classroom.

3. High School

The Green Mountain District does not have a high school. High school students attend school in other school districts.

4. Inventory of Non-Instructional Facilities

Type	Location
Administrative Building and Library / 1568 sq ft	13105 NE Grinnell Rd Woodland, WA 98674
Cottage Building/ 854 sq. ft.	Same as above
Gymnasium/Cafeteria/Stage / 5903 sq ft	Same as above
Transportation Facility / 1970 sq ft	Same as above

B. Enrollment Forecast

The District's enrollment in October, 2014 was 143 students. Given the small size of the district and its location in the unincorporated rural area in Clark County, miles from urban areas, the growth in the district has been consistent but slow. In 2009 the enrollment was 137, it increased to 159 in 2012 and dropped down to 143 students by 2014.

Studies show that there are .667 students on average that live in new single family homes that are built in the district. With the economic recovery and an increase in residential development activities in Clark County, the District anticipates slow but consistent growth over the next six years. Assuming 5% growth, which may be low, the District will need to serve an additional 7 students. If 12 new houses are built in the District over the next six years, and the demographics the District has seen in the past continue, the District will need to serve 8 students from new housing.

C. Needs Forecast

The forecast growth in the District over the next six years of somewhere between 10 and 20 students, will be served in existing facilities. In 2015 the District added a two classroom portable building. The addition of this portable increased the District capacity to serve forecast growth. Until such time as the District enrollment reaches 160 or more, and there are sufficient funds to increase capacity, the increased enrollment will be served by the capacity that was provided with the addition of a permanent portable that was added in 2015.

As reflected in the District's prior CFPs, there is a need to expand and improve the fields and play area. The other facility improvements have been constructed. The cost for the playground and field improvements and possible covered play shed will add capacity to serve forecasted growth, are shown below.

Project Description	Cost Estimate	Added Capacity
Additional Classrooms / Portable (Project completed in May 2015)	$340,000	40
Playground and field Improvements (Future Project)	$70,000	40
Covered Playshed (Future Project)	$150,000	40
TOTAL (approximately)	**$560,000**	**40**

D. Finance Plan

In May 2013 district voters passed a 4-year capital levy in the amount of $280,000. These capital project funds, along with existing capital funds, and school impact fees, were used to pay for the $340,000 in improvements for the new portable buildings that are necessary to serve our current student body and for future growth. It is the intent of the district to continue to utilize the impact fees and possible capital levy funds to pay for the future improvements as the enrollment increases over the next several years.

Over the next six-years, the district will continue to collect school impact fees from new housing in the amount of $3,387 per single family home. The amount the district will receive is based on the number of houses that are built. If 12 houses are built as described in the enrollment forecast, it will generate $40,644. The revenue that is generated from new housing will only cover a portion of the cost for the classrooms that were added and the fields and playground that need to be improved.

Impact fees will be spent on improvements identified in this CFP to address facility needs that serve students from new housing.

E. Narrative and Explanation Regarding 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 local jurisdictions' 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. The resulting figures, in the attached Appendix A, are based on the District's cost per dwelling unit for the improvements that were made to serve new development. Credits were applied to account for projected property taxes that are paid by homeowners.

F. Impact Fees

There are not any multi-family dwelling units or multi-family zoning in the District. Therefore, the District's impact fees are limited to single family dwellings. The single family fee amount that has been collected since 2007, which the Board is asking the County to continue collecting, is $3,387.

Green Mountain
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:

School Improvements	Formula
$410,000.00	Facility Cost
40	Additional Capacity
$10,250.00	Cost per Student (CS)
0.667	Student Factor (SF)
$6,836.75	**CS x SF**
$200.40	Boeck Index
130.00	OSPI Sq Ft
57.77%	State Match Eligibility %
$0.00	State Match Credit (SM)
$0.00	**CS x SF - SM**
$6,836.75	**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)
$86,266.00	Average Assessed Value (AAV)
846006.89	TCM x AAV
0.00067	Tax Levy Rate (TLR)
$566.82	**TCM x AAV x TLR** = (TC)
$6,269.93	**Cost per Single Family Residence - Tax Credit**
$940.49	15% reduction (A)
$5,329.44	**Calculated Single Family Fee Amount**
$3,387	**Recommended Fee Amount**

DETERMINATION OF NONSIGNIFICANCE
Issued with a 14 day comment period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Green Mountain School District's Capital Facilities Plan 2015-2021 by the Green Mountain School District No. 103 for the purposes of planning for the facilities needs of the District; and

2. The amendment of the Clark County Comprehensive Plan to include the Green Mountain School District's Capital Facilities Plan 2015-2021 as part of the Capital Facilities Element of the County Comprehensive Plan.

Proponent:	Green Mountain School District No. 103
Location of the Proposal:	Green Mountain School District An area of 4.14 acres in rural Clark County
Lead Agency:	Green Mountain School District No. 103

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4 p.m., May 26, 2015. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official:	Joe Jones Superintenent Green Mountain School District No. 103
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