

Clark County Ordinance Report

As Reported by Community Planning Department

On: December 15, 2009

Title: An ordinance amending the 20-Year Growth Management Comprehensive Plan and Zone Map through the 2009 annual reviews and dockets.

Brief Description: An ordinance relating to land use; adopting amendments to the 20-year Comprehensive Growth Management Plan Map; and the Arterial Atlas Map; amending the Clark County Comprehensive Plan Text; and amending the existing Capital Facilities Element of the Clark County 20-year Comprehensive Growth Management Plan to update the Capital Facilities Financial Plan, and School Districts' Capital Facility Plans and providing for the collection of new school impact fees.

Brief History:

PC Worksessions: April 2, May 7, June 4, July 2, August 6, and August 20, 2009

PC Hearing: May 15, June 19, July 16, August 21, September 17, 2009.

BOCC Worksessions: February 4, and October 14, 2009

BOCC Hearing: October 20, October 27, November 3, November 10, and December 8, 2009

DEPARTMENT REPORT

Staff: Oliver Orjako, ext. 4112; Jeff Niten ext. 4909

Legal Counsel: Chris Cook, ext. 4775

Background: Amendments to the comprehensive plan and zoning map are submitted for review and subject to review criteria in accordance with the state Growth Management Act, the countywide planning policies, the community framework plan, the goals and policies of the comprehensive plan, the Clark County Code, local city comprehensive plans, applicable capital facility plans, and growth indicators. During four duly advertised public hearings, the 2009 Annual Review and Dockets requests were reviewed by the Clark County Planning Commission which has forwarded its recommendations to the Board. The cases reviewed are as follows: CPZ2008-00020 (Thomas); CPZ2008-00023 (NE 29th St.); CPZ2009-00002 (Pine Tree); CPZ2009-00003 (Precision Rebar); CPZ2009-00004 (78th St.); CPZ2009-00005 (GG One, Inc.); CPZ2009-00006 (Camas School Dist. CFP); CPZ2009-00007 (Green Mountain School Dist. CFP); CPZ2009-00008 (Hockinson School Dist. CFP); CPZ2009-00009 (La Center School Dist. CFP); CPZ2009-00010 (Washougal School Dist. CFP); CPZ2009-00011 (Vancouver School Dist. CFP); CPZ2009-00012 (Carter); CPZ2009-00013 (Treasure); CPZ2009-00014 (Hopfer); CPZ2009-00015 (Boundary Movement Policy); CPZ2009-00016 (EC-ML Consistency); CPZ2009-00018 (18th St. Extension); CPZ2009-00025 (GM Camas); CPZ2009-00027 (Landmark); and CPZ2009-00028 (CFFP). The Board accepted testimony and conducted deliberations at five public hearings on this matter. The adopting ordinance incorporates the findings made by the Board at the public hearings.

Summary of Ordinance: An ordinance relating to land use; adopting amendments to the 20-year Comprehensive Growth Management Plan Map; the Arterial Atlas Map; amending the Clark County Comprehensive Plan Text; amending the existing Capital Facilities Element of the Clark County 20-year Comprehensive Growth Management Plan to update School District's Capital Facility Plans and providing for the collection of new school impact fees.



Appropriation: None.

Fiscal Note: None.

Committee/Task Force Created: No

Effective Date: This ordinance shall go into effect at 12:01 a.m. on January 1, 2010 except for the school impact fee changes which shall go into effect thirty (30) days from the date of adoption or when the school impact fees can be entered into the permitting computer system, whichever happens earlier.

APPROVED = 12-15-09

SR 301-09

ORDINANCE NO. 2009-12-21

AN ORDINANCE relating to land use; adopting amendments to the 20-year Comprehensive Growth Management Plan Map and Zoning Map; Arterial Atlas Map; Comprehensive Plan Text; and amending the existing Capital Facilities Element of the Clark County 20-year Comprehensive Growth Management Plan to update certain School Districts' Capital Facility Plans and providing for the collection of new school impact fees.

WHEREAS, Clark County adopted a 20-Year Comprehensive Growth Management Plan through ordinances 1994-12-47 and 1994-12-53 on December 20, 1994 to meet the goals and requirements of Chapter 36.70A RCW (also known as the Growth Management Act "GMA"); and

WHEREAS, Clark County adopted an updated 20-Year Comprehensive Growth Management Plan through ordinance 2007-09-13 on September 25, 2007 to meet the goals and requirements of Chapter 36.70A RCW; and

WHEREAS, the county needs to address certain requests for comprehensive plan and zoning changes to meet the goals and requirements of Chapter 36.70A RCW; and

WHEREAS, certain property owners, hereinafter referred to as "Applicants", owners or parties in interest of the hereinafter described real Property have each requested a 20-Year Comprehensive Growth Management Plan Amendment and Zone Change or correction of mapping errors affecting their property; and

WHEREAS, the Clark County Planning Commission reviewed the applications, docket items, amendments and modifications of the Plan text, arterial atlas amendments, amendments to the Unified Development Code Title 40, and updates of the existing capital facilities plans during duly advertised Public Hearings on May 15, June 19, July 16, August 21, and September 17, 2009 and has forwarded its recommendations to the Board; and,

WHEREAS, the Board of County Commissioners considered amendment cases CPZ2008-00020 (Thomas); CPZ2008-00023 (NE 29th Ave.); CPZ2009-00002 (Pine Tree); CPZ2009-00003 (Precision Rebar); CPZ2009-00004 (78th St.); CPZ2009-00005 (GG One); CPZ2009-00006 (Camas SD CFP); CPZ2009-00007 (Green Mountain SD CFP); CPZ2009-00008 (Hockinson SD CFP); CPZ2009-00009 (La Center SD CFP); CPZ2009-00010 Washougal SD CFP); CPZ2009-00011 (Vancouver SD CFP); CPZ2009-00012 (Carter); CPZ2009-00013 (Treasure); CPZ2009-00014 (Hopfer); CPZ2009-00015 (Boundary Movement Policy); CPZ2009-00016 (EC_ML Consistency); CPZ2009-00018 (18th St. Extension); CPZ2009-00022 (Erwin); CPZ2009-00025 (GM Camas); CPZ2009-00027 (Landmark); and CPZ2009-00028 (CFFP), at duly advertised public hearings on October 20, October 27, November 3, November 10, December 8, and December 15, 2009; and

WHEREAS, the Board of County Commissioners took public testimony from interested parties, considered all the written and oral arguments and testimony, and considered all the comments presented to the Board; and

WHEREAS, the Board of County Commissioners in reviewing all the respective comprehensive plan changes considered cumulative impacts consistent with Clark County Unified Development Code UDC 40.560.010, Plan Amendment Procedural Ordinance and UDC 40.560.010(S), Cumulative impacts, and

WHEREAS, the Board of County Commissioners also considered the staff reports and recommendations of the Clark County Planning Commission; and

WHEREAS, the Board finds that the approved amendments to the 20-year Comprehensive Growth Management Plan Map and Zoning Map; Arterial Atlas Map; and Comprehensive Plan Text comply with all applicable requirements of the Growth Management Act, the 20-year Comprehensive Growth Plan, and the Clark County Code, and that they are in the best public interest; and

WHEREAS, the Board also finds that adopting the updated School District impact fees is within the requirements of the Growth Management Act and is in the best public interest; and

WHEREAS, the Board concluded at duly advertised public hearings and finds that adoption will further the public health, safety and welfare; now therefore,

BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF WASHINGTON, as follows:

Section 1. Findings.

The findings and analysis contained in the Clark County Planning Commission's Memorandum dated October 14, 2009, relating to the 2009 Comprehensive Plan and Dockets Amendments are hereby adopted and incorporated herein by reference except where inconsistent with the following.

Section 2. Comprehensive Land Use Plan and Zoning Map Modifications.

1. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located at 11718 NE 87th Ave. are hereby amended from Light Industrial (ML) to Community Commercial (C-2) as recommended by the Planning Commission and as indicated on the attached map (Exhibit 1). In the matter of **Annual Review item number CPZ2008-00020 Thomas**, the Board concluded that Community Commercial zone better implements the applicable Comprehensive Plan policies that the Light Industrial district. Tax serial number 199381-000 located in the NE ¼ Section 32, Township 3N, Range 2E of the Willamette Meridian.
2. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located generally south of the intersection of NE 129th Street and NE 29th Avenue are hereby amended from Urban Medium (R-18) to General Commercial (GC) as indicated on the attached map (Exhibit 2). In the matter of **Annual Review item number CPZ2008-00023 NE 29th Ave.**, the Board concluded that with a limit on the number of trips generated from the site the requested zone is appropriate for the subject site. The approval will be effective upon receipt and recordation of a concomitant rezone agreement limiting the site to 650 PM peak hour trips. Tax serial numbers 186571-000 and 186385-000 located in the SE ¼ Section 26, Township 3N, Range 1E of the Willamette Meridian.
3. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located at the NE corner of Hazel Dell Avenue and NE 94th St. are hereby amended from Urban Medium with OR-18 zoning to Community Commercial (C-3) as recommended by the Planning Commission and as indicated on the attached map (Exhibit 3). The covenant currently applicable to the property is also hereby amended to remove reference to OR-18 zoning. (Exhibit 3 a). In

the matter of **Annual Review item number CPZ2009-00002 Pine Tree**, the Board amended the Comprehensive Plan Map and corresponding Zoning Map to Community Commercial (C-3) concluding that the existing residential designation is not appropriate for the site given its proximity to adjacent commercial areas. Tax serial number 145766-000 located in the NE ¼ Section 3, Township 2N, Range 1E of the Willamette Meridian.

4. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located 1802 and 1810 NE 99th Street are hereby amended from Mixed Use with Limited Commercial (CL) zoning to General Commercial with (GC) zoning as recommended by the Planning Commission and as indicated on the attached map (Exhibit 4). In the matter of **Annual Review item number CPZ2009-00003 Precision Rebar**, the Board hereby amends the Comprehensive Plan Map and corresponding Zoning Map change to General Commercial (GC) concluding that the existing Limited Commercial designation is inappropriate for the site, and General Commercial (GC) better implements the applicable Comprehensive Plan policies. Tax serial numbers 117958-000, 117956-000, and 117935-000 located in the SW ¼ Section 35, Township 3N, Range 1E of the Willamette Meridian.
5. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located at 5015, 5105, 5115 NE 78th Street and 7714 NE 53rd Avenue are hereby amended from Neighborhood Commercial (C-2) to Community Commercial (C-3) as recommended by the Planning Commission and as indicated on the attached map (Exhibit 5). In the matter of **Annual Review item number CPZ2009-00004 78th St. Commercial**, the Board concluded that the site is clearly appropriate for Community Commercial (C-3) zoning. Tax serial numbers 156786-000, 156787-000, 156778-000, 156738-000, and 156870-000 located in the NW ¼ Section 7, Township 2 N, Range 2 E of the Willamette Meridian.
6. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located generally at the southwest corner of NE 109th Street and NE 72nd Avenue are hereby amended from Urban Low Residential (R1-6) to Urban Medium Density Residential (R-18) as recommended by the Planning Commission and as indicated on the attached map (Exhibit 6). In the matter of **Annual Review item number CPZ2009-00005 GG One, Inc.**, the Board concluded that the Comprehensive Plan Amendment and zone change from R1-6 to R-18 is suitable for this site. Tax serial numbers 119564-005, 119561-000, 119562-000, and 119560-000 located in the SE ¼ Section 31, Township 3 N, Range 2 E of the Willamette Meridian.
7. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located on the east side of NE 72nd Ave. approximately 1,200 feet south of its intersection with NE 219th St. are hereby amended from Rural Center Residential (RC-1) to Rural Commercial (CR-2) as indicated on the attached map (Exhibit 7). In the matter of **Annual Review item number CPZ2009-00022 Erwin**. The Board concluded that the requested zoning better implements the applicable Comprehensive Plan policies than the current designation. Tax serial number 192830-000 located in the NW ¼ Section 5, Township 3N, Range 2 E of the Willamette Meridian.

Section 3. Clark County Capital Facilities Components.

1. Those changes and additions relating to the updated School District Capital Facilities Plans of the **Camas School District Docket Item number CPZ2009-00006** and including the

revised impact fees proposed in the modified capital facilities plan for the same School District, which plan was adopted by the Camas School District Board of Directors, are hereby approved as shown on these district's capital facilities plans and which sets forth impact fees of \$5,528.00 per single family residence and \$3,269.00 per multi-family unit (Exhibit 8).

2. Those changes and additions relating to the updated School District Capital Facilities Plans of the **Green Mountain School District Docket Item number CPZ2009-00007** and including the impact fees proposed in the modified capital facilities plan for the same School District, which plan was adopted by Green Mountain School District Resolution number 09-01, are hereby approved as shown on this district's capital facilities plans and which sets forth impact fees. The Board of Commissioners approved impact fees of \$3,387.00 per single family residence for Green Mountain School District (Exhibit 9).
3. Those changes and additions relating to the updated School District Capital Facilities Plans of the **Hockinson School District Docket Item number CPZ2009-00008** and including the revised impact fees proposed in the modified capital facilities plan for the same School District, which plan was adopted by Hockinson School District Resolution number 08-09-03, are hereby approved. The Board of Commissioners approved impact fees of \$5,906.00 per single family residence and \$1,617.00 per multi-family unit Evergreen School District (Exhibit 10).
4. Those changes and additions relating to the updated School District Capital Facilities Plans of the **La Center School District Docket Item number CPZ2009-00009** and including the revised impact fees proposed in the modified capital facilities plan for the same School District, which plan was adopted by the La Center School District Board of Directors, are hereby approved. The Board of Commissioners approved impact fees of \$6,991.00 per single family residence and \$2,626.00 per multi-family residence (Exhibit 11).
5. Those changes and additions relating to the updated School District Capital Facilities Plans of the **Washougal School District Docket Item number CPZ2009-00010** and including the revised impact fees proposed in the modified capital facilities plan for the same School District, which plan was adopted by Washougal School District Resolution number 2008-09-07, are hereby approved. The Board of Commissioners approved impact fees of \$5857.00 per single family residence, and \$4795.00 per multi-family residence (Exhibit 12).
6. Those changes and additions relating to the updated School District Capital Facilities Plans of the **Vancouver School District Docket Item number CPZ2009-00011** and including increased impact fees, up to or equaling the amounts proposed in the modified capital facilities plan for the same School District, which plan was adopted by Vancouver School District Resolution number 682, are hereby approved, contingent upon adoption by the City of Vancouver of the same impact fees. The Board of Commissioners contingently approved impact fees of up to or equaling \$4,117.00 per single family residence, and up to or equaling \$3,030.00 per multi-family residence (Exhibit 13).
7. Those changes and additions relating to the Capital Facilities Financial Plan are hereby approved. In the matter of **CFFP CPZ2009-00028** the Board has concluded that improvements associated with the county's parks, new rail yard construction plans, and energy conservation and renewable energy projects across a wide range of county facilities including a potential biomass power plant, are in the public interest. (Exhibit 14).

Section 4. Docket Items/Clark County Initiated.

1. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located at 10614 NE 124th Avenue are hereby amended from Urban Low Density Residential (R1-5) to Light Industrial (ML) as recommend by the Planning Commission and as indicated on the attached map (Exhibit 15). In the matter of **Docket item number CPZ2009-00012 Carter**, the Board concluded that the Light Industrial designation better implemented the applicable Comprehensive Plan policies than the current designation. Tax serial number 119885-011 located in the SE ¼ Section 34, Township 3N, Range 2 East, of the Willamette Meridian.
2. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located at 22637 NE 83rd St. are hereby retained as Forest Tier II with FR-40 zoning. (Exhibit 16) In the matter of **Docket Item number CPZ2009-00013 Treasure**, the Board concluded that the property was suited for forest production, and sufficient evidence was not provided by the applicant to de-designate this site. Tax serial numbers 168243-000, 168278-000, 168279-000, and 168280-000 located in the SE ¼ Section 4, Township 2 N, Range 3 E, of the Willamette Meridian.
3. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located generally at the northeast corner of NE 94th Street and NE 15th Avenue are hereby amended from Urban High Density Residential (R-43) to Community Commercial (C-3) zoning. (Exhibit 17) In the matter of **Docket Item number CPZ2009-00014 Hopfer**, the Board concluded that the designation applied to the parcels is in error and C-3 zone is more appropriate for the parcels. A portion (approximately 17.6%) of Tax serial number 145120-000, and the entirety of tax serial number 145110-000 located in the NW ¼ Section 2, Township 2 N, Range 1 East, of the Willamette Meridian.
4. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located generally at the northwest corner of NE Goodwin Road and NE Ingles Road are hereby amended from Resource Lands – Agriculture (AG-20) to Mixed Use (MX) zoning. (Exhibits 18 and 18a) In the matter of **Docket Item number CPZ2009-00025 GM Camas**, the Board concluded that a mapping error occurred as applied to an approximate 9.77 acre portion of Tax serial number 172562-000 located in the SE ¼ Section 20, Township 2 N, Range 3 East, of the Willamette Meridian.
5. The Clark County 20-Year Comprehensive Growth Management Plan Map Designation and corresponding Zoning Map for that certain property located on the north side of NE 119th Street approximately 1,400 feet east of its intersection with NE 72nd Avenue are hereby amended from Light Industrial (ML) to Community Commercial (C-3) for the southern half, and Employment Center (BP) for the northern half. (Exhibit 19) In the matter of **Docket Item number CPZ2009-00027 Landmark**, the Board concluded that following the purchase of a majority of the property by Clark County for water quality purposes the remaining acreage would better develop in conjunction with the parcels abutting to the west. Tax serial number 198634-000 located in the SW ¼ Section 29, Township 3 N, Range 2 East, of the Willamette Meridian.

Section 5. Arterial Atlas Amendments.

1. In the matter of **Docket item number CPZ2009-00018 18th Street** (Exhibit 20) the Board concluded that the proposed alignment for 18th Street through an environmentally sensitive area between NE 192nd Avenue and NE Goodwin Road was not appropriate. Located in the NW ¼ Section 29, Township 2 N, Range 3 East, of the Willamette Meridian.

Section 6. Amendatory. Comprehensive Plan Text.

1. In the matter of Docket item number **CPZ2009-00015 Boundary Movement Policy** the Board concluded that Comprehensive Plan policy 1.1.17 Frequency of UGA Review and Expansions, currently located in Chapter 1 (Land Use) is more appropriately located in Chapter 13 (Procedural Guidelines). (Exhibit 21)
2. In the matter of Docket item number **CPZ2009-00016 EC-ML Consistency** the Board concluded that following the adoption of the 2007 Comprehensive Growth Management Plan an inconsistency was created for properties with an Employment Center (EC) Comprehensive Plan designation and a Light Industrial (ML) zoning designation. The Comprehensive Plan is hereby amended to change the Comprehensive Plan designation for all currently inconsistent properties to Light Industrial. The following parcel numbers are affected:

99740000, 99760000, 199477000, 182140000, 117894688, 99730000,
99731000, 99761000, 99763000, 99764000, 99765000, 99766000, 149147000
199380000, 199450000, 199468000, 119500000, 185488000, 117894724
119480000, 182153000, 608491000, 199432000, 199442000, 212542000,
212542001, 212772000, 181941000, 149129034, 149129036, 199478000
300002000, 99750000, 117894723, 99710000, 185776000, 99762000,
181923000, 199428000, 181925000, 149129030, 182142015, 148677000
149165000, 149168000, 149156000, 119510000, 99665000, 144493000,
144524000, 149129002, 149129004, 149129006, 149129008, 149129010
149129012, 149129014, 149129016, 149129018, 149129020, 149129022
149129026, 149129028, 149129038, 149129040, 149228000, 149247000
149266000, 149285000, 149330000, 182139000, 99726000, 117894722,
199394000, 149311000, 199445000, 199443000, 605584000, 185665000
185751000, 199430000, 99729001, 199473000, 199466000, 181946000
149166000, 185741000, 185698000, 185669000, 185747000, 185749000
185746000, 99749000, 99746000, 119582000, 119460000, 119490000
185738000, 149271000, 149272000, 149284000, 199444000, 149318000
199392000, 199393000, 182159000, 119590002, 119590004, 119590006
119590008, 199071002, 199071006, 199071008, 199442005, 185707000
199385000, 199416000, 185470000, 185513000, 185521000, 99747000
199404000, 182142010, 199441000, 199441005, 199396000, 199461000
99727000, 185666000, 185777000, 185843000, 185844000, 185845000
199382000, 149274000, 149276000, 119540000, 119550000, 199389000
199462000, 199467000, 608799000, 185664000, 149268000, 603131000
600290000

Section 7. Severability.

If any section, sentence, clause, or phrase of this ordinance should be held invalid or unconstitutional by a court of competent jurisdiction or the Growth Management Hearings Board, such invalidity or unconstitutionality shall not affect the validity or unconstitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 8. Effective Date.

Unless otherwise provided herein, and except for the school impact fee changes which shall go into effect thirty (30) days from the date of adoption or when the school impact fees are entered into the permitting computer system, whichever is earlier, this ordinance shall go into effect at 12:01 a.m. on January 1, 2010.

Section 9. Instructions to Clerk.

The Clerk to the Board shall:

1. Transmit a copy of this ordinance to the Washington State Department of Commerce within ten days of its adoption pursuant to RCW 36.70A.106.
2. Transmit a copy of the adopted ordinance to Clark County Geographic Information Systems (Ken Pearrow GIS Coordinator), to Community Planning Department, and to Community Development Department - Development Services (Mary Johnson, Tidemark Data Manager).
3. Transmit a copy of the adopted ordinance to the School District Consortium's representative Marnie Allen at ESD 112, 2500 NE 65th Avenue, Vancouver, WA 98661.
4. Record a copy of this ordinance with the Clark County Auditor.
5. Cause notice of adoption of this ordinance to be published forthwith pursuant to RCW 36.70A.290.

ADOPTED this 15th day of December 2009.

Attest:

BOARD OF COUNTY COMMISSIONERS
FOR CLARK COUNTY, WASHINGTON


Clerk to the Board


By: _____
Marc Boldt, Chair

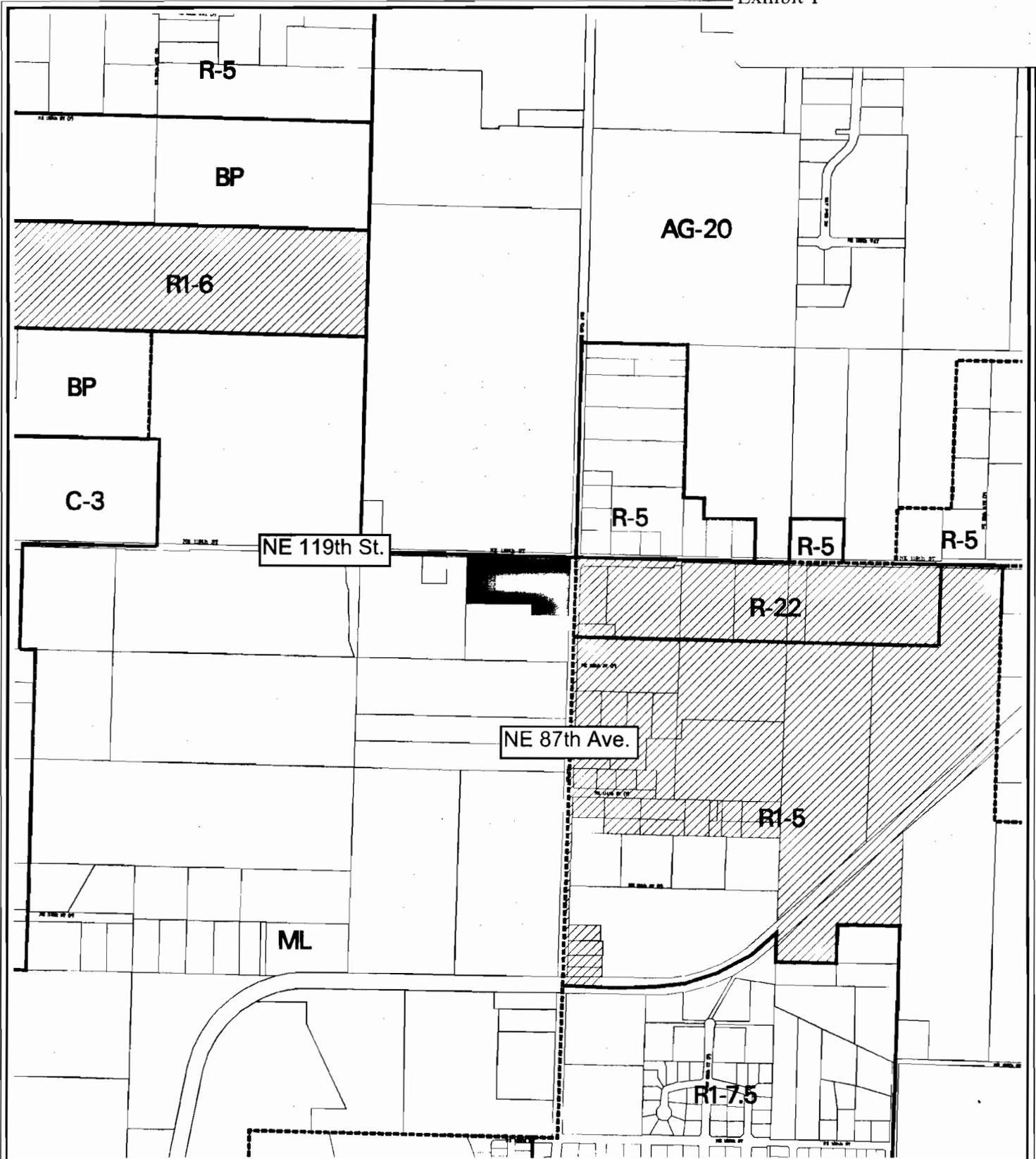
By: _____

Steve Stuart, Commissioner

Approved as to Form Only:
ARTHUR D. CURTIS
Prosecuting Attorney

By: 
Christine Cook
Deputy Prosecuting Attorney

By: _____
Tom Mielke, Commissioner

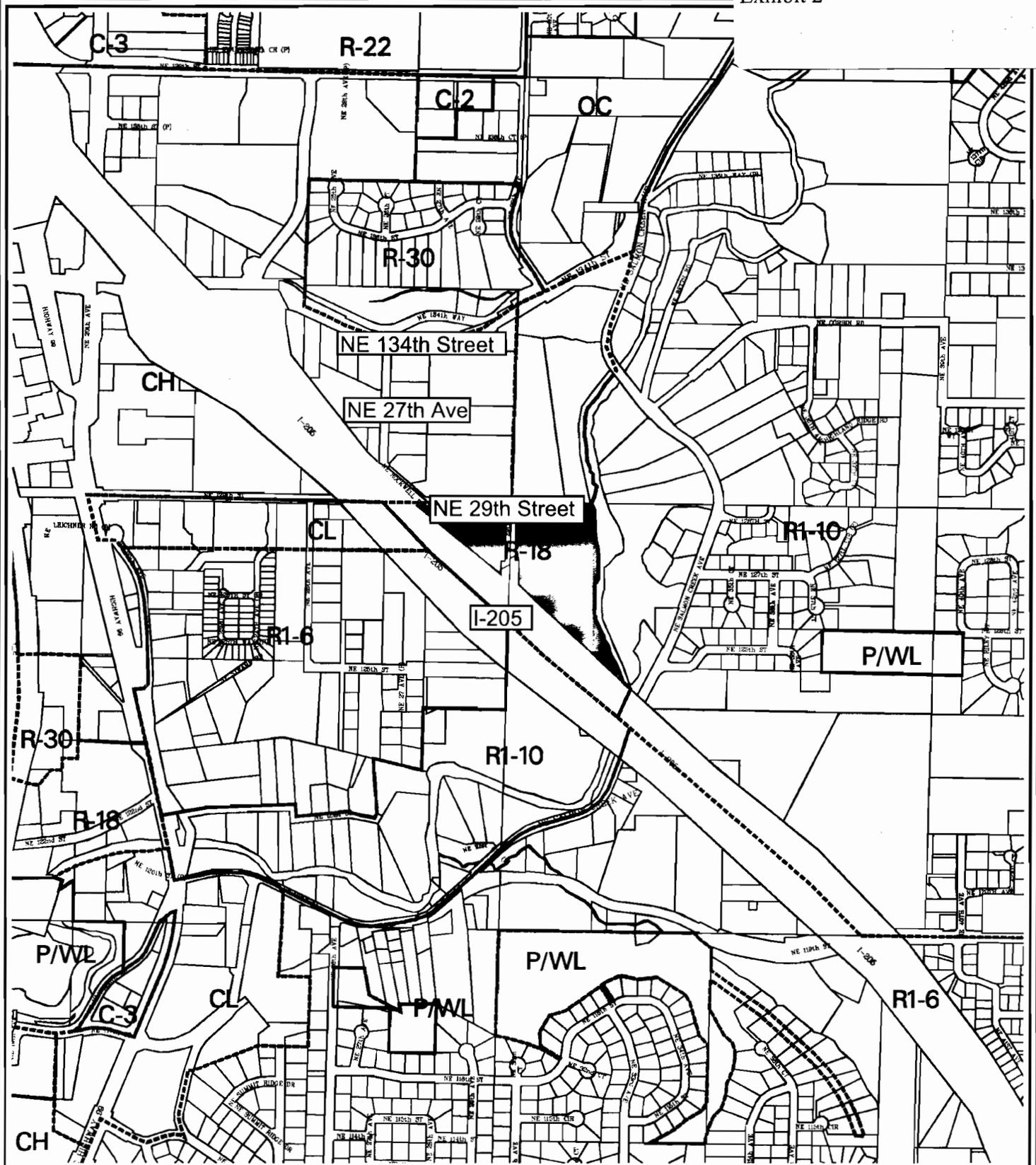


File # cpz2008-00020, SN 199381000
 Location: T3N R2E SEC 32
 Comp Plan Change/Rezone/Text Change/Docket I



Owner:

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20



File # cpz2008-00023, SN 186385000 186571000

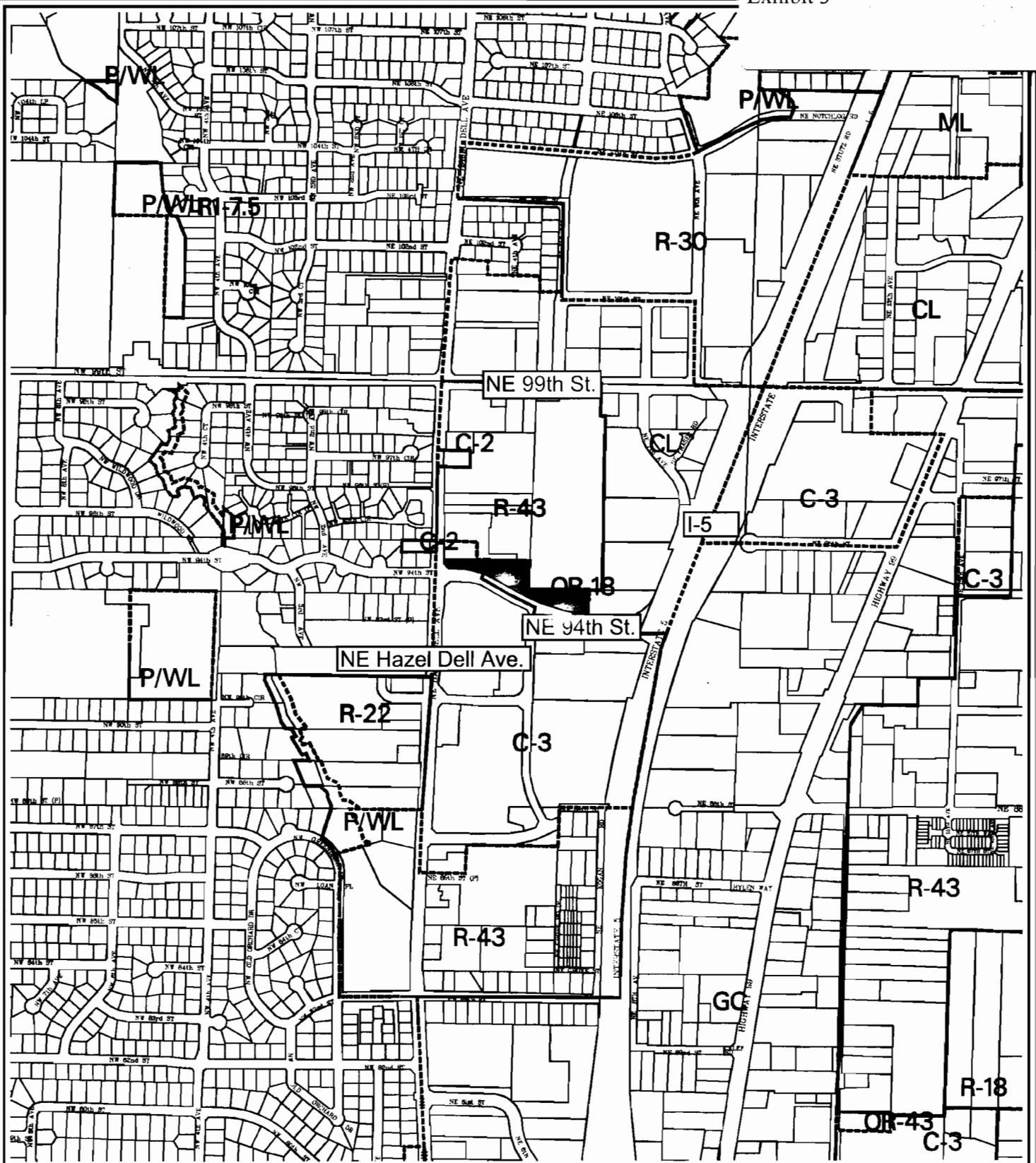
Location: T3N R1E SEC 25

Comp Plan Change/Rezzone/Text Change/Docket I



Owner: PACIFIC POWER & LIGHT CO

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20



File # cpz2009-00002, SN 145766000 145815000

Location: T2N R1E SEC 03

Comp Plan Change/Rezone/Text Change/Docket I



Owner: ROTSCHY MARILYN D

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Meridee Pabst
Miller Nash LLP
500 East Broadway, Suite 400
Post Office Box 694
Vancouver, Washington 98666-0694

Grantor : Clark County; Pine Tree – SAU Hazel Dell, LLC
Grantee : Pine Tree – SAU Hazel Dell, LLC; Clark County
Abbreviated Legal : Sec 3, T2N R1E W.M.
Assessor's Tax Parcel Nos. : 145780-000; 145790-000; 145305-000; 145766-000; 145771-000;
145773-000; 145774-000; 145786-000; 145795-000; 145800-000;
145815-000; 145792-000; 145817-000
Prior Excise Tax No. : N/A
Other Reference No. : 3717037; 4114539

AMENDMENT TO 2005 REZONE AGREEMENT

THIS AMENDMENT TO 2005 REZONE AGREEMENT (the "Agreement"), is made and effective this 15th day of Dec, 2009, and is by CLARK COUNTY, State of Washington (hereinafter the "County"), and PINE TREE – SAU HAZEL DELL, LLC, a Delaware limited liability company (hereinafter "Pine Tree").

Recitals

A. Pine Tree is the owner of certain real property commonly known as a portion of Hazel Dell Towne Center and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter the "Site").

B. In Clark County Case No. CPZ2005-00070, the County rezoned an approximately 3.4-acre portion of the Site from R-43 to Community Commercial (approximately 1.4 acres) and Office Residential (OR-18) (approximately 2 acres), and amended the comprehensive plan designation for the Site from Mixed Use to Community Commercial and Office Residential. A Covenant Release and Rezone Agreement was executed and recorded under Auditor's File No. 4114539 to memorialize the conditions of these 2005 amendments.

C. In Clark County Case No. CPZ2009-00002, in which the County considered the approximately two-acre area of the Site that it had rezoned to Office Residential in

2005, the County rezoned the approximately two-acre area, Assessor's Parcel Nos. 145766-000 and 145815-000, from Office Residential (OR-18) to Community Commercial (C-3) and amended the comprehensive plan designation of the approximately two-acre area from Office Residential to Community Commercial.

D. Pine Tree agrees to complete its development of the Site according to the terms of the 2005 Covenant Release and Rezone Agreement, with no changes except the County's approval of the 2009 zone change to Community Commercial described herein.

NOW, THEREFORE, the County and Pine Tree agree as follows:

Agreement

1. **Title.** Pine Tree is the sole and exclusive owner of the Site in Clark County, State of Washington, described in Exhibit "A" hereto.
2. **Approval of the 2009 Zone Change.** The County, in approving Pine Tree's request in Case No. CPZ2009-00002, reviewed and approved the terms of this Agreement, and this Agreement is incorporated by reference into the final decision approving Case No. CPZ2009-00002.
3. **Restaurant.** Pine Tree will locate a table service, sit down restaurant in the currently undeveloped portion of the Site, at a location to be determined by Pine Tree.
4. **Reserved Vehicle Trips / Concurrency.** Through the original land use approval for the Site, the County reserved vehicle trips for the development of the Site, and Pine Tree is utilizing the reserved vehicle trips as it develops the Site. Pine Tree agrees that the total number of peak hour trips generated by the Site shall not exceed the number of trips originally reserved for the Site for concurrency purposes as documented in the 2002 land use approvals and as modified by subsequent post decision review approvals. In the event that any stage of the development of the Site is projected to exceed the total number of trips reserved to the Site, either: (a) a new traffic study and concurrency approval are required to address the additional trips needed, or (b) the development component exceeding the number of reserved trips will not be approved for construction.
5. **Severability.** If any provision of this Agreement, or the application of a provision to any person or circumstance is declared invalid, then the remainder of the Agreement, or the application of such provision to other persons or circumstances, shall not be affected.
6. **Successors.** This Agreement shall be binding upon Pine Tree and all of its successors and assigns into whose ownership the Site may pass; and the obligations of Pine Tree contained herein shall be enforceable against all such successors and assigns.

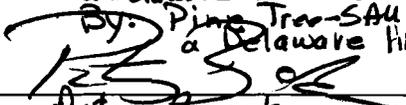
7. Recording. A copy of this Agreement will be filed with the Clark County Auditor.

DATED this 15th day of Dec, 2009.

CLARK COUNTY

By: 
Name: MARC BOLDT
Title: Chair, Board of Commissioners

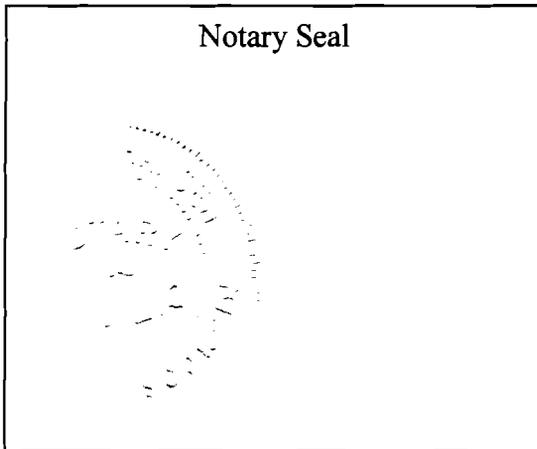
PINE TREE - SAU HAZEL DELL,

LLC, a Delaware limited liability company
By: Pine Tree-SAU Retail Fund LLC
a Delaware limited liability company, Its Manager
By: Pine Tree-SAU Sponsor LLC
a Delaware limited liability company
Its Manager
By: 
Name: Peter Borzak
Title: Manager

State of Wisconsin)
) ss.
County of Kenosha)

I certify that I know or have satisfactory evidence that Peter Borzalc is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of Pine Tree – SAU Hazel Dell, LLC, * to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 29, 2009.



Ranae A. Hansen
Notary Public for ~~Washington~~ Wisconsin

Ranae A. Hansen
Name of Notary

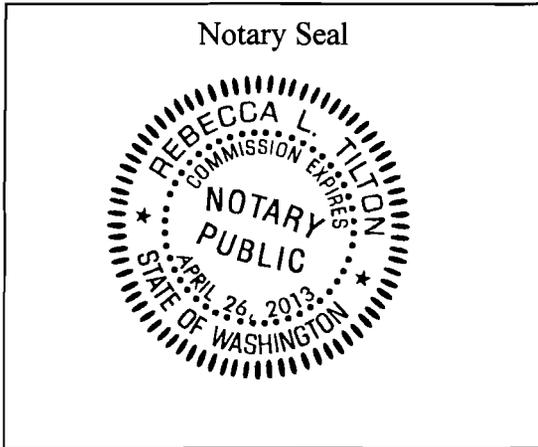
My appointment expires: 8-14-11

* By: Pine Tree-SAU Retail Fund, LLC, Its Manager
By: Pine Tree-SAU Sponsor, LLC, Its Manager

State of Washington)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that
MARC BOLDT is the person who appeared before me, and
said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the Ball Chair of Clark
County, Washington, to be the free and voluntary act of such party for the uses and
purposes mentioned in the instrument.

Dated: Dec. 15, 2009, 2009.



Rebecca L. Tilton
Notary Public for Washington

REBECCA L. TILTON
Name of Notary

My appointment expires: 4-26-13

EXHIBIT "A"

LEGAL DESCRIPTION OF SITE

EXHIBIT A
LEGAL DESCRIPTION

Parcel I (Kohl's)

A parcel of property situated in the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington, being particularly described as follows:

COMMENCING at the Northeast corner of said Section 3; thence North $89^{\circ}01'53''$ West along the North line of said Section 3 a distance of 1548.92 feet; thence South $00^{\circ}58'07''$ West a distance of 1887.71 feet to the TRUE POINT OF BEGINNING; thence South $89^{\circ}55'14''$ East a distance of 33.86 feet; thence North $02^{\circ}09'37''$ East a distance of 205.95 feet; thence South $87^{\circ}50'23''$ East a distance of 64.00 feet; thence North $02^{\circ}09'37''$ East a distance of 29.00 feet; thence South $87^{\circ}50'23''$ East a distance of 90.01 feet to a point on the Westerly right-of-way line of N.E. 5th Avenue, as described in document recorded under Auditor's File No. 3849276, Clark County Deed Records; thence along said Westerly right-of-way line the following courses; thence North $02^{\circ}09'38''$ East a distance of 126.06 feet; thence North $87^{\circ}50'22''$ West a distance of 5.00 feet; thence North $02^{\circ}09'38''$ East a distance of 20.97 feet to a point on a 230.00 foot radius curve to the right; thence around said 230 foot radius curve to the right a distance of 54.26 feet; thence North $15^{\circ}40'40''$ East a distance of 35.59 feet; thence North $25^{\circ}26'20''$ West a distance of 21.74 feet to a point on the Southerly right-of-way line of N.E. 94th Street, as described in document recorded under Auditor's File No. 3849276, Clark County Deed Records, said point also being on a 1451.00 foot radius curve to the right with a tangent bearing of North $66^{\circ}33'15''$ West into the curve at this point; thence along said Southerly right-of-way line the following courses: thence around said 1451.00 foot radius curve to the right a distance of 201.35 feet; thence North $58^{\circ}36'12''$ West a distance of 79.65 feet to a point on a 242.00 foot radius curve to the left; thence around said 242.00 foot radius curve to the left a distance of 126.09 feet; thence North $88^{\circ}27'22''$ West a distance of 107.58 feet; thence South $51^{\circ}57'36''$ West a distance of 43.47 feet to a point on the Easterly right-of-way line of N.E. Hazel Dell Avenue, as described in document recorded under Auditor's File No. 3849276, Clark county Deed Records; thence along said Easterly right-of-way line the following courses: thence South $02^{\circ}03'47''$ West a distance of 122.84 feet; thence South $08^{\circ}21'52''$ West a distance of 95.48 feet; thence South $03^{\circ}06'23''$ East a distance of 82.56 feet; thence South $02^{\circ}43'20''$ West a distance of 125.36 feet; thence South $09^{\circ}17'43''$ West a distance of 86.73 feet; thence South $04^{\circ}24'04''$ West a distance of 85.73 feet; thence South $41^{\circ}27'11''$ East a distance of 86.97 feet to a point on the Northerly right-of-way line of N.E. 90th Street, as described in document recorded under Auditor's File No. 3849276, Clark County Deed Records; thence along said Northerly right-of-way line the following courses: thence South $87^{\circ}18'25''$ East a distance of 203.77 feet to a point on a 198.00 foot radius curve to the left; thence around said 198.00 foot radius curve to the left a distance of 9.03 feet; thence South $89^{\circ}55'12''$ East a distance of 12.62 feet; thence

North 00°04'48" East a distance of 5.00 feet; thence South 89°55'12" East a distance of 59.62 feet to a point which bears South 00°04'46" West from the true point of beginning; thence North 00°04'46" East a distance of 37.00 feet to the TRUE POINT OF BEGINNING.

Parcel IA

Non-exclusive easements for the benefit of Parcel I above as created by that certain "Operation and Easement Agreement" executed by and among Target Corporation, a Minnesota corporation, and Hazel Dell Towne Center of Washington LLC, a Washington limited liability company, recorded June 18, 2003, Auditor's File No. 3658779 records of Clark County, Washington, and amended by document recorded April 11, 2006, at Auditor's File No. 4151202, and amended by document recorded January 22, 2007, at Auditor's File No. 4275916.

Together with Easement Agreement recorded August 30, 2006, Auditor's File No.: 4216347, and Access Agreement for Landscaping recorded August 30, 2006, Auditor's File No.: 4216348.

Parcel II (Northeast Quadrant)

A parcel of property situated in the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 3;

THENCE North 89° 01' 53" West along the North line of said Section 3 a distance of 1366.53 feet;

THENCE South 00° 58' 07" West a distance of 1864.06 feet to a point on the Westerly right-of-way line of N.E. 5th Avenue, as described in document recorded under Auditor's File No. 3849276, Clark County Deed Records;

THENCE South 87° 50' 22" East a distance of 61.00 feet to a point on the Easterly right-of-way line of said N.E. 5th Avenue and the TRUE POINT OF BEGINNING;

THENCE South 02° 09' 38" West along said Easterly right-of-way line a distance of 87.81 feet;

THENCE North 87° 39' 43" East a distance of 217.48 feet to a point on a 500.00 foot radius curve to the right;

THENCE around said 500.00 foot radius curve to the right a distance of 26.97 feet;

THENCE South 89° 14' 49" East a distance of 340.91 feet to a point on the Westerly right-of-way line of State Highway 5, said point being on a 5871.00 foot radius curve to the right with a tangent bearing of North 15° 05' 40" East into the curve at this point;

THENCE along said Westerly right-of-way line the following courses:

THENCE around said 5871.00 foot radius curve to the right a distance of 10.02 feet to an angle point;

THENCE South 74° 48' 27" East a distance of 34.98 feet to a point being 100.02 feet from, when measured at right angles to, the centerline thereof;

THENCE North 17° 05' 51" East a distance of 386.55 feet to a point being 99.97 feet from, when measured at right angles to, the centerline thereof;

THENCE North 71° 00' 44" West a distance of 105.03 feet to a point on a 5941.00 foot radius curve to the right with a tangent bearing of North 18° 59' 16" East into the curve at this point, said point being 205.00 feet from, when measured at right angles to the centerline thereof;

THENCE around said 5941.00 foot radius curve to the right a distance of 0.54 feet to a point on that common boundary line established by Agreement as to Common boundaries, recorded under Auditor's File No. 9205290006, Clark County Deed Records;

THENCE North 89° 07' 40" West along said common line a distance of 295.78 feet to the Southerly extension of the East line of that parcel conveyed to DED Enterprises, LLC by document recorded under Auditor's File No. 3272480, Clark County Deed Records;

THENCE North 02° 07' 28" East along said East line and the Southerly extension thereof a distance of 33.22 feet to a point on the Southerly right-of-way line of N.E. 94th Street as described in document recorded under Auditor's File No. 3849276, Clark County Deed Records, said point being on 1451.00 foot radius curve to the right with a tangent bearing of North 82° 01' 39" West into the curve at this point;

THENCE around said 1451.00 foot radius curve to the right and along said Southerly right-of-way line a distance of 297.77 feet to a point on the Easterly right-of-way line of aforesaid N.E. 5th Avenue;

THENCE along said Easterly right-of-way line the following courses:

THENCE South 62° 49' 05" West a distance of 26.29 feet;

THENCE South 15° 40' 40" West a distance of 24.40 feet to a point on a 170.00 foot radius curve to the left;

THENCE around said 170.00 foot radius curve to the left a distance of 40.11 feet;

THENCE South 02° 09' 38" West a distance of 355.76 feet to the TRUE POINT OF BEGINNING.

Parcel IIA

Non-exclusive easements for the benefit of Parcel II above as created by that certain "Operation and Easement Agreement" executed by and among Target Corporation, a

Minnesota corporation, and Hazel Dell Towne Center of Washington LLC, a Washington limited liability company, recorded June 18, 2003, Auditor's File No. 3658779 records of Clark County, Washington, and amended by document recorded April 11, 2006, at Auditor's File No. 4151202, and amended by document recorded January 22, 2007, at Auditor's File No. 4275916.

Together with Easement Agreement recorded August 30, 2006, Auditor's File No.: 4216347, and Access Agreement for Landscaping recorded August 30, 2006, Auditor's File No.: 4216348.

Parcel III (Building Pad "R")

A parcel of property situated in the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington, being more particularly described as follows:

COMMENCING at the Northeast corner of the Northeast quarter of said Section 3; thence North $89^{\circ}01'53''$ West along the North line of said Northeast quarter a distance of 1317.59 feet to the Northeast corner of Government Lot 5; thence South $02^{\circ}11'27''$ West along the East line of said Government Lot 5 a distance of 1099.40 feet to the Northeast corner of that parcel conveyed to Wayne Russell by document recorded under Auditor's File No. 3104493, Clark County Deed Records and the TRUE POINT OF BEGINNING; thence South $02^{\circ}11'27''$ West along the East line of f said Russell parcel and the Southerly projection thereof, a distance of 228.03 feet to a point on the Northerly right-of-way line of N.E. 94th Street as conveyed to Clark County by document recorded under Auditor's File No. 3849276, Clark County Deed Records, said point being on a 1381.00 foot radius curve to the right with a tangent bearing of North $65^{\circ}35'25''$ West into the curve at this point; thence around said 1381.00 foot radius curve to the right a distance of 212.82 feet to a point on a 471.50 foot radius curve to the left; thence around said 471.50 foot radius curve to the left a distance of 56.83 feet; thence North $26^{\circ}20'54''$ East a distance of 32.57 feet; thence North $01^{\circ}32'57''$ East a distance of 74.16 feet to a point on the North line of the aforesaid Russell parcel; thence South $88^{\circ}26'52''$ East along said North line a distance of 227.90 feet to the TRUE POINT OF BEGINNING.

Parcel IIIA

Non-exclusive easements for the benefit of Parcel III above as created by that certain "Operation and Easement Agreement" executed by and among Target Corporation, a Minnesota corporation, and Hazel Dell Towne Center of Washington LLC, a Washington limited liability company, recorded June 18, 2003, Auditor's File No. 3658779 records of Clark County, Washington, and amended by document recorded April 11, 2006, at Auditor's File No. 4151202, and amended by document recorded January 22, 2007, at Auditor's File No. 4275916.

Together with Easement Agreement recorded August 30, 2006, Auditor's File No.: 4216347, and Access Agreement for Landscaping recorded August 30, 2006, Auditor's File No.: 4216348.

Parcel IV (Building Pad "S")

A parcel of property situated in the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Willamette Meridian, being more particularly described as follows:

COMMENCING at the Northeast corner of the Northeast quarter of said Section 3;

THENCE North $89^{\circ} 01' 53''$ West along the North line of said Northeast quarter a distance of 1317.59 feet to the Northeast corner of Government Lot 5;

THENCE South $02^{\circ} 11' 27''$ West along the East line of said Government Lot 5 a distance of 1099.40 feet to the Northeast corner of that parcel conveyed to Wayne Russell by document recorded under Auditor's File No. 3104493, Clark County Deed Records;

THENCE continuing South $02^{\circ} 11' 27''$ West along the East line of said Russell parcel and the Southerly extension thereof, a distance of 228.03 feet to a point on the Northerly right-of-way line of N.E. 94th Street as conveyed to Clark County by document recorded under Auditor's File No. 3849276, Clark County Deed Records, said point being on a 1381.00 foot radius curve to the left with a tangent bearing of South $65^{\circ} 35' 25''$ East into the curve at this point and the **TRUE POINT OF BEGINNING**;

THENCE around said 1381.00 foot radius curve to the left a distance of 389.02 feet to the East line of that parcel conveyed to DED Enterprises, LLC by document recorded under Auditor's File No. 3272480, Clark County Deed Records;

THENCE North $02^{\circ} 07' 28''$ East along said East line a distance of 161.25 feet to the Northeast corner thereof;

THENCE North $89^{\circ} 00' 53''$ West along the North line of said DED Enterprises, LLC parcel a distance of 375.87 feet to a point on the Southerly projection of the East line of the aforesaid Russell parcel;

THENCE South $02^{\circ} 11' 27''$ West along said Southerly projection a distance of 58.56 feet to the **TRUE POINT OF BEGINNING**.

Parcel IVA

Non-exclusive easements for the benefit of Parcel IV above as created by that certain "Operation and Easement Agreement" executed by and among Target Corporation, a Minnesota corporation, and Hazel Dell Towne Center of Washington LLC, a Washington limited liability company, recorded June 18, 2003, Auditor's File No. 3658779 records of Clark County, Washington, and amended by document recorded April 11, 2006, at Auditor's File No. 4151202, and amended by document recorded January 22, 2007, at Auditor's File No. 4275916.

Together with Easement Agreement recorded August 30, 2006, Auditor's File No.: 4216347, and Access Agreement for Landscaping recorded August 30, 2006, Auditor's File No.: 4216348.

Parcel V (Building Pad "Q")

A parcel of property situated in the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington, being more particularly described as follows:

COMMENCING at the Northeast corner of the Northeast quarter of said Section 3; thence North $89^{\circ}01'53''$ West along the North line of said Northeast quarter a distance of 1317.59 feet to the Northeast corner of Government Lot 5; thence South $02^{\circ}11'27''$ West along the East line of said Government Lot 5 a distance of 1099.40 feet to the Northeast corner of that parcel conveyed to Wayne Russell by document recorded under Auditor's File No. 3104493, Clark County Deed Records; thence South $02^{\circ}11'27''$ West along the East line of said Russell parcel and the Southerly projection thereof, a distance of 228.03 feet to a point on the Northerly right-of-way line of N.E. 94th Street as conveyed to Clark County by document recorded under Auditor's File No. 3849276, Clark County Deed Records, said point being on a 1381.00 foot radius curve to the right with a tangent bearing of North $65^{\circ}35'25''$ West into the curve at this point; thence around said 1381.00 foot radius curve to the right a distance of 212.82 feet to a point on a 471.50 foot radius curve to the left; thence around said 471.50 foot radius curve to the left a distance of 56.83 feet to the TRUE POINT OF BEGINNING; thence North $26^{\circ}20'54''$ East a distance of 32.57 feet; thence North $01^{\circ}32'57''$ East a distance of 74.16 feet to a point on the North line of the aforesaid Russell parcel; thence North $88^{\circ}26'52''$ West along said North line a distance of 98.93 feet to the Southeast corner of that parcel conveyed to James R. Garvin, et al by document recorded under Auditor's File No. G 156770, Clark County Deed Records; thence North $01^{\circ}56'15''$ East along the East line of said Garvin parcel a distance of 110.00 feet to the Northeast corner thereof; thence North $88^{\circ}26'52''$ West along the North line of said Garvin parcel a distance of 204.74 feet to the East line of N.E. Hazel Dell Avenue, as described in document recorded under Auditor's File No. 3849276, Clark County Deed Records; thence South $05^{\circ}04'41''$ East along said Easterly right-of-way line a distance of 35.35 feet to an angle point therein; thence South $01^{\circ}33'58''$ West along said Easterly right-of-way line a distance of 107.21 feet to a point on the Northerly right-of-way line of N.E. 94th Street, as described in document recorded under Auditor's File No. 3849276, Clark County Deed Records; thence South $43^{\circ}27'50''$ East along said Northerly right-of-way line a distance of 39.62 feet; thence South $88^{\circ}27'22''$ East along said Northerly right-of-way line a distance of 59.49 feet to a point on a 471.50 foot radius curve to the right; thence continuing along said Northerly right-of-way line around said 471.50 foot radius curve to the right a distance of 204.00 feet to the TRUE POINT OF BEGINNING.

Parcel VA

Non-exclusive easements for the benefit of Parcel V above as created by that certain "Operation and Easement Agreement" executed by and among Target Corporation, a Minnesota corporation, and Hazel Dell Towne Center of Washington LLC, a Washington limited liability company, recorded June 18, 2003, Auditor's File No. 3658779 records of Clark County, Washington, and amended by document recorded April 11, 2006, at Auditor's File No. 4151202, and amended by document recorded January 22, 2007, at Auditor's File No. 4275916.

Together with Easement Agreement recorded August 30, 2006, Auditor's File No.: 4216347, and Access Agreement for Landscaping recorded August 30, 2006, Auditor's File No.: 4216348.

PARCEL VI (D)

A parcel of property situate in the Northeast quarter of Section 3, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 3; thence North 89°01'53" West along the North line of said Section 3 a distance of 1548.92 feet; thence South 00°58'07" West a distance of 1887.71 feet to the TRUE POINT OF BEGINNING; thence South 89°55'14" East a distance of 33.86 feet; thence North 02°09'37" East a distance of 205.95 feet; thence South 87°50'23" East a distance of 64.00 feet; thence North 02°09'37" East a distance of 29.00 feet; thence South 87°50'23" East a distance of 90.01 feet to a point on the Westerly right-of-way line of N.E. 5th Avenue, as described in document recorded under Auditor's File No. 3849276, Clark County Deed Records; thence along said Westerly right-of-way line the following courses: thence South 02°09'38" West a distance of 7.20 feet; thence North 87°50'22" West a distance of 6.00 feet; thence South 02°09'38" West a distance of 201.53 feet to a point on the North line of N.E. 90th Street, as described in document recorded under Auditor's File No. 3849276, Clark County Deed Records; thence along the Northerly right-of-way line the following courses: thence South 46°07'13" West a distance of 83.30 feet; thence North 89°55'12" West a distance of 122.77 feet to a point which bears South 00°04'46" West from the true point of beginning; thence North 00°04'46" East a distance of 37.00 feet to the TRUE POINT OF BEGINNING.

VIA

Non-exclusive easements for the benefit of Parcel VI above as created by that certain "Operation and Easement Agreement" executed by and among Target Corporation, a Minnesota corporation, and Hazel Dell Towne Center of Washington LLC, a Washington limited liability company, recorded June 18, 2003. Auditor's File No. 3658779 records of Clark County, Washington, and amended by document recorded April 11, 2006, at Auditor's File No. 4151202, and amended by document recorded January 22, 2007, at Auditor's File No. 4275916.

Together with Easement Agreement recorded August 30, 2006, Auditor's File No.: 4216347, and Access Agreement for Landscaping recorded August 30, 2006, Auditor's File No.: 4216348.

Parcel VII (Parcel B)

A parcel of property situated in the East half of Section 3, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 3;

THENCE North 89° 01' 53" West along the North line of said Section 3 a distance of 1363.66 feet;

THENCE South 00° 58' 07" West a distance of 2014.58 feet;

THENCE North 47° 09' 38" West a distance of 48.20 feet;

THENCE North 89° 55' 12" West a distance of 237.25 feet;

THENCE North 81° 56' 23" West a distance of 32.27 feet;

THENCE North 87° 18' 28" West a distance of 80.17 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 87° 18' 28" West a distance of 114.75 feet;

THENCE South 47° 43' 03" West a distance of 35.35 feet;

THENCE South 02° 43' 55" West a distance of 243.62 feet;

THENCE South 87° 16' 41" East a distance of 38.04 feet;

THENCE North 02° 43' 19" East a distance of 14.29 feet;

THENCE South 87° 16' 41" East a distance of 96.00 feet;

THENCE North 02° 43' 19" East a distance of 214.88 feet;

THENCE South 87° 16' 41" East a distance of 5.74 feet;

THENCE North 02° 43' 14" East a distance of 39.50 feet to the TRUE POINT OF BEGINNING.

Parcel VIIA

Non-exclusive easements for the benefit of Parcel VII above as created by that certain "Operation and Easement Agreement" executed by and among Target Corporation, a Minnesota corporation, and Hazel Dell Towne Center of Washington LLC, a Washington limited liability company, recorded June 18, 2003, Auditor's File No. 3658779 records of Clark County, Washington, and amended by document recorded April 11, 2006, at Auditor's File No. 4151202 and amended by document recorded January 22, 2007, at Auditor's File No. 4275916.

Together with Easement Agreement recorded August 30, 2006, Auditor's File No.: 4216347, and Access Agreement for Landscaping recorded August 30, 2006, Auditor's File No.: 4216348.

Parcel VIII (Southeast Quadrant)

A parcel of property situated in the East half of Section 3, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 3;

THENCE North $89^{\circ} 01' 53''$ West along the North line of said Section 3 a distance of 1366.53 feet;

THENCE South $00^{\circ} 58' 07''$ West a distance of 1864.06 feet to a point on the Westerly right-of-way line of N.E. 5th Avenue, as described in document recorded under Auditor's File No. 3849276, Clark County Deed Records;

THENCE South $87^{\circ} 50' 22''$ East a distance of 61.00 feet to a point on the Easterly right-of-way line of said N.E. 5th Avenue;

THENCE South $02^{\circ} 09' 38''$ West along said Easterly right-of-way line a distance of 87.81 feet to the TRUE POINT OF BEGINNING;

THENCE North $87^{\circ} 39' 43''$ East a distance of 217.48 feet to a point on a 500.00 foot radius curve to the right;

THENCE around said 500.00 foot radius curve to the right a distance of 26.97 feet;

THENCE South $89^{\circ} 14' 49''$ East a distance of 340.91 feet to a point on the Westerly right-of-way line of State Highway 5, said point being on a 5871.00 foot radius curve to the left with a tangent bearing of South $15^{\circ} 05' 40''$ West into the curve at this point;

THENCE along said Westerly right-of-way line and around said 5871.00 foot radius curve to the left a distance of 655.68 feet to an angle point;

THENCE South $29^{\circ} 56' 17''$ East along said Westerly right-of-way line a distance of 25.17 feet to a point on the North line of the William Kelly Donation Land Claim;

THENCE North $89^{\circ} 16' 16''$ West along said North line a distance of 295.27 feet to a point on the East line of that parcel conveyed to Fred & Ida M. Nylander by document recorded under Auditor's File No. E 31224, Clark County Deed Records;

THENCE South $02^{\circ} 22' 44''$ West along said East line a distance of 62.36 feet to a point on a 1035.00 foot radius curve to the left with a tangent bearing into the curve of South $68^{\circ} 12' 25''$ West at this point, said point being on the Northerly right-of-way line of N.E. 88th Street, as described in document recorded under Auditor's File No. 3849276, Clark County Deed Records;

THENCE around said 1035.00 foot radius curve to the left and along said Northerly right-of-way line a distance of 50.44 feet;

THENCE North 75° 20' 36" West along said right-of-way line a distance of 33.48 feet to a point on the Easterly right-of-way line of said N.E. 5th Avenue;

THENCE along said Easterly right-of-way line the following courses:

THENCE North 28° 46' 02" West a distance of 88.09 feet to a point on a 560.00 foot radius curve to the right with a tangent bearing of North 27° 27' 24" West into the curve at this point;

THENCE around said 560.00 foot radius curve to the right a distance of 289.48 feet;

THENCE North 02° 09' 38" East a distance of 56.86 feet;

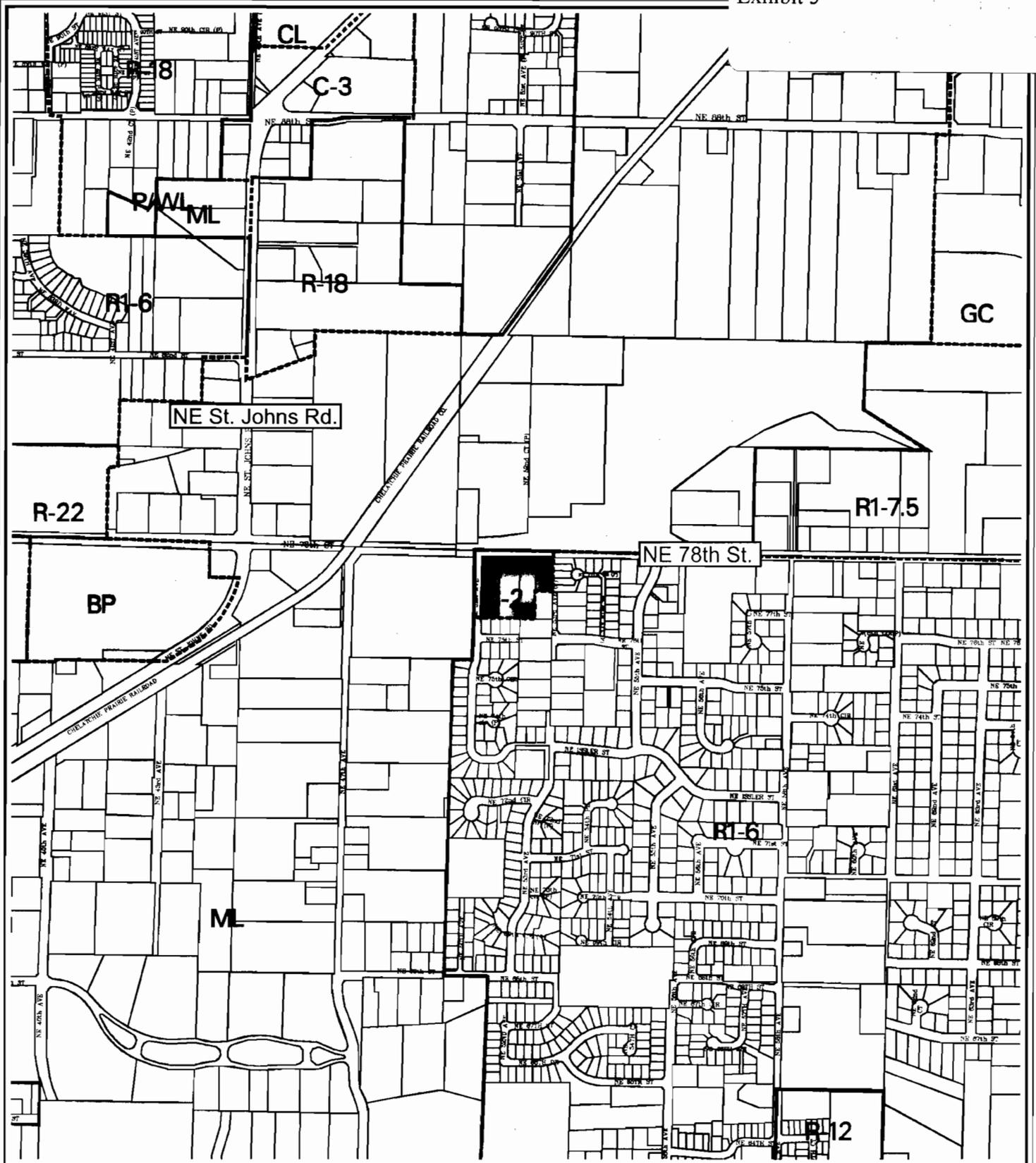
THENCE South 87° 50' 22" East a distance of 5.00 feet;

THENCE North 02° 09' 38" East a distance of 315.31 feet to the TRUE POINT OF BEGINNING.

Parcel VIIIA

Non-exclusive easements for the benefit of Parcel VIII above as created by that certain "Operation and Easement Agreement" executed by and among Target Corporation, a Minnesota corporation, and Hazel Dell Towne Center of Washington LLC, a Washington limited liability company, recorded June 18, 2003, Auditor's File No. 3658779 records of Clark County, Washington, and amended by document recorded April 11, 2006, at Auditor's File No. 4151202 and amended by document recorded January 22, 2007, at Auditor's File No. 4275916.

Together with Easement Agreement recorded August 30, 2006, Auditor's File No.: 4216347, and Access Agreement for Landscaping recorded August 30, 2006, Auditor's File No.: 4216348.



File # cpz2009-00004, SN 156738000 156778000 156786000 156787000 156870000

Location: T2N R2E SEC 07

Comp Plan Change/Rezone/Text Change/Docket I

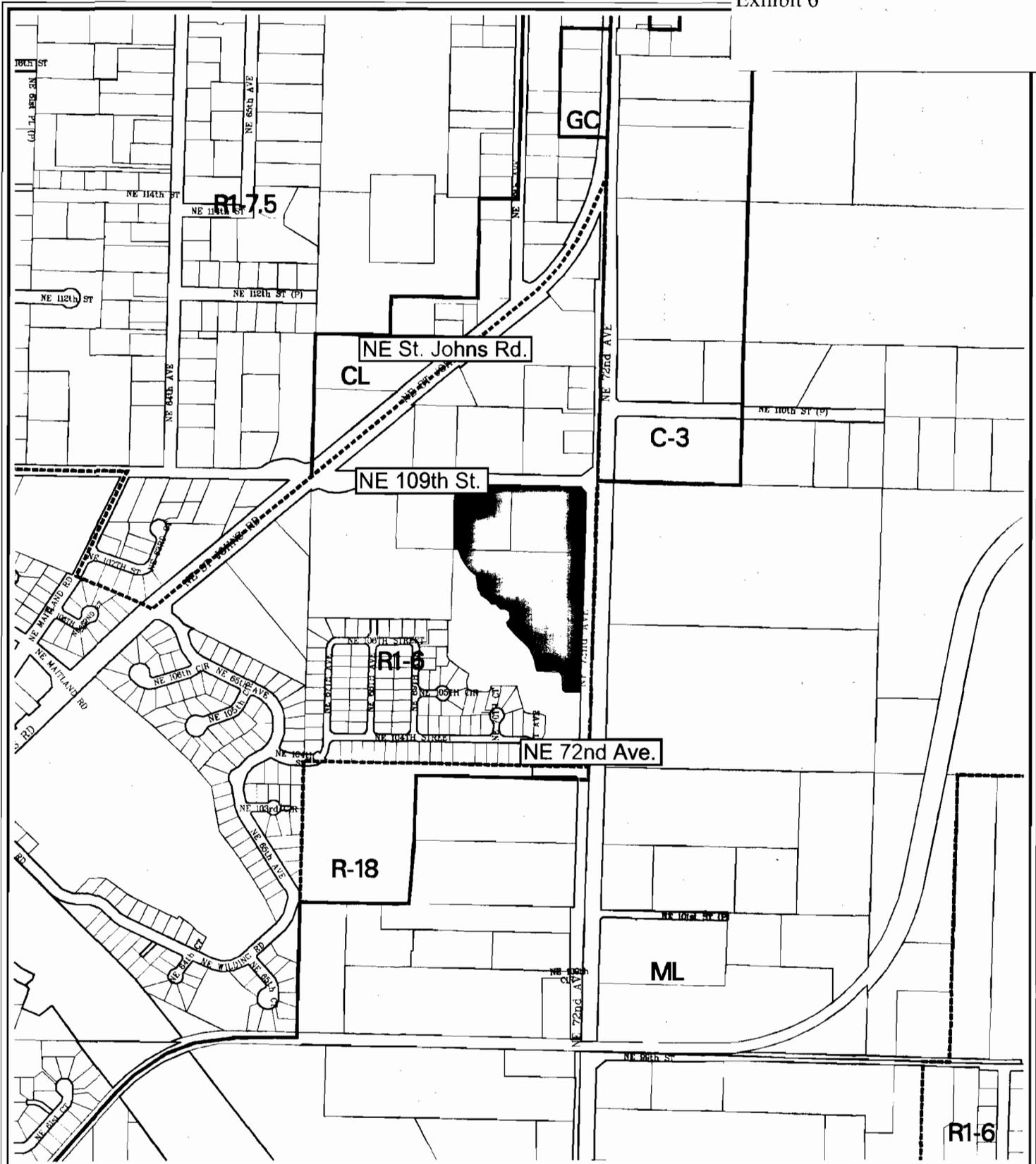


Ordinance 09-00000 1 148



Owner: ROTSCHY MARILYN D

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20



File # CPZ2009-00005, SN 119560000 119561000 119562000

Location: T3N R2E SEC 31

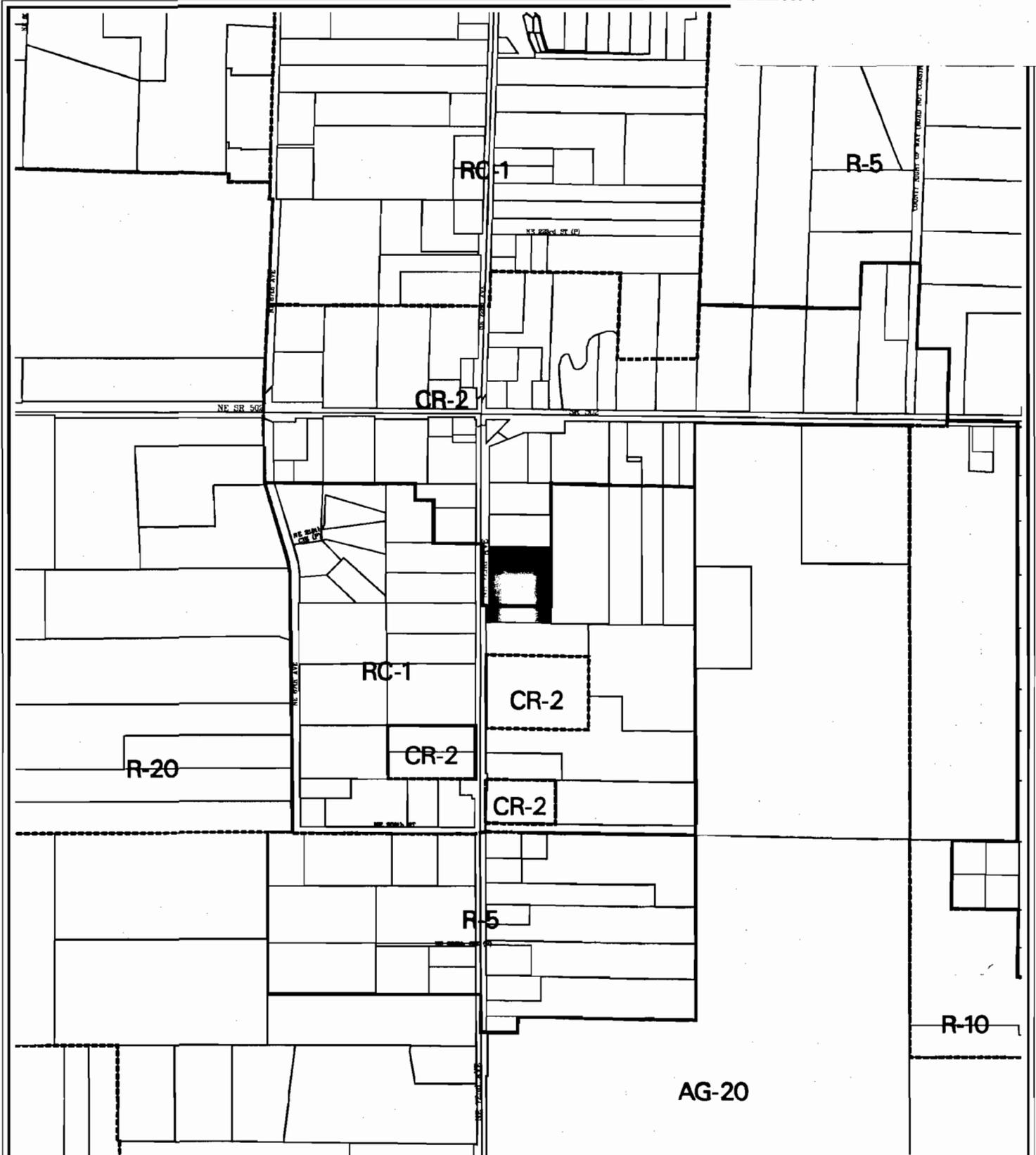
Comp Plan Change/Rezzone/Text Change/Docket I



Ordinance 119560000 119561000 119562000



- Subject Property
- Zoning Boundary
- Mining Combining District
- Contingent Zoning
- Urban Holding-10
- Urban Holding-20



File # cpz2009-00022, SN 192830000 192836000

Location: T3N R2E SEC 05

Comp Plan Change/Rezone/Text Change/Docket I



Owner: STATE FOREST BOARD

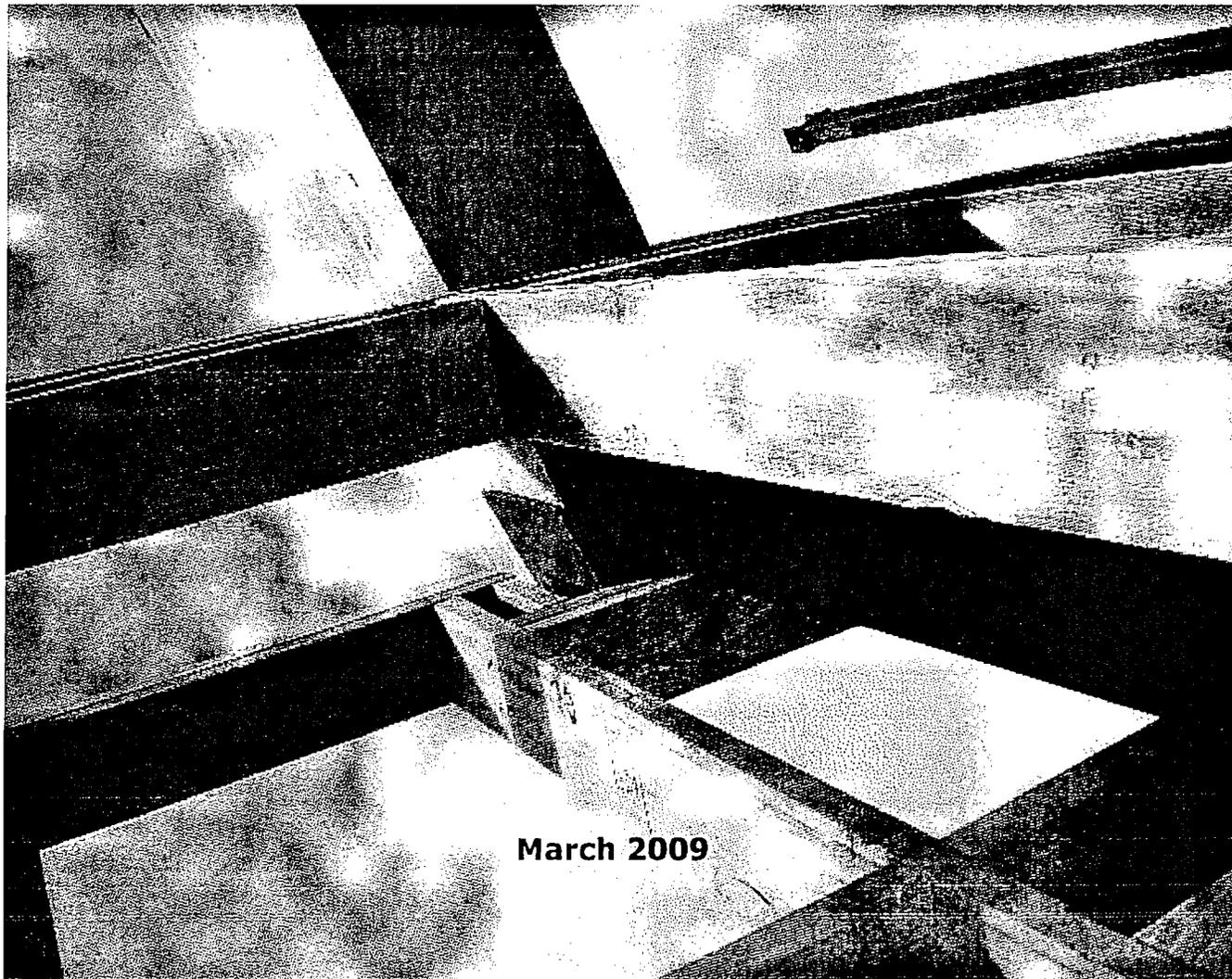
-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20

CAMAS SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2009 – 2015

Board of Directors

District I	Casey O'Dell
District II	Mel Cardon
District III	Connie Hennessey
District IV	Douglas Quinn
District V	Mary Tipton

**Superintendent
Mike Nerland**



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 two 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. Enrollment projections for the 6-year plan are largely based on the land use zoning plan and the vacant buildable lands survey adopted by the Cities and the County during the 2004 Growth Management Plan update.

The Camas School District ("District") has prepared the 2009 Capital Facilities Plan ("CFP") to provide the Cities and the County with a schedule and financing program for capital improvements over the next seven years (Oct. 1, 2008 through Oct. 1, 2015) to maintain the 2 year adoption cycle. The 2009 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

Nestled along the beautiful Columbia River with Mt. Hood towering in the distance, Camas has until recently been one of the fastest-growing communities in the state. Both new and longtime residents of this community enjoy the benefits of 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 five 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 October 1, 2008 enrollment (head count) for the District was 5,613 students. Of the total enrollment, 2,529 are elementary students, 1,371 are middle school students, and 1,713 are high school students. This count includes only K-12 basic education students in standard school classrooms. It does not include special education students in self-contained classrooms for comparison to forecast numbers. Spaces for these programs have been extracted for corresponding school capacity.

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 26 portable classrooms located at school facilities, housing approximately 12%, or 684 students. The remaining 8 portable classrooms are used for support programs such as art, music, and special education.

Between 1984 and 2007, enrollment growth within the District grew by 4.3% per year, compared to the countywide rate of 3.1%. A total of 3,507 students were added to Camas School District during that time, more than doubling the size of the district population. Although there has been a leveling off of enrollment during the current 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 1.6% per year, or 646 students over the next 7 years (see Section 4). The projected number of students minus the available capacity equals a projected new capacity need of 706 elementary school, 20 middle school, and 388 high school students. On February 6, 2007 the district's patrons approved a \$113 million capital improvement plan to address this capacity need. The district is currently constructing two replacement elementary schools, and will begin construction on a replacement school for the Hayes Freedom Alternative High School this coming summer. Additional projects to increase the capacity of the district included in this bond are the expansion of Camas High School, the expansion of Fox elementary school, and a brand new elementary school. The projects proposed in the 2007 bond program can accommodate 1,080 new elementary students. Lower projected enrollment due to the current economic downturn indicates a need to house only 706 additional elementary students in the next 7 years. The district will continue to monitor capacity versus enrollment to determine when to bring the final new elementary school (600-student capacity) online. The district anticipates decisions will be made within the 2015 planning horizon.

The calculated maximum allowable impact fees for the District are \$5,528.58 per single family residence and \$3,269.76 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 particular, I-728 State funds are being applied to reduce class size, and are reflected in school capacity numbers. In addition to basic education programs, other programs such as special education, bilingual education, pre-school and childcare, 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 and High Schools:** Average class size for middle and high school classrooms is estimated at 30 students. The actual number of students in an individual classroom depends on the above factors. Middle and High school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 85%. Special education for some students is provided in a self-contained classroom. These classrooms and these students are not included in the working building capacity calculations for this report.

**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
Helen Baller (K-5)	1954 NE Garfield St Camas WA 98607	1948	44,258	384	16
Lacamas Heights (K-5)	4600 NE Garfield St Camas WA 98607	1962	42,757	384	16
Dorothy Fox (K-5)	2623 NW Sierra St Camas WA 98607	1982	49,069	408	17
JD Zellerbach (K-5)	841 NE 22 nd Ave Camas WA 98607	1966	62,757	456	19
Prune Hill (K-5)	1602 NW Tidland St Camas WA 98607	2001	59,130	456	19
TOTALS:			257,971	2,088	87

B. Middle Schools

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Liberty (6-8)	1612 NE Garfield St Camas WA 98607	2006	121,047	765	30
Skyridge (6-8)	5220 NW Parker St Camas WA 98607	1996	112,133	663	26
TOTALS:			233,180	1,428	56

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	216,662	1479	58
Hayes Freedom (9-12) (Garfield Bldg)	1612 NE Garfield St Camas WA 98607	2005	15,000 of 48,000	150	5
TOTALS:			234,662	1,629	63

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	24	16	384
Middle Schools	2	2	60
High Schools	8	8	240
TOTALS:	34	26	684

E. Support Facilities

Type	Location
Bus Barn, Bus Shop and Warehouse	1707 NE Ione St Camas WA 98607
Transportation Center	1125 NE 22 nd Ave Camas WA 98607
Dennison Administration Center	1919 NE Ione St Camas WA 98607
Community Education Department	630 24 th St Washougal WA 98671
Special Education Department	1612 NE Garfield Street Camas WA 98607
Technology Department	1612 NE Garfield Street Camas WA 98607
Life Skills Center (18-21 year olds)	612 NE 2 nd Ave Camas WA 98607

F. Land Inventory

The district owns the following undeveloped sites and sites under construction:

- 10.7 acres located at 3000 NW Grass Valley Drive, Camas, WA 98607 – site of new Grass Valley Elementary School, replacement for JD Zellerbach Elementary School. Currently under construction.
- 12.3 acres located at SE Crown Road and NE 35th Ave, Camas, WA 98607 – future site of 6th elementary school.
- 14.2 acres located at SE McKeever Road and SE Crown Road, Camas, WA 98607 – site unsuitable for education purposes, declared surplus and is currently for sale.
- 48.7 acres 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 – site unsuitable 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 February 2009.

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, 2008 are promoted into the next grade level for 2009 (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 2008/2009 school year enrollment is based on the October 1, 2008 enrollment data.
- Economic growth impacts, land use and zoning provisions, buildable lands inventory, and new residential developments are taken into account.

A. Projected Enrollment 2009 – 2015 (headcount)

Grade	Actual 2008	2009	2010	2011	2012	2013	2014	2015
K-5	2,529	2,529	2,537	2,607	2,625	2,693	2,718	2,794
6-8	1,371	1,350	1,369	1,388	1,439	1,423	1,473	1,448
9-12	1,713	1,787	1,841	1,901	1,927	1,956	1,969	2,017
TOTALS:	5,613	5,666	5,747	5,896	5,991	6,072	6,160	6,259

SECTION 5 CAPITAL FACILITY NEEDS

Projected facility capacity is derived by subtracting the 2015 projected student enrollment from the 2009 school facility capacity. The resulting deficit is used to determine facility needs.

A. Projected Facility Capacity Needs

Type of Facility	2009 Enrollment*	2009 Capacity*	2015 Projected Enrollment	Deficit
Elementary	2,529	2,088	2,794	706
Middle	1,371	1,428	1,448	20
High	1,713	1,629	2,017	388
TOTALS:	5,613	5,145	6,259	1,114

* October 1, 2008 headcount enrollment and facility capacity

On February 6, 2007, voters approved a \$90 million bond (\$113 million, including state and local funds) to provide for current overcrowding and additional enrollment growth. Several of the capital facilities improvements included in the 2007 bond program are underway, and the entire program is scheduled to be completed by the end of the 2013 school year.

B. 2007 Bond Capital Facilities Program Summary

Type of School	Proposed Location	Total Bldg SF	Added Capacity	Estimated Cost
Replace Helen Baller Elementary	Current Site	65,000	168	\$20 million
Replace JD Zellerbach Elementary	Grass Valley Site	75,000	72	\$22 million
New Elementary School	Crown Road Site	70,000	600	\$22 million
Expand Lacamas Heights Elementary	Current Site	46,320	0	\$2.5 million
Expand Dorothy Fox Elementary	Current Site	65,000	240	\$4.6 million
Replace Hayes Freedom High School (Garfield Bldg)	Current District Office Site	20,000	30	\$5.4 million
Expand Camas High School	Current Site	242,000	306	\$15.9 million
Replace Doc Harris Stadium and Fields	Current Site	NA	0	\$9.6 million
Modernize, relocate or expand existing facilities (inc. District Office and Transportation Facility)	Several Sites	NA	0	\$6 million
Property Acquisition	NA	NA	0	\$5 million
TOTAL:				\$113 million

The projects proposed in the 2007 bond program can accommodate 1,080 new elementary students. Lower projected enrollment due to the current economic downturn indicates a need to house only 706 additional students in the next 7 years. The district will continue to monitor capacity versus enrollment to determine when to bring the final new elementary school (600-student capacity) online. The district anticipates decisions will be made within the 2015 planning horizon. The 2007 bond program will address 336 of the 388 deficit in high school capacity. The remaining 52 students can be accommodated in 2 portable classrooms, when and where needed. The deficit capacity of 20 students at the middle school level can be accommodated in 1 portable classroom, when and where needed.

ESTIMATED COST: \$89.9 million

FUNDING SECURED: \$89.9 million

DEFICIT: \$0

TOTAL ADD. CAPACITY: 1,416

CAPACITY FUNDED: 1,416

CAPACITY UNFUNDED: 0

NOTE: costs include only the portion of the proposed facilities that are for increased capacity; additional project costs for school projects that don't increase capacity and other non-school projects are listed for planning purposes.

C. Six-Year Financing Plan

Capital Projects Total	Estimated Impact Fees and Investment Earnings	Estimated State Match Funds	2007 General Obligation Bond
\$113 million	\$5 million	\$18 million	\$90 million

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 58.87% 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.

Impact fees cannot be collected to remedy existing deficiencies. The existing deficiencies in this Capital Facilities Plan consist of 441 unhoused elementary school and 84 high school students that will be served in the new schools. For purposes of calculating the school impact fees, these students have been subtracted from the capacity that will be needed for growth. Impact fees are based on 265 unhoused elementary school and 304 high school students that are due to growth and will be served in the new schools. In addition, only that portion of the total cost for the elementary school improvements that will be available for growth has been included in the fee calculation.

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:

\$5,528.58 per single family residence
\$3,269.76 per multi-family residence

The District Board of Directors at its March 23, 2009 board meeting, voted unanimously to direct the Cities and the County to collect \$5,528.58 per single family residence and \$3,269.76 per multi-family residence.

APPENDIX TO 2009-2015 CFP

**Camas School District
Impact Fee Calculation**

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

Single Family Residence:

Elementary	Middle School	High School
\$9,716,667.55	\$0.00	\$8,974,705.88
265	0	252
\$36,666.67	\$0.00	\$35,613.91
0.427	0.218	0.210
\$15,656.67	\$0.00	\$7,478.92
\$168.79	\$168.79	\$168.79
90.00	117.00	130.00
58.87%	58.87%	58.87%
\$3,818.66	\$0.00	\$2,712.71
\$11,838.01	\$0.00	\$4,766.21
		\$16,604.22
		0.0503
		0.044777475
		0.004586573
		9.762730105
		\$393,364.08
		3840307.35
		0.00263
		\$10,100.01
		\$6,504.21
		\$975.63
		\$5,528.58

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)
Single Family Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School
\$9,716,667.55	\$0.00	\$8,974,705.88
265	0	252
\$36,666.67	\$0.00	\$35,613.91
0.148	0.067	0.053
\$5,426.67	\$0.00	\$1,887.54
\$168.79	\$168.79	\$168.79
90.00	117.00	130.00
58.87%	58.87%	58.87%
\$1,323.56	\$0.00	\$684.64
\$4,103.10	\$0.00	\$1,202.90
		\$5,306.00
		0.0503
		0.044777475
		0.004586573
		9.762730105
		\$56,832.57
		554841.04
		0.00263
		\$1,459.23
		\$3,846.77
		\$577.02
		\$3,269.76

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)
Multi-Family Fee Amount



SCHOOL BOARD WORKSHOP AND MEETING MINUTES

A regular meeting of the Board of Directors of the Camas School District was held on **March 23, 2009**, at Camas High School, 26900 SE 15th Street. Board members present were Doug Quinn, Connie Hennessey, Mel Cardon, Casey O'Dell and Mary Tipton.

1.	BOARD WORKSHOP CALL TO ORDER – Connie Hennessey – 4:00 PM
	A. <u>Secondary School Improvement Plans</u> : Secondary school principals Marilyn Boerke, Amy Holmes and Steven Marshall, and assistant principal Springy Yamasaki presented their School Improvement Plans to the Board. Each principal addressed academic strengths, evidenced by achievement data in their building, and challenges, as well as improvement strategies that have been most effective so far this year. Principals responded to questions from board members triggered by data or action items in each plan.
2.	ADJOURN WORKSHOP – 5:00 PM
3.	REGULAR BOARD MEETING CALL TO ORDER – Doug Quinn – 5:30 PM
4.	BOARD COMMUNICATION
	Connie Hennessey spoke of her attendance at the Camas Educational Foundation board meeting a few weeks ago where the topic of discussion focused on the current economic climate and funding for grants next year.
5.	ITEMS ADDED TO THE AGENDA : A few human resources items, and a request to accept donation were added under the consent agenda.
6.	CONSENT AGENDA
	<p>A. <u>Board Meeting Minutes</u>: Approval of regular school board meeting minutes dated March 9, 2009.</p> <p>B. <u>Accounts Payable and Payroll</u>: Figures for March 23, 2009, accounts payable: General Fund (Employee Reimbursements), \$5,923.98; General Fund (Vendors), \$246,798.41; A.S.B. Fund, \$38,158.21; A.S.B. Fund (special run), \$299.98; and Capital Projects Fund, \$213,718.11.</p> <p>C. <u>Human Resources</u>:</p> <ul style="list-style-type: none"> • New Hiring Recommendation – Classified: Teri Stevenson, Garfield Building, effective March 16, 2009. • Requests for Long-Term Leave of Absence Without Pay: April Dahlquist, Dorothy Fox Elementary School, effective 2009-10 school year; Mike Moran, District-Wide, effective 2009-10 school year; Anne Iams, Helen Baller Elementary School, effective April 17-24, 2009; and Laurel Aston, Dorothy Fox Elementary School, effective 2009-10 school year. • Special Work Assignments for Certificated Staff: Approval of special work assignments, dates of work, and pay rates for specified staff members. • Spring Extracurricular Contracts: Approval of supplemental contracts for specified staff members. <p>D. <u>Travel Approval Requests</u>: Approval of travel requests as submitted.</p> <p>E. <u>Acceptance of Donation</u>: Acceptance with gratitude of the following donation contributed to Helen Baller Elementary School by the Helen Baller Parent Teacher Organization: 30' circuit breaker, 8" 100-watt powered speaker, and bag for PA system, valued at approximately \$573.00.</p> <p>Connie Hennessey announced that the Requests for Long-Term Leave of Absence Without Pay for April Dahlquist and Mike Moran would be pulled from the consent agenda to be discussed during executive session under personnel.</p> <p>Motion was made by Casey O'Dell, seconded by Mary Tipton, and carried unanimously, approving the consent agenda as listed, excluding the two Requests for Long-Term Leave of Absence Without Pay, as noted above.</p>
7.	REPORTS
	A. <u>Superintendent's Report</u> : Mike Nerland reported that he, board members Doug Quinn and Connie Hennessey, Clark County Superintendents and their school board representatives, met with State Superintendent Randy Dorn during the Clark County Superintendents' Regional Business meeting at the Educational Service District 112 on Friday, March 13. He said Dorn spoke of his priorities and vision for the future, of the changes to the Washington Assessment of Student Learning, on the importance of early learning, funding for K-12, and of the importance of partnering with school districts to build relationships where all students are ensured a quality education. Mike Nerland announced that Camas High School (CHS) would be hosting the State Knowledge Bowl on Saturday, March 28, beginning at 8:30 AM, inviting

	<p>all to attend, and congratulated the team for taking the regional title. He also announced that the CHS Band would be performing in the Disneyland main street parade in California on March 31 and April 1.</p> <p>B. Student Representative Report: Casey O'Dell spoke on behalf of the Camas Youth Advisory Council, reporting that students have completed their letters that will be sent to state legislators conveying their support of CORE 24.</p>
8.	<p>EXCELLENCE IN ACADEMIC, SOCIAL, AND LIFELONG LEARNING</p> <p>A. Recommendation for Elementary Mathematics Adoption: Assistant Superintendent Tanis Knight and Teacher on Special Assignment Doreen Wilsdon provided a handout outlining the K-5 math adoption process, highlighting the various aspects involved in developing a recommendation for adoption of new elementary math curricula. Doreen Wilsdon noted that it has been three years since the math committee convened with its 18 members. At that time the committee began by determining math adoption criteria and materials to pilot in accordance with their alignment to grade level expectations and state standards. Over the past three years, feedback from a wide variety of pilot programs has been gathered from teachers, students and the community. Doreen Wilsdon gave an overview of the timeline and work schedule, selection criteria, data collection techniques, and summaries used, announcing that final recommendations were compiled and submitted to instructional council last week for their review and consideration. She announced that instructional council gave their endorsement of the <i>Math Connects</i> curricula. Tanis Knight expressed that the math committee and instructional council is strongly recommending adoption of the elementary math curricula <i>Math Connects</i>, ranked highest in the state and by teachers, endorsed by the Office of the Superintendent of Public Instruction and closely aligned with state standards. She said it has been over ten years since the district has adopted a new elementary math curricula. A brief discussion ensued, followed by the Board commending the committee for a great job, and approving the adoption of the new elementary mathematics curricula, <i>Math Connects</i>.</p> <p>Motion made by Connie Hennessey and seconded by Mel Cardon approving adoption of <i>Math Connects</i> as the new elementary mathematics curricula. Motion carried unanimously.</p>
9.	<p>SAFE AND HEALTHY SCHOOL ENVIRONMENT</p> <p>A. Policy Development – First Reading: Policy and Procedure 2125, Sexual Health Education: Mike Nerland said that since the passage of the Healthy Youth Act by state Legislature, the Washington State School Directors' Association (WSSDA) has recommended changes to Policy 2125, as well as developed a new procedure, to clarify the intent and implementation of the Healthy Youth Act for districts that choose to offer sexual health education. Superintendent Nerland indicated that district nursing supervisor Kathy Tomei had the opportunity to review the WSSDA's recommendations and is seeking board approval to adopt both the revised policy and the new procedure. Following a brief discussion, the board unanimously approved Policy and Procedure 2125.</p> <p>Motion made by Casey O'Dell and seconded by Connie Hennessey, approving Policy and Procedure 2125, Sexual Health Education, as submitted. Motion carried unanimously.</p> <p>B. Policy Development – First Reading: Policy 2126, HIV/AIDS Prevention Education: Mike Nerland said the law requires that HIV/AIDS prevention education stress the life-threatening dangers of contracting AIDS, and help bring awareness to eliminating exposure, preventing transmission, and understanding the consequences of an HIV compromised immune system. The policy update recommended by WSSDA is simply to make the policy consistent with existing law.</p> <p>Motion made by Connie Hennessey and seconded by Mary Tipton, approving Policy 2126, HIV/AIDS Prevention Education, as submitted. Motion carried unanimously.</p> <p>C. Policy Development – First Reading: Policy 3126, Child Custody: Mike Nerland related that Policy 3126 deals with child custody and the WSSDA recommended changes to this policy update and clarify a district's responsibility in notifying the residential parent if a non-residential parent (or anyone else) attempts to pick up or contact a student during school hours.</p> <p>Motion made by Mary Tipton and seconded by Connie Hennessey, approving Policy 3126, Child Custody, as submitted. Motion carried unanimously.</p> <p>D. Policy Development – First Reading: Policy and Procedure 3420, Anaphylaxis Prevention: Superintendent Nerland said in 2008 the Legislature directed the Office of Superintendent of Public Instruction (OSPI) and the Department of Health to convene a workshop to develop school district anaphylactic guidelines to assist schools in preventing anaphylactic reactions and to help school staff respond to medical emergencies caused by allergic reactions. The guidelines developed by OSPI provide guidance to families, school personnel, and healthcare professionals, with the goal of providing students with a safe learning environment at school and during all other non-academic school-sponsored activities. He said legislation also requires every school district use these guidelines in adopting a school district policy in order to be in compliance with the anaphylaxis requirements. In addition, he shared with the Board a copy of <i>Camas School District Guidelines for the Management of Students with Life Threatening Allergies</i>, provided by nursing supervisor Kathy Tomei, which acknowledges the district's awareness that anaphylactic reactions</p>

can be life threatening, and which specifically outlines preventive measures to help avert an anaphylactic reaction.

Motion made by Mel Cardon and seconded by Connie Hennessey, approving adoption of the new Policy and Procedure 3420, Anaphylaxis Prevention, as submitted. Motion carried unanimously.

10.

QUALITY FACILITIES AND RESOURCES

A. Monthly Budget Status Report: Ina Evers-Martin provided ending fund balances as of February, 2009, as follows: General Fund, \$1,277,014.95; Capital Projects Fund, \$52,374,912.78; Debt Service Fund, \$1,222,993.35, A.S.B. Fund, \$623,500.69; and Transportation Vehicle Fund, \$1,055,639.62. She also distributed a cash flow chart showing the year-end financial projections, indicating we are halfway through the school year and the ending fund balance is projected to be just above 4%.

B. Budget Committee Report: Mike Nerland shared that the Senate and House budgets may be known by this Thursday or Friday, with legislators expressing people will be shocked with the budgets as the state faces a nine billion dollar deficit. He said as the district faces the challenges of balancing the budget for the coming year, he and Assistant Superintendent Tanis Knight are volunteering to take a 5% reduction in pay. He indicated Cabinet has offered to take a 3% voluntary pay cut as well. Tanis Knight related that the budget committee, divided into five subcommittees (transportation/operations; athletics/activities; certificated staffing; classified staffing; and special programs/instruction), have worked tirelessly since January developing a list of priorities related to budget reductions. Superintendent Nerland distributed copies of two surveys, one for staff and one for community members that will be used to gather additional feedback about budget reductions. He expressed these surveys were derived from the budget subcommittee priority lists and further announced these surveys will go live via e-mail and the district website on Thursday, March 26, remaining open through April 15. He also announced two open forums will be held, where staff and community members will have the opportunity to discuss the budget with school board members. These meetings will occur on April 22, from 10:00 AM to 11:30 AM, at the Camas Public Library, and on April 23, from 7:00 PM to 8:30 PM, at Camas High School, in the library. The school board thanked the technology department for all their hard work in developing and implementing the open source web software for the budget survey.

C. Request for Approval to Award Contract for Liberty Middle School Gym Wall Repair Project: Bryan McGeachy related that three bids were received for the Liberty Middle School gym wall repair project, ranging between \$34,000.00 and \$72,000.00. After reviewing each bid carefully and discussing the project with each bidder, Bryan McGeachy said he would like to request the board's approval to award the contract to low bidder Rehfeldt Construction. He also said Jim Rochel with Risk Management at the Educational Service District 112, is continuing to work on the insurance claim the district has submitted for this incident.

Motion made by Connie Hennessey and seconded by Mel Cardon, approving an award of contract to low bidder Rehfeldt Construction, in the amount of \$34,960.00, for the Liberty Middle School gym wall repair project. Motion carried unanimously.

D. Request for Approval of Additional Architectural Services: Capital Programs Manager Heidi Rosenberg spoke of the Camas High School expansion/renovation project, which was put on hold last spring in order to allow new principal Steve Marshall the opportunity to provide input in the process and to ensure that core facilities could accommodate desired growth to the facility. She related that the additional architectural services encompass adjusting the scope of work on the expansion project to increase the core facilities by construction of a new gym. She expressed that this additional space is necessary for the proper functioning of an expanded school. Heidi Rosenberg said the additional architectural services fee is \$85,965.00, which can be accommodated within the project budget, bringing the total project fee to \$873,965.00. A brief discussion followed regarding state matching funds and the state budget.

Motion made by Casey O'Dell, seconded by Mary Tipton, and unanimously carried, approving Dull Olson Weekes' additional architectural services fee proposal for the Camas High School Expansion/Renovation project in the amount of \$85,965.00, contingent upon receipt of more definitive information about state matching money.

E. Approval of 2009-2015 Capital Facilities Plan and Impact Fees: Heidi Rosenberg indicated that under the Washington State Growth Management Act, the district is required by the Cities of Camas, Washougal, and Vancouver, and Clark County, to adopt a Capital Facilities Plan (CFP) at least every two years. District staff has prepared the 2009 Capital Facilities Plan which identifies the schedule and financing program for capital improvements over the next seven years (Oct. 1, 2008 through October 1, 2015). The 2009 CFP calculated maximum allowable impact fees for the district as \$5,528.58 per single family residence and \$3,269.76 per multi-family residence. Heidi Rosenberg related that the State Environmental Protection Act (SEPA) process, which includes a 14-day comment period, will be finalized on Friday, March 27. She said staff is requesting approval of the CFP and School Impact Fees for single family and multi-family housing, to be effective Friday, March 27, subject to any comments received during the SEPA process.

	Motion made by Casey O'Dell and seconded by Mel Cardon, approving the 2009-2015 Capital Facilities Plan and accompanying maximum allowable Impact Fees, \$5,528.58 per single family residence and \$3,269.76 per multi-family residence, contingent upon any comments received during the SEPA process, ending Friday, March 27, 2009. Motion carried unanimously.
11.	ADJOURN REGULAR MEETING – 7:07 PM Doug Quinn announced the board would be moving into executive session to discuss personnel and property issues, with the meeting to last approximately one hour and no action would be taken during that time. He further announced the board would reconvene into open session following executive session to make a formal decision on the Requests for Long-Term Leave of Absence Without Pay that were pulled from the consent agenda.
12.	EXECUTIVE SESSION: PROPERTY AND PERSONNEL – CALL TO ORDER – Doug Quinn – 7:18 PM
13.	ADJOURN EXECUTIVE SESSION AND RETURN TO OPEN SESSION: 8:17 PM The school board reconvened into open session and expressed that after a lengthy discussion, taking into consideration the current economic situation and the difficulty schools can have with leave replacements, April Dahlquist's Request for Long-Term Leave of Absence Without Pay for a second year is denied. Motion made by Casey O'Dell and seconded by Mel Cardon, denying April Dahlquist's Request for Long-Term Leave of Absence Without-Pay, for a second year, effective for the 2009-2010 school year. Motion carried unanimously. Additionally, the school board announced that Mike Moran's Request for Long-Term Leave of Absence Without Pay for one year, effective for the 2009-2010 school year, is approved. Motion made by Connie Hennessey, seconded by Casey O'Dell, and unanimously carried, approving the one year Request for Long-Term Leave of Absence Without Pay, effective for the 2009-2010 school year for Mike Moran.
14.	ADJOURNMENT – 8:32 PM

Meeting Minutes Prepared by Lynette Marshall

Secretary _____

President _____

RECORDED
MAR 30 2009
MAR 3 11 3

**GREEN MOUNTAIN SCHOOL DISTRICT
CAPITAL FACILITIES PLAN
2009 - 2015**

BOARD OF DIRECTORS

Rick Syring, Chairman
Wendy Arends
Sandra Ferneding
Eric Rice
Garren Elmer

**Adopted by the Green Mountain School District
Board of Directors
March 2009**

**Green Mountain School District
2009 CAPITAL FACILITY PLAN**

A. Inventory of Current Facilities

1. Elementary School

School	Location	Total Bldg. Sq. ft.	Oct 2008 Enrollment	Capacity	Number of Temporary Portables
2 Story Main Building (K-4)	13105 NE Grinnell Rd Woodland, WA 98674	3,302	79	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	Total Bldg. Sq. ft.	Oct 2008 Enrollment	Capacity	Number of Temporary Portables
Portable Building (5-8)	13105 NE Grinnell Rd Woodland, WA 98674	1,568	41	40	0

Intermediate and Middle school students attend classes in the two portable buildings on the Green Mountain campus. There are two classrooms in the portable building that are being used as regular class rooms. Middle school capacity is based on the District's standard of service, which is a student teacher ratio of 20 students per regular classroom. The two classrooms in the other portable are presently being used as an art room and a combination computer and science lab.

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 / 1568 sq ft (houses library, offices and restrooms)	13105 NE Grinnell Rd Woodland, WA 98674
Cottage Building/ 854 sq. ft. (houses special education classrooms and a locking storage area)	Same as above
Gymnasium / 5903 sq ft	Same as above
Transportation Facility / 1970 sq ft	Same as above

**Green Mountain School District
2009 CAPITAL FACILITY PLAN**

B. Enrollment Forecast

Grade	2008	2009	2010	2011	2012	2013	2014	2015
K	14	18	18	19	20	20	21	21
1	18	13	17	17	18	19	19	22
2	19	16	12	16	16	16	17	17
3	14	24	21	15	21	21	21	22
4	14	13	22	19	14	19	19	19
Total Elementary	79	84	90	86	89	95	97	101
5	9	16	15	25	21	16	21	21
6	11	8	14	13	21	18	14	18
7	11	11	8	14	13	22	19	14
8	10	10	10	7	13	12	20	17
Total Middle School	41	45	47	59	68	68	74	71
TOTAL	120	129	137	145	157	163	171	172

As reflected in the above table, the District's enrollment is expected to increase by 52 students by the year 2015. The District's enrollment forecast is based on the forecast methodology from the Office of the Superintendent of Public Instruction ("OSPI"). The OSPI methodology is based on cohort survival and historical enrollment data. It is a conservative methodology that uses historical data to forecast the number of students who will be attending school the following year. It uses the weighted average of the most recent years to project future enrollment. The cohort survival methodology does not take into account local development trends or growth patterns. The enrollment forecast is most accurate in the initial forecast period.

C. Long Range Forecast

In addition to looking at the six-year enrollment forecast, the District has estimated the number of students that may be enrolled in the year 2024 (the Clark County Comprehensive Land Use Plan planning horizon). County housing data forecasts the construction of 306 homes in the District by the year 2024. If the same number of students that currently live in a new single family home in the District live in the 306 homes that are built, the District will need to serve an additional 153 students by the year 2024; almost 100 more students than is forecast to the year 2015.

D. Needs Forecast

Project Description	Cost Estimate	Added Capacity
Additional Classrooms	\$993,600	40
Property	\$75,000*	40
Outdoor Classroom	\$5,000	40
Covered play area and basketball court	\$75,816	40
TOTAL (approximately)	\$1,149,416	40

*Estimate based on local realtor's assessment that the district could find a 5 acre site for approximately \$15,000/acre

**Green Mountain School District
2009 CAPITAL FACILITY PLAN**

F. 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 in Section D of this Plan that add capacity to serve new development. Credits have also been applied in the formula to account for projected future property taxes that will be paid by owner of the dwelling unit.

G. Impact Fees

There are not any multi-family dwelling units or multi-family zoning in the District. The District's impact fees are limited to single family dwellings. The single family fee amount and Board recommendation is set forth below.

- | | |
|--|----------------|
| 1. Calculated Single Family Impact Fee: | \$4,201 |
| 2. Board Recommendation: | \$3,387 |

**Green Mountain School District
2009 CAPITAL FACILITY PLAN**

To address the forecast growth of an additional 52 students by the year 2015, and another 100 students by the year 2024, the District plans on acquiring property and constructing a new facility.

The new facility will be designed to accommodate long range growth, with the initial phase of construction consisting of two classrooms and support space. Building two classrooms will add capacity for 40 students. Growth in excess of 40 students will be served by temporarily increasing class sizes or adding another portable.

The District also is planning to construct a covered play facility and an outdoor classroom, which will serve existing and future students from growth. Existing facilities also need to be upgraded and improved.

The total cost for the needed improvements identified in this CFP is approximately \$1,149,416. The cost for the covered play area, upgrades and outdoor classroom is based on the District's architects estimate. The cost to construct two additional classrooms is based on permanent construction costs to add 4,800 square feet of building at \$207 a square foot.

To accommodate growth, the Green Mountain School District may purchase and utilize portable classrooms and this plan incorporates those facilities and the equipment and furniture necessary to equip these classrooms. Impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

E. Finance Plan

1. Secured Funding

Type	Amount
Impact Fee Balance	\$23,885
Capital Project Fund Balance	\$9,131
Total Secured	\$33,016

2. Unsecured Funding

Type	Amount
Impact Fees (2009-2015)	\$176,124*
Bonds, grants or other funds	\$940,276
Total Unsecured	\$1,116,400

Unsecured impact fees are an estimate that is based on an assumption that approximately 50 building permits will be issued between 2009 and 2015 and the fee amount will remain the same. 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 amount is 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 amount, the District will collect more impact fees.

APPENDIX A

**GREEN MOUNTAIN SCHOOL DISTRICT
Impact Fee Calculation**

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

Single Family Residence:

K-8 Facility	\$993,600.00	Formula	Facility Cost
40	\$24,840.00		Additional Capacity
0.500	\$12,420.00		Cost per Student (CS)
\$168.79	117.00		Student Factor (SF)
55.45%	\$5,475.25		CS x SF
\$6,944.75	\$6,944.75		Boeck Index
\$6,944.75			OSPI Sq Ft
			State Match Eligibility %
			State Match Credit (SM)
			CS x SF - SM
			Cost per Single Family Residence
0.0503			Average Interest Rate
0.044777475			Tax Credit Numerator
0.004586573			Tax Credit Denominator
9.762730105			Tax Credit Multiplier (TCM)
\$280,929.00			Average Assessed Value (AAV)
2742634.01			TCM x AAV
0.00073			Tax Levy Rate (TLR)
\$2,002.12			TCM x AAV x TLR = (TC)
\$4,942.62			Cost per Single Family Residence - Tax Credit
\$741.39			15% reduction (A)
\$4,201.23			Single Family Fee Amount
\$3,387.00			Recommended Single Family Fee Amount

Green Mountain School District No. 103

Resolution No. 09-01, adopting the 2009-2015 Capital Facilities Plan and School Impact Fee Level

WHEREAS, the Growth Management Act (GMA) requires Clark County 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 plans for, with assistance from the school districts, and

WHEREAS, the Green Mountain School District has prepared an updated six-year capital facility plan, which identifies an increase in student enrolment and the need to acquire property and 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 collects 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

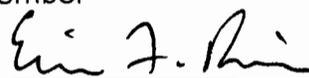
NOW, THEREFORE, BE IT RESOLVED that the 2009-2015 Green Mountain School District Capital Facilities Plan (CFP) is hereby adopted.

BE IT FURTHER RESOLVED that the District respectfully requests that Clark County adopt the 2009 – 2015 Green Mountain School District Capital Facilities Plan for incorporation into the Comprehensive Land Use Plan and collect school impact fees in the amount of \$3,387 per single family home.

ADOPTED THIS 26 day of March, 2009.


Board Chairman


Member


Member


Member


Member

ATTEST:


Secretary to the Board

**HOCKINSON SCHOOL DISTRICT No. 98
CAPITAL FACILITIES PLAN**

2009- 2015

BOARD OF DIRECTORS

Erik Mattson, President

Dave Olson

Eileen Logan

Greg Gospe

Ron Arp

SUPERINTENDENT

Delcine Mesa-Johnson

**Adopted by the Hockinson School Board
March 24, 2009**

SECTION 1 INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the "GMA") includes schools in the category of public facilities and services. School districts adopt 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. They also are used to support the imposition of school impact fees.

The Hockinson School District (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide Clark County (the "County") with a schedule and financing plan for capital improvements over the next six years (2009-2015).

This CFP contains the following elements, which satisfy GMA requirements:

- 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.
- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- 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 to be assessed and supporting data substantiating such fees.

This CFP was developed using the following guidelines:

- The District used information from recognized and reliable sources that was compiled by consultants skilled in this area of research.
- The District's facilities goal is to provide bricks and mortar schools facilities for all offered programs.
- The CFP complies with the GMA as much as possible. Some waivers of current land use may be required to build new facilities in our largely rural area.
- The methodology used to calculate impact fees complies with the GMA and well established uniform criteria.

B. Overview of the Hockinson School District

The Hockinson School District is located east of Interstate 205 in Clark County, northeast of Vancouver, WA and about 20 minutes from Portland. It encompasses approximately 51 square miles including the unincorporated town of Hockinson and areas of Brush Prairie and the Vancouver Urban Growth Area. It is bordered by three other districts - Evergreen, Battle Ground and Camas School Districts. Because of its rural location, there are just a handful of local businesses and no industrial areas with the school district boundaries.

The district serves a population of 1994 students in grades K-12 as of October 2008. The district consists of a primary school grades K-2, an intermediate school grades 3-5, a middle school grades 6-8, and the high school grades 9-12. All four of our school buildings exist within a 1 mile radius from the center of Hockinson.

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

- K-12 facility needs have been projected for the short and long term. Presently, each facility in the district is at maximum capacity for housing our current student enrollment levels. Any additional growth, however, would require the district to acquire portable classrooms in order to accommodate increased students.
- The state is requiring Hockinson to provide full-day Kindergarten in four years. This program addition will require three new classrooms, which are currently not available in the existing facilities. Adding portables to the already overcrowded primary school campus will place additional stress on the building's core facilities, including the gym/cafeteria, which is already over used and requires planning for five different lunchtimes to accommodate all primary students.
- Hockinson School District does not consider portable classrooms as an acceptable alternative to the addition of permanent brick-and-mortar facilities, since current core facilities such as gyms, libraries and cafeterias are not large enough to accommodate the additional use.
- As growth continues to occur, the District Facilities Plan is to build another elementary school or Kindergarten Center on recently acquired district property, remodel the middle school as near to the current middle school facility as possible with increased space for additional students, and, sometime in the future, to add a wing to the current high school building.

SECTION 2 DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The role that quality education plays in growing a strong economy is vital. In order to accomplish the community value of having a strong area economy, schools must have quality facilities. These facilities serve as the supporting space for developing the whole child within a community to prepare them for a competitive global economy. The education program standards which typically drive needs for educational space for students include grade configuration, optimum facility size, class size, educational program offerings, supplemental program offerings, specialty spaces, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations affect classroom space requirements. Space is necessary for regular classrooms, the fine and performing arts, physical education, special education, Title I, tutorial support, technological applications, computer labs, preschool programs, and other specialized programs. Space must be provided for common areas such as media centers, cafeterias, kitchens, and auditoriums. Space is needed for groups of students/staff to work together. These programs can have a significant impact on the available student capacity within school facilities. Furthermore, the community expects all spaces to be well utilized during the school day and available after the school day for public use.

A. District Educational Program Standards:

Core program includes the following:

- Core classroom space for all curriculum areas which includes space for group learning, directed instruction and individual student work to meet the rigors set forth in state standards.
- Science classroom space that supports advanced coursework (including water, sinks, gas, hoods, safety equipment). Students must achieve rigorous state mandated science standards. This requires specialty space that is not met by adding portables. High school and middle school science lab space is a high priority.
- Physical education space is needed for students to meet rigorous health and fitness standards. This includes covered areas, fields, gymnasiums, and other multi-use spaces.
- Technological competency is expected for all students. Space must be allocated for technological equipment and applications in classrooms and specialty spaces. Square footage for this equipment and its infrastructure is not calculated in current state allowances, but must be provided.
- Art, music, and theatre arts spaces are critical to the core program for students. Spaces are necessary to adequately meet the rigorous standards of these state required programs.
- Library/Media services (research, technology, collaboration) and space must be provided for students to achieve the rigors in the core program. In an information-driven environment, student access to information through appropriately-sized library/media spaces is essential.
- Extra-curricular activities need adequate space in order to safely support program activities.

Special services are essential to meet the needs of special populations:

- Special Education services are delivered at each of the schools within the District. Program standards and services vary based on the handicapping conditions of the students and their individual education plan (IEP). Implementing each student's IEP often requires large and small specialty spaces, which the District must provide. Program standards change as a result of various external or internal influences. External influences include changing federal mandates, funding changes, and the introduction of new technological applications, which meet the needs of students. Internal influences include increase in numbers of high needs IEP students, modifications to the program year, class size, grade configurations, and facility changes.

- Special populations receive special support. Specialty space is essential to the delivery of this support. Federal and state programs, including Title 1 Reading, Highly Capable and Bilingual, receive limited funding. These resources do not include the expense of adding facilities to support them.
- Early Childhood programs, such as all-day Kindergarten and preschool, are essential educational programs to develop early childhood literacy skills, and vital to the community. Offering all –day Kindergarten will be required of the district in four years, perhaps doubling the number of existing kindergarten classrooms, unless current state requirements are rescinded. These programs require specialty and additional space, which is not funded by the state.
- Supplementary services in core academic areas (tutoring, on-line learning) and providing multiple pathways to prepare students for a broader range of post-secondary learning opportunities require additional spaces that have not been calculated in current state square footage allowance formulas.
- Support services are often overlooked as core services, and are essential to a quality educational program. Food service delivery, storage, preparation, and service require spaces that are specialty designed and equipped with specific attention. As student populations increase, calculating space needs for this core service is crucial to the overall planning of the facility. Adequacy in planning for this space has significant impacts on the overall learning environment for students if not done appropriately.
- Maintenance support facilities, including adequate storage of district supplies, materials and testing documents, must also be considered and are not counted as core support services nor funded by state allocation.
- Administrative support facilities must be provided but are not counted as core support services nor are they funded by state allocation.

B. Elementary Educational Program Standards

The District educational program standards, which directly affect elementary school capacity, include:

- Class size for grades K-2 is targeted not to exceed 22 students per class.
- Class size for grades 3-5 is targeted not to exceed 25 students per class.
- Music will be provided in separate classrooms or performance areas.
- Physical education instruction must be provided in a full sized, enclosed area.
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized services.
- The elementary school classroom utilization standard is calculated by counting the total number of classrooms in each building, subtracting the number of classrooms used for special purposes, and multiplying the remainder by the targeted average class-size number for each grade level.
- Specialty programs require instructional areas similar to regular classrooms.

- All elementary schools will have a library/media resource center, which includes space for technology.
- Computer labs will be available for all students at all schools.
- The establishment of a permanent preschool classroom to provide initial educational skill development to those young children requiring this instruction.
- Increase in kindergarten space to fulfill the state requirements which are moving toward full-day K for all students.

C. Middle and High School Program Standards

The district education programs standards, which directly affect middle school and high school capacity include:

- Class sizes for grades 6-8 strive not to exceed 27 students per class, with the exception of PE, band or choir.
- Class sizes for high school grades 9-12 have various targets depending on the variety of program and safety needs. However, the District strives to meet an average of 27 students in the core classrooms with the exception of PE, band and choir.
- The middle and high school classroom utilization standard is set at a factor of 85% (based on a regular school day).
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized spaces to address their specific handicapping conditions.

Students will also be provided other programs in classrooms designated as follows:

- Specialty rooms (computer labs, individual and large group study rooms, practice labs, production rooms, art areas).
- Media Center/Library.
- A specialized science lab for grades 6-12 will be available.
- Vocational education requires specialized spaces suited to the curriculum.
- Physical education instruction must be provided in a full sized, enclosed area.

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory establishes the baseline for determining the existing capacity in the school facilities and the need for additional capacity to serve future growth at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the Hockinson School District including schools, portables, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's educational program standards discussed in Section 2.

A. Schools

The District currently maintains two elementary schools (a primary and an intermediate school), one middle school and one high school. The primary school accommodates grades K-2, the intermediate school contains grades 3-5, the middle school serves grades 6-8, and the high school houses grades 9-12. The following tables show the location, size and capacity of the existing schools.

Table 1 – Elementary School Inventory

Elementary Schools	Location	Building Area (Square Feet)	Oct. 2008 Enrollment	Teaching Stations*	Permanent Capacity **	Portables***
Hockinson Primary K-2	20,000 NW 164 th St. Brush Prairie, WA 98606	29,000	385	12	224	14 (6 classrooms)
Hockinson Intermediate 3-5	19912 NE 164 th St. Brush Prairie, WA 98606	50,000	461	20	425	1 (0 classrooms)

* Rooms such as the music room, special ed rooms, LAP room, library and computer lab are not counted as teaching stations in the elementary schools because they are special/pull-out programs.

** Permanent capacity is calculated by multiplying the number of teaching stations times the students per classroom as defined in the educational standards.

*** Portables are not included in the permanent capacity calculation.

Table 2 – Middle School Inventory

Middle School	Location	Building Area (Square Feet)*	October 2008 Enrollment	Teaching Stations*	Permanent Capacity**	Portables***
Hockinson Middle School 6-8	15916 NE 182 nd Ave. Brush Prairie, WA 98606	62,280	473	19	436	9 (5 classrooms)

* Rooms such as the music room, special ed rooms, LAP room, library and computer lab are not counted as teaching stations in the middle school because they are special/pull-out programs.

** Permanent capacity is calculated by multiplying the number of teaching stations times the students per classroom as defined in the educational standards, times an 85% utilization factor. The utilization factor is based on the amount of time during the day a regular classroom is not occupied by students.

*** Portables are not included in the permanent capacity calculation.

Table 3 – High School Inventory

High School	Location	Building Area (Square Feet)*	October 2008 Enrollment	Teaching Stations*	Permanent Capacity**	Portables
Hockinson High School 9-12	16819 NE 159 th St. Brush Prairie, WA 98606	134,000	675	27	619	0

*Classrooms of 600 square feet designed to hold 18 students or less are counted as .5 teaching stations.

** Permanent capacity is calculated by multiplying the number of teaching stations times the students per classroom as defined in the educational standards, times an 85% utilization factor. The utilization factor is based on the amount of time during the day a regular classroom is not occupied by students.

B. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 4.

Table 4 - Support Facility Inventory

Building	Building Area (Square Feet)	Site Location
District Office Maintenance Building	3,472 4,000	17912 NE 159 th St. Brush Prairie, WA 98606
3 Portables*		Primary, Intermediate & Middle School Campuses

* The portables are used for storage and other non-instructional uses. These portables cannot be used for instructional space due to their age and condition.

C. Land Inventory

In addition to the school sites listed above, the District owns 35 areas of former DNR land that was purchased in 2008 for future facility expansion.

**SECTION 4
STUDENT ENROLLMENT PROJECTIONS**

A. Projected Student Enrollment 2009- 2015

The District's projected enrollment is based upon an average between OSPI's 2008 forecast published on the state website and the last professional demographic study conducted in 2006, with an estimate of 2014 and 2015 Kindergarten enrollment projections using 86% of the 2013 totals. (86% is the amount of student decrease calculated by a professional demographer in 2006.) The enrollment forecast is district-wide and is consistent with the land use policies and plans that have been adopted by Clark County.

Table 5 – Enrollment Forecast

Grades	Oct. 2008 Enrollment	2009	2010	2011	2012	2013	2014*	2015*
K-2	385	436	429	423	425	416	358	348
3-5	461	449	474	463	460	448	423	400
6-8	473	508	490	494	479	503	560	464
9-12	675	660	649	653	648	641	690	708
Total	1994	2053	2042	2033	2012	2008	1955	1920

* Forecasts may vary from actual conditions; based upon cohort survival and anticipated student enrollment..

**SECTION 5
CAPITAL FACILITIES NEEDS**

A. Six Year Facility Needs

Facility needs are the facility improvements that must be built to accommodate growth. Existing capacity for growth is derived by subtracting the existing student enrollment from the existing permanent school capacity. The improvements that must be built to serve growth are derived by subtracting the existing capacity from 2015 enrollment and then determining the number of classrooms or schools that must be built to serve the 2015 enrollment. The following table shows existing capacity, 2015 forecast enrollment and the 2015 facility needs.

Table 6a – Existing Capacity, 2015 Enrollment and Facility Needs

Facility	Existing Capacity	2015 Forecast Enrollment	Facility Needs*
Elementary (K-5)	649	748	99 (+ 66 K)
Middle (6-8)	436	464	28
High (9-12)	619	708	89
Total	1,704	1,920	216

* Number of students who require permanent brick & mortar facility space.

As reflected in Table 6a, the District needs to add capacity for 165 K-6 students, 28 middle school students and 89 high school students. In 2008, the District acquired 35 acres of undeveloped property to expand current facilities to accommodate student growth. The expansion contemplated is construction of a 350 student K-6 elementary school that will accommodate the combined growth of the elementary and middle schools, an all-day Kindergarten program, and to remove students from existing portables into permanent housing.

The District's current capacity, its educational programs, standard of service and enrollment forecast is used to determine its facility needs. Facility needs are expressed in terms of "unhoused students" or students that cannot be housed in permanent (brick/mortar) facilities under the District's program standards. Unhoused students receive basic education in portable classrooms. In order to serve "unhoused students" on a short-term and immediate basis to serve growth, the District may need to purchase and utilize portable classrooms. The cost of portables is not included in the impact fee calculation; however, impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

Impact fees cannot be used to remedy existing deficiencies. Therefore, only that portion of the costs for K-6 facility and middle school expansion that will be available to serve growth is included in the impact fee calculation.

As shown in Table 6b below, when the improvements in this CFP are constructed, the Hockinson School District will have sufficient capacity to serve forecast elementary and middle school enrollment.

Table 6b – 2015 Enrollment, Planned Improvements and Added Capacity for Growth

Facility	Projected 2015 Enrollment	Current Capacity	Planned Facility Improvements / Added Capacity	Added Capacity Available to Serve Growth
Elementary (K-5)	748	649	New K-6 school/ 350	153*
Middle (6-8)	464	436	Modernization and expansion / 50	13*
High (9-12)	708	619	Add a wing to the high school / TBD	0
Total	1,920	1,704	400	175

** The capacity that will be available to serve growth with the construction of a new 350 student K-6 school is calculated by adding the current capacity (649) plus the added capacity (350) and subtracting the current enrollment (846). The capacity that will be available to serve growth with the 50 student middle school expansion is calculated by adding the current capacity (436) plus the added capacity (50) and subtracting the current enrollment (473).

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

A. Improvements

The downward trends in the current economy affecting housing and, therefore, enrollment forecasts in the local area, has stopped the previously steady growth in Hockinson's student enrollment. In October 2008, the district actually lost 80 students from the previous baseline enrollment forecast of October 2006.

The District recently acquired property for expanding future facilities and to serve students currently housed in deteriorating portable classrooms. It is not yet determined what exact configuration of students the new

school will house; a 350 student elementary school for grades K-6 costing approximately \$12.5 million is the most likely scenario.

Due to the aging of facilities that do not meet current safety codes and middle school student enrollment needs, the District may also modernize and expand the middle school to serve an additional 50 students. The anticipated total project cost for the modernization is estimated to be approximately \$15 million.

B. Financing for Planned Improvements

1. General Obligation Bonds/ Capital Projects Levies

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 passed a bond in 2000 that funded the construction of Hockinson High School. In 2008, the community approved a four-year Capital Projects Levy which helped to purchase the 35 acres of undeveloped property from the Dept. of Natural Resources in March 2008. The District will need to pass another bond sometime in the future to finance the construction of a new school site on that property, or to modernize the current middle school building.

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. 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 based on the number of unhoused students at a level of approximately 64.07%.

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. In 2006, the district collected \$49,064 in impact fees. In 2008, only \$28,360 in fees were collected, a confirmation of the decreased housing construction in the Hockinson area due to the poor local economy. The impact fees may be used to build a new K-6 building and to expand the middle school to serve existing students as well as students from growth. Only that portion of the new K-6 facility and the middle school expansion that is available to serve growth has been included in the impact fees. The District may also use impact fees to house students in temporary facilities, such as portables, until the acquisition and construction of new permanent facilities is complete.

4. Six-Year Financing Plan

Table 7 demonstrates how the District anticipates funding the necessary construction of a K-6 school. The financing components include a bond, state match and impact fees. The District qualifies for state match at this time of 64.07%. State match cannot be used for school site modernizations. Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity.

Table 7 - Capital Facilities Financing Plan

Project	Total Cost	Cost for Added Capacity**	Secured Financing		Unsecured Financing***		
			Bonds	Impact fees	Bonds	State Match	Impact Fees
Construct K-6 Building	\$ 12,512,500*	\$4,810,932	0	\$70,000	\$7,998,125	\$4,344,375	\$100,000
Expand and modernize middle school	\$15,000,000	\$401,234	0	0	\$9,733,750	\$5,241,250	\$25,000

* The cost to construct the K-6 building is an estimate based on 110 sq ft per student, \$250 a sq ft and 30% soft costs.

** The cost for added capacity equals the percentage of the total cost that is equal to the percentage of the additional capacity that will be available for growth, minus unsubstantiated soft costs.

*** The amount of unsecured funding from the various sources are based on an estimate of the amount the district anticipates it will receive in state match and impact fees, with the balance being paid for with bonds. If the state does not allocate state construction funds in the forecast amount or fewer building permits are issued than the district anticipated, the district will receive less in state match and impact fees and the voters will need to approve a bond in a larger amount to fund the shortfall.

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of public facilities that are available or 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

To collect school impact fees the District must prepare and adopt a CFP meeting the specifications of the GMA and county or city ordinances that implement the GMA. The impact fees are calculated in accordance with a local jurisdiction's formula, which are based on school facility costs that are incurred to serve new growth and that are contained in the District's CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

The District's impact fees have been calculated utilizing the widely used formula that includes credits for state match and property taxes as well as a 15% discount to ensure new development does not pay more than its fair share of the cost for schools that serve the development. The resulting figures in the attached Appendix A are based on the District's cost to build schools, per dwelling unit, using the District's student generation rate.

C. Proposed Hockinson School District Impact Fee Schedule

The District requests collection of school impact fees in the following amounts:

Single Family: \$ 5,906

Multi-Family: \$ 1,617

DISTRICT OFFICE

HOCKINSON SCHOOL DISTRICT 98
CLARK COUNTY, WASHINGTON
MARCH 24, 2009

RECEIVED
MAR 30 2009

RESOLUTION 08-09-03

Adopting the 2009-2015 Capital Facilities Plan and School Impact Fees

WHEREAS, the Growth Management Act (GMA) requires Clark County 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 plans for, with assistance from the school districts, and

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

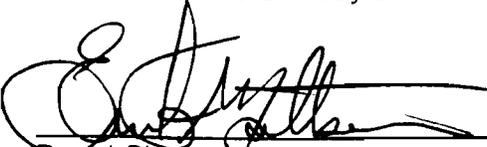
WHEREAS, school capital project funding sources are not sufficient to fund the property and classrooms that are needed to serve forecast growth, and

WHEREAS, Clark County collects 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 2009-2015 Hockinson School District Capital Facilities Plan (CFP) is hereby adopted.

BE IT FURTHER RESOLVED that the District respectfully requests that Clark County adopt the 2009 - 2015 Hockinson School District Capital Facilities Plan for incorporation into the Comprehensive Land Use Plan and collect school impact fees in the amount of \$5,906.07 per single family home.

ADOPTED THIS 24th day of March, 2009.


Board Chairman


Member


Member


Member

ATTEST:


Secretary to the Board


Member

Hockinson School District 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
\$4,810,932.00	\$0.00	\$0.00
153	0	0
\$31,444.00	\$0.00	\$0.00
0.618	0.127	0.241
\$19,432.39	\$0.00	\$0.00
\$168.79	\$168.79	\$168.79
90.00	117.00	130.00
64.07%	64.07%	64.07%
\$6,014.96	\$0.00	\$0.00
\$13,417.44	\$0.00	\$0.00
		\$13,417.44
		0.0503
		0.044777475
		0.004586573
		9.762730105
		\$416,751.00
		4068627.53
		0.00159
		\$6,469.12
		\$6,948.32
		\$1,042.25
		\$5,906.07

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)
Single Family Fee Amount
Recommended Single Family Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School
\$4,810,932.00	\$0.00	\$0.00
153	0	0
\$31,444.00	\$0.00	\$0.00
0.148	0.067	0.053
\$4,653.71	\$0.00	\$0.00
\$168.79	\$168.79	\$168.79
90.00	117.00	130.00
64.07%	64.07%	64.07%
\$1,440.47	\$0.00	\$0.00
\$3,213.24	\$0.00	\$0.00
		\$3,213.24
		0.0503
		0.044777475
		0.004586573
		9.762730105
		\$84,380.00
		823779.17
		0.00159
		\$1,309.81
		\$1,903.43
		\$285.51
		\$1,617.91

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)
Multi-Family Fee Amount
Recommended Multi-Family Fee Amount

DISTRICT OFFICE

HOCKINSON SCHOOL DISTRICT 98
CLARK COUNTY, WASHINGTON
MARCH 24, 2009

RESOLUTION 08-09-03

Adopting the 2009-2015 Capital Facilities Plan and School Impact Fees

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

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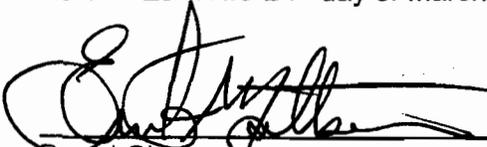
WHEREAS, school capital project funding sources are not sufficient to fund the property and classrooms that are needed to serve forecast growth, and

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NOW, THEREFORE, BE IT RESOLVED that the 2009-2015 Hockinson School District Capital Facilities Plan (CFP) is hereby adopted.

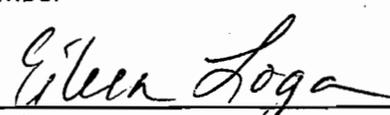
BE IT FURTHER RESOLVED that the District respectfully requests that Clark County adopt the 2009 - 2015 Hockinson School District Capital Facilities Plan for incorporation into the Comprehensive Land Use Plan and collect school impact fees in the amount of \$5,906.07 per single family home and \$1,617.91 per multi-family unit. *Jim 4/1/09*

ADOPTED THIS 24th day of March, 2009.

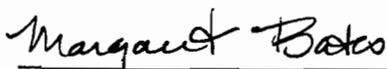

Board Chairman


Member


Member


Member

ATTEST:


Secretary to the Board


Member

**LA CENTER SCHOOL DISTRICT
CAPITAL FACILITIES PLAN
2009-2015**

BOARD OF DIRECTORS

Melissa Miller – Chair
Bob Taylor – Vice Chair
Cris Yaw
Wendy Chord
John Parsons

SUPERINTENDENT

Mark Mansell

**Adopted by the La Center School District
Board of Directors
Approved on March 24, 2009**

TABLE OF CONTENTS

SECTION 1: INTRODUCTION

Purpose of the Capital Facilities Plan.....	2
Overview of the La Center School District.....	2
Significant Issues Facing the La Center School District.....	4
Long-Range Projection of Facilities Needs	4

SECTION 2: DISTRICT EDUCATIONAL PROGRAM STANDARDS

District Educational Program Standards.....	5
Elementary Educational Program Standards.....	6
Middle School Educational Program Standards.....	6
High School Educational Program Standards.....	6

SECTION 3: CAPITAL FACILITIES INVENTORY

Elementary School.....	7
Middle School.....	7
High School.....	7
Non-Instructional Facilities/School Owned Property.....	7

SECTION 4: STUDENT ENROLLMENT PROJECTIONS

2009 through 2015 Enrollment Projections.....	8
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SECTION 5: CAPITAL FACILITY NEEDS

Facility Needs to Remedy Existing Conditions and Serve Growth.....	9
Planned Improvements and Facility Costs to Address Needs.....	9

SECTION 6: CAPITAL FACILITY FINANCE PLAN

Secured Finance Plan.....	11
Un-Secured Finance Plan.....	11

SECTION 7: SCHOOL IMPACT FEES

Impact Fee Explanation.....	12
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SECTION 1 – INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington Growth Management Act (GMA) outlines broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Clark County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the La Center School District (the “District”), Clark County and the City of La Center a description of facilities needed to accommodate projected student enrollment at acceptable levels of service along with a financing program for capital improvements through 2015.

In accordance with GMA mandates, and Clark County and the City of La Center Impact Fee Ordinances, this CFP contains the following required elements:

- The District’s Educational Program Standards (Section 2 of this document), which is based on a 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.
- Existing Capital Facilities Inventory (Section 3 of this document) owned by the District, listing the locations and student capacities of the facilities.
- Student Enrollment Projections (Section 4 of this document) for each grade span (elementary, middle and high).
- A description of Capital Facility Needs (Section 5 of this document) and school sites, along with estimated capacity expansion and costs.
- A six-year plan for Capital Facilities Financing (Section 6 of this document) 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 which do not, since the latter are generally not appropriate for impact fee funding. The financing plan and/or the impact fee calculation formula must also differentiate between projects or portions of projects that address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.
- Impact Fee Calculation (Section 7 of this document) to be assessed and support data substantiating said fees.

Adoption of this CFP by Clark County and the City of La Center constitutes approval of the methodology used to calculate the proposed impact fees.

Overview of the La Center School District

The La Center School District is comprised of approximately 31 square miles of northwestern Clark County, Washington. It currently serves residents from the City of La Center’s Urban

Figure 1

Significant Issues Facing the La Center School District

The most significant issues facing the District relative to facility planning are the impacts of growth caused by proximity to I-5 known as the "Discovery Corridor" as articulated in Clark County's current Growth Management Plan. This combination of transportation access and expanding Urban Growth Boundaries (UGB) by the City of La Center towards the La Center Junction on I-5 will create a significant impact on residential development within the district. Additionally, within the next fifteen years, the City of La Center has made it clear of their efforts to create a second access road from I-5 in order to connect the La Center Junction to the City of La Center. This new access road will further expand access to the District from I-5 and it is projected to expand growth around the new elementary school site (see figure 1). All the commercial and industrial development associated with the expansion of the UGB by the City of La Center is not within the boundaries of the District, yet the associated growth will create significant impacts on demand for school facilities over the next twenty years. The result will be a significantly greater burden on the residential taxpayer to fund facility needs because of virtually no commercial and no industrial tax base within District boundaries to meet these increasing facility demands.

Efforts have occurred to adjust the political boundaries established by the state of Washington aimed at providing equity in school funding. Until such time as this adjustment occurs, the district will face this inequity of appropriate tax base diversification and will have to address the impacts of this growth without adequate funding by the state to meet the demand. The district plans to continue its efforts to change this inequity by working with the Regional Committee for School Boundaries, the state legislature and if needed the court system until this inequity is corrected.

Long-Range Projection of Facilities Needs

In addition, this CFP addresses long-range facility needs beyond what is called for in the law. School districts within Clark County, the Clark County Board of Commissioners and city officials have worked closely over the past few years to try and address issues of growth that are occurring with schools. Clearly, the most recent amendments to the urban growth boundaries to make additional urban residential land available for development have and will continue for many years to impact the La Center School District and the demand on school facilities.

In an effort to identify the potential impacts caused by amendments to the urban growth boundaries, Appendix A (La Center School District – Proposed 20 Year Timeline for Capital Facility Needs) of this CFP identifies the number of students the district anticipates it may need to serve in 2028.

SECTION 2 – DISTRICT EDUCATIONAL PROGRAM STANDARDS

District Educational Program Standards

The La Center School District provides core services for one elementary school, one middle school and one high school. As stated in Section 1 above, the district is planning for the addition of a second elementary school on the newly purchased 17-acre site (See figure 1).

- The elementary school (and future second elementary school) must support all core subject areas including reading, writing, math, social studies and science. All students receive instruction in P.E. and music. Technology instruction is done either within the classroom or at a central technology lab. Art and science instruction is completed within the classroom space. A shared K-8 library is used to provide access to reading materials and research information.
- The middle school provides instruction in the core disciplines of English, mathematics, social studies, science, P.E. and music. All art and technology instruction is done within the classroom space. When available, middle school students can gain access to the current elementary technology lab. Science instruction in grades 7 & 8 are done in specialized science classrooms. Grade 6 science is completed within a regular education classroom space. A shared K-8 library is used to provide access to reading materials and research information.
- The high school provides course work in English, history, science, mathematics, P.E., foreign language, music and art. Additionally, vocational offerings are completed in specifically designed for business education, home and family life studies, woods, small engines and metal working/fabrication instructional spaces. Technology instruction is done in the business technology lab, video production lab or within the classroom spaces. The library also offers significant technology access for students. The library is used to provide access to reading materials and research information.
- Physical education space is provided to meet strengthened health standards. This includes gyms, covered areas, field space and other multi-use spaces.
- Music instruction takes place with specifically designed spaces in the middle and high schools. Elementary instruction is done within a regular classroom space. Performances for K-8 are completed in the middle school gym, while all high school performances are done in the commons area where there is a stage area. All high school drama performances are also done using this common area and stage space.
- Athletic activities (games and/or practices) are completed using gym spaces at all three school buildings, field spaces and/or common spaces within the buildings.
- Food services are provided by a facility on each campus that stores, prepares and serves both breakfast and lunch to students and staff. The high school facility must do this by serving lunch in two separate shifts. The elementary and middle school students share the same cafeteria space, so they must coordinate lunch schedules across all grades K-8 using multiple shifts.
- Playground space for K-5 students is provided using a hard surface space that includes a covered play shed and permanent play equipment area. There is also a newly constructed grass play area for K-5 students adjacent to the cafeteria. Students in grades 6-8 use the gym and halls during lunch breaks as well as a field space adjacent to the middle school gym when weather permits its use.

Elementary Educational Program Standards

Capacity at the elementary school is based on the number of permanent classrooms that are used for instruction 50% or more of the day and the District's standard of service, which is a student teacher ratio of 19:1 per classroom for grades K-3 and 20:1 for grades 4-5. Enrollment at the 200 & 300 Buildings includes all kindergarten students, which only attend classes for half the day. Capacity does not include additional capacity that is attributed to portables.

Middle School Educational Program Standards

Capacity at the middle school is based on the number of permanent classrooms that are used for instruction 50% or more of the day and the District's standard of service, which is a student teacher ratio of 22:1 per classroom. Capacity also is based on an 83% utilization factor for the 7th and 8th grades, which accounts for time that 7th and 8th grade classrooms are used for teacher preparation.

High School Educational Program Standards

Capacity at the high school is based on the number of permanent classrooms that are used for instruction 50% or more of the day, the District's standard of service, which is a student teacher ratio of 22:1 per classroom and a utilization factor of 83%. The utilization factor accounts for time that 9th – 12th grade classrooms are used for teacher preparation. Capacity does not include capacity that is attributed to portables.

SECTION 3 – CAPITAL FACILITY INVENTORY

Inventory of Current Facilities

Elementary School - Table 3A

School	Location	Total Bldg. Sq. ft.	Oct 2008 Enrollment	Capacity	Number Of Portables
Building 200 & 300 (K-3)	700 East 4 th Street La Center, WA 98629	41,300	466	323	3 (6 classrooms)
Building 400 (4-5)	700 East 4 th Street La Center, WA 98629	7,817	257	140	3 (6 classrooms)
TOTAL			723	463	

The elementary and middle school offices, library and gymnasium are located in Buildings 200 & 300, along with the classrooms that serve K-3 students. Classrooms that serve 4th and 5th grade students are in Building 400.

Middle School - Table 3B

School	Location	Total Bldg. Sq. ft.	Oct 2008 Enrollment	Capacity	Number Of Portables
Building 100 (6-8)	700 East 4 th Street La Center, WA 98629	45,560	363	315	1 (2 classrooms)

High School - Table 3C

School	Location	Total Bldg. Sq. ft.	Oct 2008 Enrollment	Capacity	Number Of Portables
La Center High School (9-12)	725 Highland Road La Center, WA 98629	93,634	493	402	3 (4 classrooms)

Non-Instructional Facilities/School Owned Property - Table 3D

Type	Location
Building 500 / Cafeteria	700 East 4 th Street, La Center, WA 98629
District Office	725 Highland Road, La Center, WA 98629
Bus Barn	700 East 4 th Street, La Center, WA 98629
Maintenance Shop	700 East 4 th Street, La Center, WA 98629
Covered Play Area	700 East 4 th Street, La Center WA 98629

Type	Location
17 Acres (open land) Future Elementary School Site	Bolen Rd and 14 th Ave., La Center, WA

SECTION 4 – STUDENT ENROLLMENT PROJECTIONS

Enrollment Forecast - Table 4A

Grade	Oct 2008	2009	2010	2011	2012	2013	2014	2015
K	98	103	103	103	103	103	103	110
1	102	113	118	118	118	118	118	125
2	137	109	121	126	126	126	126	136
3	129	140	111	124	129	129	129	133
4	128	141	153	122	136	141	141	146
5	129	130	143	155	124	138	143	150
6	124	141	142	156	169	136	151	159
7	120	131	149	150	165	179	144	165
8	119	116	126	144	145	159	172	164
9	134	150	147	159	182	183	201	188
10	130	130	146	143	154	177	178	185
11	109	106	106	119	117	126	145	155
12	120	110	107	107	120	118	127	130
Totals	1,579	1,620	1,672	1,726	1,788	1,833	1,878	1,891

The District's enrollment forecast is based on the Office of Superintendent of Public Instruction's projected enrollment forecast. The 2015 are estimations based on cohort survival percentage average from the 2009 to 2014 school years.

SECTION 5 – CAPITAL FACILITY NEEDS

Facility Needs to Remedy Existing Conditions and Serve Growth - Table 5A

Current Needs*		Current Capacity	2015 Enrollment	2015 Need**	Percentage of Need for Growth***
K-5	260	463	760	297	12%
6-8	48	315	477	162	70%
9-12	91	402	658	256	64%

* Current needs equal the number of enrolled students that exceed the current capacity.

** 2015 need is the difference between current capacity and the 2015 forecast enrollment.

*** The percentage of the needed improvements that is allocated to growth equals the total need minus the existing need divided by the total need, or added capacity minus existing need (deficiency) divided by added capacity.

Planned Improvements and Facility Costs to Address Needs - Table 5B

Project Description	Cost Estimate of Needed Facilities	Added Capacity	Estimated Cost to add needed extra capacity	Capacity Added for Growth
New K-5 Elementary School	\$18,600,420	500	\$8,928,202	240
High School Expansion	\$10,312,500	275	\$6,900,000	184
K-8 Traffic Flow Improvements	\$200,000	0	0	0
Relocation of Maintenance Shop and Bus Barn (includes property acquisition costs)	\$1,466,050	0	0	0
Relocation of District Office	\$400,000	0	0	0
New Track, Grandstand and Lighting at High School	\$1,763,974	0	0	0
High School Locker Room Expansion	\$1,146,429	0	0	0
High School Auxiliary Gymnasium	\$3,192,822	275	\$2,136,288*	184
Property Future School Needs	\$2,000,000	0**	0	0
Expansion of the high school parking lot.	\$300,000	0	0	0
TOTAL	\$39,382,195	775	\$17,964,490	424

* The auxiliary gymnasium will serve current high school students and the additional 275 students associated with the high school expansion. Therefore, only a proportionate share of the total cost for the auxiliary gymnasium is attributed to the cost for adding capacity to serve new growth.

** Because the district does not anticipate that it will be designing and constructing a new middle school prior to 2015, the acquisition of this site is not anticipated to add capacity to serve new growth until after 2015.

The additional capacity that will be provided is based on the number of new classroom spaces and expanded common area that will be provided for future development when the

improvements are complete. The cost for the additional capacity is based on the district's architect's estimates and real property valuations in the area and the proportionate share of total project costs that will provide additional capacity.

To accommodate growth on a short term and immediate basis, the La Center 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.

SECTION 6 – CAPITAL FACILITIES FINANCING PLAN

Secured Finance Plan – Table 6A

Type	Amount
Impact Fees (as of 1/31/09)	\$0
Unreserved Capital Projects Funds	\$11,273
Total Secured	\$11,273

Unsecured Finance Plan

The amount of unsecured funding the District needs to pay for facility needs identified in this plan is \$39,370,922 (\$39,382,195 from Table 5B, minus \$11,273 in secured funds). Of the \$39,370,922 needed to pay for facility needs, \$17,964,490 is required to make improvements that will accommodate growth. The District anticipates that the unsecured funds that are necessary to pay for the improvements will come from bond proceeds, state match, impact fees, grants and/or donations. Approximately \$6.2 million could be generated by the payment of future school impact fees.

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 will remain the same. 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.

SECTION 7 – SCHOOL IMPACT FEES

Impact Fee Explanation

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 and City of La Center Impact Fee Ordinance. The resulting figures, in the attached Appendix B, are based on the District's cost per dwelling unit for the improvements in Section B of this Plan that add capacity to serve new development. 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 owner of the dwelling unit.

Impact Fees	
Single Family Fee	\$6,991
Multi-Family Fee	\$2,626

APPENDIX A

**La Center School District
Impact Fee Calculation**

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

Single Family Residence:

Elementary	Middle School	High School
\$8,928,202.00	\$0.00	\$0.00
240	0	0
\$37,200.84	\$0.00	\$0.00
0.424	0.149	0.153
\$15,773.16	\$0.00	\$0.00
\$168.79	\$168.79	\$168.79
90.00	117.00	130.00
65.22%	65.22%	65.22%
\$4,200.84	\$0.00	\$0.00
\$11,572.32	\$0.00	\$0.00
		\$11,572.32
		0.0503
		0.044777475
		0.004586573
		9.762730105
		\$328,095.00
		3203102.93
		0.00105
		\$3,347.24
		\$8,225.08
		\$1,233.76
		\$6,991.32

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)
Single Family Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School
\$8,928,202.00	\$0.00	\$0.00
240	0	0
\$37,200.84	\$0.00	\$0.00
0.148	0.067	0.053
\$5,505.72	\$0.00	\$0.00
\$168.79	\$168.79	\$168.79
90.00	117.00	130.00
65.22%	65.22%	65.22%
\$1,466.33	\$0.00	\$0.00
\$4,039.39	\$0.00	\$0.00
		\$4,039.39
		0.0503
		0.044777475
		0.004586573
		9.762730105
		\$93,044.00
		908363.46
		0.00105
		\$949.24
		\$3,090.15
		\$463.52
		\$2,626.63

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)
Multi-Family Fee Amount

**WASHOUGAL SCHOOL DISTRICT
CAPITAL FACILITIES PLAN**

2009-2015

BOARD OF DIRECTORS

**Blaine Peterson, President
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SUPERINTENDENT

Teresa Baldwin

DIRECTOR OF OPERATIONS

Dr. Ron Carlson

**Adopted by the Washougal School District Board of Directors
March 2009**

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 (2007-2015).

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 2,994 students. Of the 2,994 students, 1,365 students attend classes in 3 elementary schools (grades K-5), 717 students attend classes in two middle schools (grades 6-8), and 912 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 January 2009, 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 1999, the District's patrons approved a \$36,000,000 bond to expand and modernize three elementary schools and the high school, as well as to build a new middle school. Although these funds increased capacity and brought the District's facilities up to standards for 2000, the ensuing enrollment growth between 2000-2001 and 2007-08 has added 400 more students to the school system, the equivalent of one school.
- In 2005, the district purchased two portable units (4 classrooms) to alleviate overcrowding at Gause Elementary and Cape Horn-Skye Elementary.
- Student enrollment has historically followed the housing market, and in 2005, the District population increased by 3.2% as a result of a spike in housing development in and around Washougal city proper. A surge in housing development at that time created a substantial inventory of homes still available for sale or rent in Washougal.
- The average enrollment this school year of 2,850 (September 2008-February 2009) has shown a decline of 17 students over the prior school year average of 2,867. This is perceived to be a economic market-related respite in enrollment growth
- 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 2007 and presented a multi-project bond to voters in May 2008 that included construction of a new K-8 school on the existing Jemtegaard site replacing Jemtegaard. Extensive collaboration between the District and the Columbia River Gorge Commission resulted in preliminary understandings that can be drawn upon in the future.
- In spite of a slight decline in enrollment, which is less than the equivalent of one classroom of students, the District is still overcrowded at the elementary and middle schools. This year, a former shop class and a home economics class at Jemtegaard Middle School have been cleaned out to use as classroom space. There are no more classrooms at Canyon Creek Middle School and Hathaway Elementary. Gause and Cape each have one portable classroom space available for classroom use.
- By 2015, the District will need additional elementary school and middle school capacity for over 500 students.
- The District owns property known as the Kerr property, which is suitable for a campus housing a new elementary and a new middle school. The Kerr property will be paid off in 2016. There are no immediate plans to purchase other land for future school facility sites, but property purchase remains a long-range consideration.
- The City of Washougal has plans to begin construction in 2010 that will modernize the "E" Street corridor, and the District's transportation facility is located on "E" street. The Washougal Board of Directors met with City officials to establish the impact. If the City continues as planned, the District will be pressed to relocate the bus fleet and transportation facility because access and exits will be reduced significantly. The District has conducted a preliminary study of this issue pending the City's action.
- 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. One field has been completed and a second field is under construction. Completion plans include a third field, addition of a restroom and a small office/concession stand.
- In 2006, the District in partnership with a local benefactor, the Mayor of Washougal, and the Washougal Schools Foundation, began development of soccer fields on District property. Those fields have been completed and are ready for play in 2009.
- The District Administrative Services Center is at full capacity.
- District growth has been residential rather than industrial. Assessed valuation has increased over the past five years, but the District and local property taxpayers would 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 2009 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 2010, 2011, 2012, 2013, 2014, and 2015. 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 music and art. An intramural 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.
- Physical education space will need to be modernized in the next six years to maximize health and fitness education. This includes covered playground areas, field space, gyms and weight rooms. The District will need to upgrade elementary, middle school, and high school spaces supporting health, fitness, and extracurricular activities.
- 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.

- The addition of all-day Kindergarten (as in Governor Gregoire's 'Washington Learns' Initiative) would increase the need for classroom space if passed by the legislature.
- 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:

- 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.
- Transportation offices, a bus maintenance facility, and bus parking space are required to handle growing transportation needs.
- 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.
- Preschool programs provide a vital service to parents while increasing the readiness of early learners for success in kindergarten and beyond. Preschool is an essential educational component that places additional demands on facilities.
- Daycare services before and after school are highly valued by the community and require additional space.

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.
- 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. Based on the analysis of actual utilization of all instructional space, the District has determined that the utilization rate is 85%.

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, location, and 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 2007/08

Three (3) Elementary Schools	Total Bldg. Sq. Ft.	Teaching Stations	Student Capacity	2008/09 Enrollment
Gause Elem. 1100 34th Street Washougal, WA 98671	56,196	19	475	547
Hathaway Elem. 630 24th Street Washougal, WA 98671	48,901	17	425	458
Cape-Horn Skye 9731 Washougal River Road Washougal, WA 98671	43,838	16	400	360
Total	148,935	55	1300	1365

Table 2 shows the name, location, and 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 2007/08

Two (2) Middle Schools	Total Bldg. Sq. Ft.	Teaching Stations	Student Capacity	2006/07 Enrollment
Canyon Creek MS 9731 Washougal River Road Washougal, WA 98671	46,609	9	252	224
Jemtgaard MS 35300 E. Evergreen Blvd. Washougal, WA 98671	50,808	11	308	493
Total	97,417	20	560	717

Table 3 shows the name, location, 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 2007/08

High Schools	Total Bldg. Sq. Ft.	Teaching Stations	Student Capacity	2006/07 Enrollment
Washougal HS 1201 39th Street Washougal, WA 98671	150,471	34	952	861
Excelsior Alternative HS 1401 39 th Street Washougal, WA 98671	Housed in Portables	3	0	51
Total	157,291	37	952	912

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 17 dual classroom portables (34 teaching stations), 15 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	10 Portables 20 Classrooms	6 teaching stations 14 other	150
Middle Schools	5 Portables 9 Classrooms	6 teaching stations 4 other	168
High Schools	0	0	0
Other (Excelsior)	2 Portables 4 Classrooms	3 teaching stations 1 other	46
Total	17 Portables 30 Classrooms	15 teaching stations 15 other classes	364

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	Description	Status
Community Education Center	630 24th Street Washougal, WA 98671	Offices for Community Education program	Adequate
Administrative Service Center	4855 Evergreen Way Washougal, WA 98671	Offices for District Administration	Adequate
Maintenance Facility/ Warehouse	4855 Evergreen Way Washougal, WA 98671	Offices, storage and repair shop for facilities and grounds maintenance	\$1 million expansion
Fishback Stadium	1201 39 th Street Washougal, WA 98671	School and community athletic programs	\$1 million upgrade and expansion
Transportation Facility	995 E Street Washougal, WA 98671	Offices for transportation management, and bus servicing and parking	\$1 million relocation and facility
Transportation Facility North	9731 Washougal River Rd. Washougal, WA 98671	Bus driver staff room and bus parking	Adequate
Excelsior Alternative	1401 39 th Street Washougal, WA 98671	Serves alternative program students	Adequate

D. Land inventory

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

- 19.97 acres located at 4855 Evergreen Way, Washougal, WA 98671. The District anticipates building an elementary school and middle school in the future on this property.
- 20 acres located next to JMS (35300 E. Evergreen Way, Washougal, WA 98671). The District has completed two soccer fields on a section of this land. A new K-8 school was planned for with last bond issue, which was rejected by the community.

IV. STUDENT ENROLLMENT PROJECTIONS

A. Existing Enrollment

The District's enrollment by grade level in October 2008 was 2,994 students. Of the 2,994 students, 1,365 were enrolled in elementary schools, 717 were enrolled in middle schools and 912 were enrolled in high schools.

B. Projected Student Enrollment 2009-2015

The District's six-year enrollment projections are based on OSPI's long range enrollment forecast extended to 2015. The following table shows existing enrollment and the District's six-year enrollment forecast by grade level bands:

Table 6: Enrollment Forecast*

Grade	2008	2009	2010	2011	2012	2013	2014	2015
Total K-5	1,365	1,398	1,419	1,423	1,449	1,482	1,535	1,538
Total 6-8	717	750	773	819	839	841	806	824
Total 9-12	912	921	947	963	1,025	1,078	1,129	1,159
TOTALS	2,994	3,069	3,139	3,205	3,313	3,401	3,470	3,520

V. CAPITAL FACILITY NEEDS

Washougal School District has added portable classrooms to accommodate the growth in the district schools at the elementary and secondary levels. As referenced in Table 4, 364 students are housed in portable classrooms. With the projected growth by the year 2015, this number could exceed 800 students. To reduce the portable classroom inventory and accommodate forecast growth out to 2015, the District needs to expand capacity at the elementary and middle schools. Table 7 shows the existing and forecast facility needs in light of existing and forecast enrollment.

Table 7: Facility Needs to Remedy Existing Conditions and Serve Growth

Facility	Current Enrollment	Current Capacity	Current need*	2015 Enrollment	2015 Need**	Planned Facility to Address Need
Elementary (K-5)	1,365	1,300	65	1,538	238	400 student elementary school
Middle (6-8)	717	560	157	824	264	Replace and expand Jemtegaard for 600 students
High (9-12)	912	952	0	1159	207	None***

* Current needs equal the number of enrolled students that exceed the current capacity.

** 2015 need is the difference between current capacity and the 2015 forecast enrollment.

*** The District will utilize portable classrooms and evaluate the need for high school improvements in two years..

To serve 238 elementary school students and the 264 middle school students, the District will construct a 1,000 student K-8 facility that will house 400 elementary school students and 600 middle school students. The new K-8 facility will be constructed on the Jemtegaard site. The 600 student middle school will replace Jemtegaard middle school, adding capacity for an additional 292 middle school students. Table 8 shows the planned improvements, their cost, the added capacity and the portion of the total cost being incurred to add capacity for growth.

Table 8: Planned Improvement and Facility Costs to Address Needs

Project Description	Cost Estimate	Added Capacity	Capacity Added to Serve Growth**	Cost for Capacity Added to Serve for Growth ***
New Elementary School	\$14,760,699	400	335	\$12,362,085
Replacement Middle School	\$26,538,700	292*	135	\$5,971,207
Kerr Property	\$ 1,416,125	0	0	0
TOTAL	\$42,715,524	692	470	\$18,333,292

*The middle school will serve 600 students but it is replacing Jemtegaard middle school, which has capacity for 308 students, leaving a net increase in the capacity of 292.

** The capacity being added to serve growth is the total additional capacity minus the existing need.

*** The cost for the capacity to serve growth is the percentage of the total cost that is equal to the percentage of the capacity that is being added to serve growth compared to the total capacity (335 added capacity at the elementary school divided by total capacity of 400 = 84%; 135 added capacity at the middle school divided by the total capacity of 600 = 23%).

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. Planned Improvements

The District plans on constructing a 1,000 student K-8 facility on the exiting Jemtegaard site. The K-8 will serve 600 middle school students and 400 elementary school students. The cost to construct the 1,000 student K-8 is approximately \$41.3 million. The District also is acquiring the Kerr Property and will purchase portables to temporarily serve students while permanent facilities are being constructed.

To construct the 1,000 student K-8 facility, the District must pass a bond since it is the primary source of funding for the capital improvements listed in this plan. The district does not anticipate designing and constructing the K-8 school prior to 2013.

B. Financing for Planned Improvements

Funding for planned improvements is anticipated to be secured from voter approved bonds, State Match funds, and school impact fees. The following information explains the financing plan.

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.

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. State match is based on the District's assessed valuation per student and the formula in the State regulations.

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.

4. Six-Year Financing Plan

The District will complete projects over the life of this Capital Facilities Plan, 2009-2015. Tables 9A and 9B outline the anticipated source of finances to fund the improvements in this Capital Facilities Plan.

Table 9A: Secured Finance Plan

Type	Amount
Impact Fees (as of 2/09)	\$141,333
Unreserved Capital Projects Funds	\$251,752
Total Secured	\$393,085

Table 9B: Unsecured Finance Plan

Type	Amount
¹ Impact Fees	\$ 1,200,000*
^h Capital Projects Funds (bonds and state match)	\$41,122,439
^e Total Unsecured	\$42,322,439

*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 will remain the same. 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.

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 B, 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: \$5,857

Multi-Family: \$4,795

Appendices

- Appendix A School Building Inventory and Capacity Information.
- Appendix B Impact Fee Calculation
- Appendix C District SEPA documents for CFP

APPENDIX A

School Building Inventory and Student Capacity

School	Location	Total Bldg. Sq. Ft.	Classrooms K-5	Classrooms 6-12	Library	Gym (s)	Auditoriums	Commons
Gause	1100 34th Street Washougal, WA 98671	56,196	19	0	1	1	0	1
Hathaway	630 24th Street Washougal, WA 98671	48,901	18	0	1	1	0	1
Cape Horn- Skye	9731 Washougal River Road Washougal, WA 98671	43,838	16	0	1	1	0	1
Jemtegaard	35300 E. Evergreen Washougal, WA 98671	50,808		11	1	1	0	1
Canyon	9731 Washougal River Road Washougal, WA 98671	46,609		9	1	1	0	1
Washougal High	1201 39th Street Washougal, WA 98671	157,291		34	1	3	1	1
Excelsior High	1401 39th Street Washougal, WA 98671	0		0	0	0	0	0

Elementary K-3, 25/1 Student/Teacher Ratio

Secondary 4-12, 28/1 Student/Teacher Ratio

APPENDIX A

School Building Inventory and Student Capacity

School	Music, Band, Special Ed.	Career & Technical Ed.	Enrollment	Portables	Student Capacity in Permanent Classrooms	Students Housed in Portable Classrooms
Gause	3		550	3 portables 4 classrooms	475	75
Hathaway	5		461	5 portables 4 classrooms	450	100
Cape Horn- Skye	2		360	2 portables 3 classrooms	400	25
Jemtegaard	1 Art, 1 Music, 1 Voc Tech, 1 Computer lab, 3 Spec Ed		492	5 portables 10 classrooms	308	168
Canyon	1 computer Lab, 1 Music, 1 Voctech, 1 Art, 1 Family Living, 1 Spec Ed, 2 Sci Labs		226	0	252	0
Washougal High	1 Art, 1 Choir, 1 Band, 1 Drama, 4 Spec Ed	6	860	0	952	0
Excelsior High	0		46	2 portables 3 classrooms	0	46
Totals			2995		2837	414

Elementary K-3, 25/1 Student/Teacher Ratio

Secondary 4-12, 28/1 Student/Teacher Ratio

APPENDIX B

Washougal School District Impact Fee Calculation

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

Single Family Residence:

Elementary	Middle School	High School	Formula
\$12,362,085.00	\$5,971,207.00	\$0.00	Facility Cost
335	135	0	Additional Capacity
\$36,901.75	\$44,231.16	\$0.00	Cost per Student (CS)
0.257	0.103	0.121	Student Factor (SF)
\$9,483.75	\$4,555.81	\$0.00	CS x SF
\$168.79	\$168.79	\$168.79	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
55.80%	55.80%	55.80%	State Match Eligibility %
\$2,178.49	\$1,135.02	\$0.00	State Match Credit (SM)
\$7,305.25	\$3,420.79	\$0.00	CS x SF - SM
\$10,726.04			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)
\$6,891.32			Cost per Single Family Residence - Tax Credit
			15% reduction (A)
\$1,033.70			Single Family Fee Amount
\$5,857.62			Recommended Single Family Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$12,362,085.00	\$5,971,207.00	\$0.00	Facility Cost
335	135	0	Additional Capacity
\$36,901.75	\$44,231.16	\$0.00	Cost per Student (CS)
0.148	0.067	0.053	Student Factor (SF)
\$5,461.46	\$2,963.49	\$0.00	CS x SF
\$168.79	\$168.79	\$168.79	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
55.80%	55.80%	55.80%	State Match Eligibility %
\$1,254.54	\$738.31	\$0.00	State Match Credit (SM)
\$4,206.92	\$2,225.17	\$0.00	CS x SF - SM
\$6,432.09			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)
\$790.79			Cost per Multi-Family Residence - Tax Credit
			15% reduction (A)
\$846.19			Multi-Family Fee Amount
\$4,795.10			Recommended Multi-Family Fee Amount

**WASHOUGAL SCHOOL DISTRICT 112-6
RESOLUTION NO. 2008-09-07**

Capital Facilities Plan

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

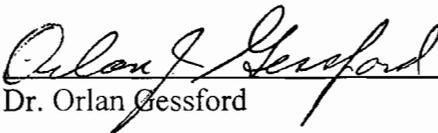
WHEREAS, the Washougal School District has assessed future needs for capital facilities improvements for 2009-2015,

THEREFORE, BE IT RESOLVED the Board of Directors of Washougal School District, Clark County, Washington, hereby do approve this Capital Facilities Plan, 2009-2015.

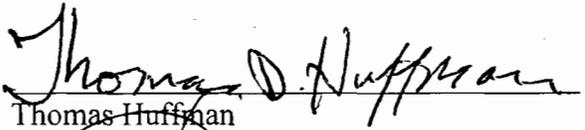
DATED this 24th day of March 2009.

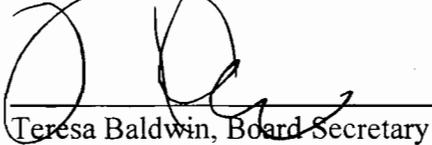

Blaine Peterson


Ron Dinius


Dr. Orlan Gessford

Elaine Pfeifer


Thomas Huffman


Teresa Baldwin, Board Secretary

SECTION 1 INTRODUCTION AND SUMMARY

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 City of Vancouver ("City") and Clark County ("County") to adopt capital facilities plans at least every two 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. Enrollment projections for the 6-year plan are largely based on the land use zoning plan and the vacant buildable lands survey adopted by the City and the County during the 2007 Growth Management Plan update.

The Vancouver School District ("District") has prepared the 2009 Capital Facilities Plan ("CFP") to provide the City and the County with a schedule and financing program for capital improvements over the next seven years (Oct. 1, 2008 through Oct. 1, 2015) to maintain the 2 year adoption cycle. The 2009 CFP includes the following elements:

- A description of space requirements for educational programs (Section 2)
- An inventory of existing capital facilities owned by the District, including 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 (Section 5)
- 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 6)
- A calculation of impact fees to be assessed and support data substantiating said fees (Section 7)

Summary

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. The October 1, 2008 enrollment (head count) for the District was 21,581 students. (This total includes only basic education students in standard school classrooms and Home Connection students housed at the Jim Parsley Center. It does not include special education students in self-contained classrooms, or students in the Fir Grove Center, GATE facility, ESD facility, Internet Connection, and the Nierenberg Center for comparison to forecast numbers. Spaces for these programs have been extracted for corresponding school capacity).

In addition to a need for additional elementary capacity, there is an imperfect match between individual building capacity and student location. Some south end schools have available capacity, while some schools in the northern and eastern portion of the District are overcrowded. There are 40 of 57 modulars located at school facilities, housing 4.7%, or 1,014 students. The remaining 17 modulars are used for support programs such as art, music, drama, health, career & technical education, daycare, testing, special education, or English language learners.

Future K-12 enrollment is projected to increase by 5.7%, or 1,224 students over the next 7 years (see Section 4). The increase in growth minus the available capacity equals a projected new capacity need of 721 elementary school students. Growth at the middle and high school level is not projected to exceed existing capacity during this same period (net available capacity of 244 middle school and 117 high school students). The district has some elementary school facilities which need to be upgraded or replaced and there are schools on the north and east side of the district that are growing faster than the overall district rate. For these reasons, the district proposes to address elementary school growth by providing a new or replacement schools at locations to be determined, to include 21 new classrooms and associated improvements to accommodate this growth. There is no indicated need for additional capacity at the middle and high school level.

The calculated maximum allowable impact fees for the District are \$4,117.33 per single family residence and \$3,030.49 per multi-family residence (**Appendix C**). The District Board of Directors Resolution No. 682, dated March 10, 2009, directs the City and the County to collect fees in the amounts of \$4,117.33 per single family residence and \$3,030.49 per multi-family residence (Section 7).

SECTION 2

SPACE REQUIREMENTS FOR DISTRICT EDUCATIONAL PROGRAMS

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 particular, I-728 State funds are being applied to reduce class size, and are reflected in school capacity numbers. In addition to basic education programs, other programs such as special education, bilingual education, pre-school and childcare, 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 23 students. The actual number of students in an individual classroom depends on the above factors.
- **Middle Schools:** Average class size for middle school classrooms is estimated at 28 students. The actual number of students in an individual classroom depends on the above factors.
- **High Schools:** Average class size for high schools is estimated at 30 students. The actual number of students in an individual classroom depends on the above factors. Working building capacity is determined by the design capacity for the school, based on teaching stations.
- It is not possible to achieve 100% utilization of all basic education teaching stations throughout the day. There are special programs that also have to be housed in the school. Therefore, working building capacity is adjusted depending on the extra needs of the student population of each 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, and reading rooms.
- Portables are a temporary solution to capacity needs, and therefore are not counted in calculating capacity.
- Special Education for some students is provided in a self-contained classroom. These classrooms and these students are not included in the working building capacity calculations for this report.

**SECTION 3
CAPITAL FACILITIES SUMMARY**

This section provides a summary of capital facilities owned and operated by the District including schools, modulars, undeveloped land, and support facilities. **Figure 1** displays the summary of the District's school facilities. **Appendix A** includes a map and inventory of existing facilities and their locations.

**FIGURE 1
VANCOUVER SCHOOL DISTRICT SCHOOL SITES**

	No. School Sites	Approximate No Classrooms/ Teaching Stations	Working Building Capacity ⁽¹⁾	Basic Ed. Classrooms/Total No. Modulars	Estimated No. Basic Ed Students in Modular Classrooms	Basic Ed Oct. 1, 2008 Enrollment
Elementary	21	426	9,807	32 of 38	736	10,037
Middle	6	200	5,586	4 of 14	112	4,980
High ⁽²⁾	6	235	7,052	4 of 5	120	6,564
Total	33	861	22,445	40 of 57	968	21,581

1. Working building capacity was inventoried based on the space requirements for the District's educational programs, including federal, state, and local requirements for class size and special programs.
2. Includes 4 comprehensive high schools, Lewis & Clark (alternative) high school, and Vancouver School of Arts and Academics, a combined middle/high school (actual student enrollments are counted in their respective categories). Students and capacity at the Home Connection (home-schooled students) at the Jim Parsley Center are included in these figures.

In addition to the above basic educational facilities for K-12 students, the District also owns and operates:

- The Vancouver Early Childhood Center, the Fir Grove Children's Center, and the GATE house, which house special education services;
- The Propstra Aquatic Center;
- The Jim Parsley Center, with Home Connection, extended day/year education programs, the family and community center, and administrative offices;
- The Stapleton Operations Site, which houses transportation, warehousing, and maintenance operations (including 5 modulars);
- And the Fruit Valley Maintenance Site, which houses the grounds crew.

Several students also attend the ESD facility, the Vancouver Internet Connection, Running Start, and the Nierenberg Center.

In addition, the District owns five (5) parcels of undeveloped land, which include four elementary school-sized sites and one middle school-sized site.

SECTION 4 STUDENT ENROLLMENT PROJECTIONS

Projected Student Enrollment

The District has contracted with E.D. Hovee & Company to provide two alternative forecast scenarios for future student enrollment: a base case (mid-growth) consistent with BOCC-adopted population projections for Clark County; and a growth scenario provided by the Office of Fiscal Management (OFM). Base case projected enrollment from E.D. Hovee & Company's most recent data table (dated January, 2009 **Appendix B**) was used in this plan.

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 by school area, 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, 2008 are promoted into the next grade level for 2009 (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 2008/2009 school year enrollment is based on the October 1, 2008 enrollment data.
- Economic growth impacts, land use and zoning provisions, buildable lands inventory, and new residential developments are taken into account.

Summary of 6-Year Projections

	2008 Available Capacity	2015 Projected Increased Enrollment ⁽¹⁾	2015 Projected Capacity Needs ⁽²⁾
Elementary	-230	491	721
Middle	606	362	-244
High	488	371	-117
TOTALS	864	1224	360

1. Enrollment projections (Baseline), E. Hovee & Co., LLC January 2009 (2008-2015 enrollment). Values used for the impact fee calculation.
2. Capacity needs = projected increased enrollment minus available capacity

**SECTION 5
CAPITAL FACILITIES NEEDS**

In 1988, the District embarked on a long-range planning process for capital improvement projects. These improvements were grouped into phases. Phase I (1990 Bond) and Phase II (1994 Bond) are complete. Phase III (2001 Bond) capital facilities improvements are nearing completion. Accommodation of all 721 new elementary school students will require additional capital improvements. Accommodation of the high school students can be accommodated through scheduling, new programming and the use of modular units.

Capital Projects with increased Capacity

<u>Site</u>	<u>Description of Project</u>	<u>Funding</u>
New Site ⁽¹⁾ (from inventory) And/Or	New Elementary School/Site	Unfunded
Existing Site (from inventory)	Expansion/Replacement (Candidate Sites: King, Marshall, Ogden, Truman, Walnut Grove, Jim Parsley Education Center)	Partially Funded
Site Acquisition	Purchase	Unfunded

ESTIMATED COST: \$32,866,618⁽¹⁾
FUNDING SECURED: \$ 770,518
DEFICIT: \$32,096,100

TOTAL ADDITIONAL CAPACITY: 721⁽²⁾
CAPACITY FUNDED: 17⁽³⁾
CAPACITY UNFUNDED: 704

- 1 Estimated cost for new and/or existing elementary expansion/replacement
- 2 Elementary school students that can be accommodated by the estimated cost.
3. $\$32,866,618/721 = \text{cost per child } (\$45,585)$. $\$770,518/\text{cost per child } (\$45,585) = 17$ funded elementary students

NOTE: costs include only the portion of the proposed elementary facilities that are for increased capacity; additional project costs for expansion/replacement of existing facilities and other non-school projects are listed for planning purposes. Cost estimate for elementary capacity expansion is based on new construction.

Capital Projects without increased Capacity

<u>Site</u>	<u>Description of Project</u>	<u>Funding</u>
Maintenance, Transportation, and Warehouse Facility	Modernization/Replacement	Funded
Jim Parsley Administration Center	Partial Replacement/Addition	Funded

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

Planned Improvements

2001 Bond capital facilities improvements are being finalized. Accommodation of 491 new and 230 under housed (in portables) elementary school students can be accomplished with capital improvements. This is partially funded. The most likely avenue for funding will be a future bond measure, and associated state and local matches and school impact fees. The District's capital facilities efforts have included not only adding capacity, but providing space for special programs, and building modernization. Funding for added capacity has been separated for purposes of impact fee calculations.

Six-Year Financing Plan

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.

On February 6, 1990, the voters passed a \$45,000,000 bond issue for construction of Phase I. On February 8, 1994, the voters passed a \$135,000,000 bond issue for construction of Phase II. On March 13, 2001, the voters passed a \$87,700,000 bond issue for construction of Phase III.

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 61.16% match level. State Match funds have been used to build a portion of the schools in each phase of the capital improvement program.

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 City/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. Impact fees have accounted for less than 4% of the capital program funding from 1990 to date.

FINANCIAL SUMMARY – CAPITAL FACILITIES PLAN

Cost of providing Additional Capacity:

Total \$ 32,866,618

Secured Funding:

Total \$ 770,518

Unfunded:

Total \$ 32,096,100

SECTION 7 SCHOOL IMPACT FEES

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. The costs of modular classrooms (portables) have not been included by the District in the impact fee calculation to avoid charging new housing for the cost of temporary facilities, when permanent facilities are planned.

The County's and the City's impact fee programs require school districts to prepare and adopt a Capital Facilities Plan (CFP) meeting the specifications of the GMA. Impact fees are calculated in accordance with the formula, which is based on projected school facility costs necessitated by new growth and are contained in the District's CFP.

Maximum allowable impact fees have been calculated for the District utilizing the formula in the Clark County Impact Fee Ordinance (18.65.097 School Impact Fee Component) and the Vancouver Municipal Code (Section 20.97.110 School Impact Fee Component). The calculated maximum allowable impact fees are \$4,117.33 per single family residence and \$3,030.49 per multi-family residence (**Appendix C**).

The District Board of Directors Resolution No. 682, dated March 10, 2009, requests the City and the County to collect \$4,117.33 per single family residence and \$3,030.49 per multi-family residence.

Appendix B

Enrollment Forecast of Total Secondary Students by Development Scenario

Grade	October 1 st Enrollments																															
	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Baseline Enrollment:																																
Sixth	1,609	1,603	1,665	1,695	1,770	1,660	1,628	1,706	1,549	1,703	1,661	1,686	1,667	1,821	1,755	1,728	1,701	1,711	1,883	1,866	1,843	1,821	1,890	1,781	1,762	1,749	1,735	1,722	1,710	1,698	1,690	1,667
Seventh	1,658	1,609	1,618	1,707	1,755	1,746	1,683	1,688	1,674	1,587	1,689	1,639	1,699	1,680	1,841	1,773	1,744	1,714	1,728	1,901	1,884	1,861	1,839	1,818	1,798	1,779	1,766	1,752	1,739	1,726	1,714	1,707
Eighth	1,575	1,663	1,584	1,642	1,741	1,746	1,773	1,705	1,685	1,693	1,616	1,702	1,668	1,738	1,719	1,892	1,818	1,789	1,756	1,953	1,936	1,912	1,890	1,868	1,848	1,829	1,815	1,801	1,788	1,775	1,763	
Ninth	1,693	1,648	1,764	1,720	1,759	1,794	1,822	1,772	1,708	1,789	1,629	1,731	1,707	1,777	1,759	1,939	1,860	1,831	1,797	1,982	1,968	1,945	1,914	1,894	1,874	1,860	1,846	1,830	1,816	1,803	1,791	
Tenth	1,594	1,624	1,637	1,727	1,741	1,749	1,752	1,767	1,822	1,755	1,700	1,771	1,626	1,721	1,699	1,766	1,751	1,926	1,849	1,819	1,786	1,809	1,784	1,767	1,751	1,735	1,722	1,709	1,696	1,683	1,671	
Eleventh	1,367	1,456	1,458	1,474	1,591	1,549	1,532	1,691	1,612	1,612	1,612	1,646	1,564	1,604	1,476	1,555	1,538	1,597	1,585	1,741	1,672	1,646	1,615	1,639	1,793	1,779	1,758	1,739	1,721	1,704	1,687	1,675
Twelfth	1,275	1,294	1,419	1,424	1,459	1,512	1,568	1,722	1,613	1,684	1,763	1,742	1,634	1,673	1,556	1,627	1,613	1,667	1,658	1,802	1,739	1,715	1,687	1,710	1,853	1,840	1,822	1,806	1,790	1,775	1,760	1,750
Middle School Total	4,842	4,874	4,867	5,044	5,265	5,190	5,084	5,098	4,907	4,983	4,966	5,027	5,034	5,239	5,315	5,393	5,262	5,214	5,367	5,544	5,679	5,617	5,551	5,488	5,428	5,376	5,329	5,289	5,230	5,212	5,179	5,137
High School Total	5,930	6,023	6,278	6,345	6,550	6,605	6,623	7,002	6,818	6,760	6,706	6,594	6,577	6,588	6,991	7,139	7,291	7,434	7,556	7,282	7,216	7,157	7,104	7,056	7,008	6,956	6,904	6,852	6,800	6,748	6,696	6,644
Total Secondary Headcount	10,771	10,897	11,145	11,389	11,815	11,794	11,707	12,100	11,726	11,743	11,864	11,733	11,628	11,816	11,903	12,084	12,162	12,232	12,446	12,633	12,671	12,756	12,842	12,916	12,939	12,810	12,686	12,572	12,466	12,369	12,283	12,192
High Growth Enrollment:																																
Sixth	1,609	1,603	1,665	1,695	1,770	1,660	1,628	1,706	1,549	1,703	1,661	1,686	1,667	1,821	1,755	1,728	1,701	1,711	1,883	1,866	1,843	1,821	1,890	1,781	1,762	1,749	1,735	1,722	1,710	1,698	1,690	1,667
Seventh	1,658	1,609	1,618	1,707	1,755	1,746	1,683	1,688	1,674	1,587	1,689	1,639	1,699	1,680	1,841	1,773	1,744	1,714	1,728	1,901	1,884	1,861	1,839	1,818	1,798	1,779	1,766	1,752	1,739	1,726	1,714	1,707
Eighth	1,575	1,663	1,584	1,642	1,741	1,746	1,773	1,705	1,685	1,693	1,616	1,702	1,668	1,738	1,719	1,892	1,818	1,789	1,756	1,953	1,936	1,912	1,890	1,868	1,848	1,829	1,815	1,801	1,788	1,775	1,763	
Ninth	1,693	1,648	1,764	1,720	1,759	1,794	1,822	1,772	1,708	1,789	1,629	1,731	1,707	1,777	1,759	1,939	1,860	1,831	1,797	1,982	1,968	1,945	1,914	1,894	1,874	1,860	1,846	1,830	1,816	1,803	1,791	
Tenth	1,594	1,624	1,637	1,727	1,741	1,749	1,752	1,767	1,822	1,755	1,700	1,771	1,626	1,721	1,699	1,766	1,751	1,926	1,849	1,819	1,786	1,809	1,784	1,767	1,751	1,735	1,722	1,709	1,696	1,683	1,671	
Eleventh	1,367	1,456	1,458	1,474	1,591	1,549	1,532	1,691	1,612	1,612	1,646	1,564	1,604	1,476	1,555	1,538	1,597	1,585	1,741	1,672	1,646	1,615	1,639	1,793	1,779	1,758	1,739	1,721	1,704	1,687	1,675	1,663
Twelfth	1,275	1,294	1,419	1,424	1,459	1,512	1,568	1,722	1,613	1,684	1,763	1,742	1,634	1,673	1,556	1,627	1,613	1,667	1,658	1,802	1,739	1,715	1,687	1,710	1,853	1,840	1,822	1,806	1,790	1,775	1,760	1,750
Middle School Total	4,842	4,874	4,867	5,044	5,265	5,190	5,084	5,098	4,907	4,983	4,966	5,027	5,048	5,288	5,451	5,631	5,816	5,788	5,746	5,704	5,663	5,625	5,592	5,565	5,538	5,512	5,491	5,460	5,430	5,400	5,370	5,340
High School Total	5,930	6,023	6,278	6,345	6,550	6,605	6,623	7,002	6,818	6,760	6,706	6,605	6,601	6,627	6,749	6,981	7,141	7,200	7,227	7,140	7,301	7,483	7,656	7,778	7,743	7,695	7,647	7,603	7,563	7,529	7,498	
Total Secondary Headcount	10,771	10,897	11,145	11,389	11,815	11,794	11,707	12,100	11,726	11,743	11,864	11,733	11,653	11,869	11,985	12,199	12,309	12,429	12,651	12,878	12,956	13,089	13,229	13,360	13,441	13,368	13,287	13,212	13,141	13,075	13,019	12,958

Source: E.D. Hovez & Company, January 2009.

Note: All figures in this table are based on estimates and assumptions about future economic and demographic trends that may vary from actual conditions and are therefore subject to change.

Date: 28-Jan-09

Appendix A

This appendix provides an inventory of capital facilities owned and operated by the Vancouver School District (District) including schools, modulars, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's educational program needs, including federal, state, and local requirements for class size and special programs. Figure 1 displays the District's capital facilities inventory. A map of the District's facilities is provided as Figure 2.

FIGURE 1
INVENTORY OF EXISTING FACILITIES

<u>Elementary Schools</u>	<u>October 1, 2008 Enrollment ⁽¹⁾</u>	<u>Building Capacity ⁽²⁾</u>	<u>No. Modular Units ⁽³⁾</u>	<u>No. Students in Modulars ⁽⁴⁾</u>
Sarah J. Anderson 2215 N.E. 104 Street	766	621	4-4	92
Chinook 1900 NW Bliss Road	692	667	2-2	46
Dwight D. Eisenhower 9201 NW 9th Avenue	486	506	0	0
Felida 2700 NW 119th Street	637	644	0	0
Ben Franklin 5206 Franklin St	208	253	0	0
Fruit Valley 3301 Fruit Valley Road	217	207	1-2	23
Harney 3212 E. Evergreen Blvd.	363	483	0	0
Hazel Dell 511 N.E. Anderson Rd.	451	437	0	0
Hough 1900 Daniels	273	299	0	0

Elementary Schools	October 1, 2008 Enrollment ⁽¹⁾	Building Capacity ⁽²⁾	No. Modular Units ⁽³⁾	No. Students in Modulares ⁽⁴⁾
Martin L. King, Jr. 4801 Idaho Street	532	460	6-8	138
Lake Shore 9300 NW 21st Avenue	389	460	0	0
Lincoln 4300 Daniels	401	506	0	0
George C. Marshall 6400 MacArthur Blvd.	384	437	0 - 1	0
Minnehaha 2800 N.E. 54 Street	519	506	0	0
Peter S. Ogden 8100 N.E. 28 Street	481	437	3-4	69
Eleanor Roosevelt 2921 Falk Road	685	529	8-8	184
Sacajawea 700 N.E. 112 Street	370	437	0	0
Salmon Creek 1601 N.E. 129 Street	478	483	0	0
Harry S. Truman 4505 N.E. 42 Avenue	517	414	4-5	92
Walnut Grove 6103 N.E. 72 Avenue	689	552	4-4	92
Washington 2908 "S" Street	397	414	0	0

Elementary Schools	October 1, 2008 Enrollment ⁽¹⁾	Building Capacity ⁽²⁾	No. Modular Units ⁽³⁾	No. Students in Modulares ⁽⁴⁾
Home Connections Jim Parsley Center 2901 Falk Road	102	55	0	0
Fir Grove (Special Ed.) 2920 Falk Road	--	--	--	--
TOTAL Elementary	10,037	9,807	32 of 38	736

¹ Total head count not including special ed and ESD students

² Working building capacity represents basic ed classes of students, not special programs (23 students per classroom)

³ Number of modular units used for basic education classrooms vs modular inventory

⁴ Represents basic ed classes of students, not special programs (23 students per classroom)

Middle Schools	October 1, 2008 Enrollment ⁽¹⁾	Building Capacity ⁽²⁾	No. Modular Units ⁽³⁾	No. Students in Modulars ⁽⁴⁾
Alki 1800 NW Bliss Road	676	840	0	0
Discovery 800 E. 40 Street	716	896	0	0
Gaiser 3000 N.E. 99 Street	856	924	1-4	28
Jason Lee 8500 NW 9 Avenue	809	784	3-6	84
Thomas Jefferson 3000 NW 119 Street	814	868	0	0
McLoughlin 5802 MacArthur Blvd.	744	952	0-4	0
Vancouver School for Arts/Academics ⁵ 3101 Main Street	287	280	0	0
Home Connections Jim Parsley Center 2901 Falk Road	78	42	0	0
Fir Grove (M.S.) 2920 Falk Road	--	--	--	--
TOTAL Middle	4,980	5,586	4 of 14	112

- ¹ Total head count not including special ed and ESD students
- ² Working building capacity represents regular classes of students, not special programs (28 students per classroom)
- ³ Number of units used for basic education classrooms vs total inventory
- ⁴ Represents regular classes of students, not special programs (28 students per classroom)
- ⁵ Arts and Academics has middle and high school students and capacity

High Schools	October 1, 2008 Enrollment ⁽¹⁾	Building Capacity ⁽²⁾	No. Modular Units ⁽³⁾	No. Students in Modulars ⁽⁴⁾
Columbia River 800 NW 99 Street	1,210	1,200	4-4	120
Fort Vancouver 5700 E. 18 Street	1,405	1,750	0-1	0
Hudson's Bay 1206 Reserve	1,414	1,470	0	0
Skyview 1300 NW 139 Street	1,839	1,970	0	0
Lewis and Clark ⁶ 2901 General Anderson Ave.	349	360	0	0
Vancouver School for Arts/Academics ⁵ 3101 Main Street	286	270	0	0
Home Connections Jim Parsley Center 2901 Falk Road	61	32	0	0
Fir Grove (M.S.) 2920 Falk Road	--	--	--	--
GATE 3100 E. 18th Street	--	--	--	--
TOTAL High	6,564	7,052	4 of 5	120

- ¹ Total head count not including special ed and ESD students
- ² Working building capacity represents regular classes of students, not special programs (30 students per classroom)
- ³ Number of units used for basic education classrooms vs total inventory
- ⁴ Represents regular classes of students, not special programs (30 students per classroom)
- ⁵ Vancouver School for Arts and Academics enrolls both middle and high school students
- ⁶ Lewis & Clark operates three program shifts

Other Facilities	Total Building Square Feet	Acreage	Modulars
Fir Grove (Special Ed.) 5700 E. 18 Street Vancouver, WA	30,000	6	0
Vancouver Early Childhood Center (Special Ed.) 301 S. Lieser Road Vancouver, WA	46,935	13	0
GATE House 3100 18 th Street Vancouver, WA	3,000	1	0
Warehouse, Electronics 2419 Stapleton Road Vancouver, WA and Transportation Garage & Mechanical Maintenance Shop 2501 Stapleton Road Vancouver, WA	80,944	12	5
Jim Propstra Pool 605 N. Devine Road Vancouver, WA	14,700	3	
Fruit Valley Maint Facility 5908 Fruit Valley Road Vancouver, WA	8,344	9	
Jim Parsley Center ¹ 2901 Falk Road Vancouver, WA	104,575	23	

¹ Houses the Home Connection program, the community center, and administrative offices

Undeveloped Land Inventory

Elementary School Sites

108 th Street and 23 rd Ave. NW	12 acres
88 th Street and 25 th Ave. NE	10 acres
McCann Road and 46 th Ave. NW	11 acres
2000 Norris Road	9 acres (includes GATE facility)

Secondary School Sites

29 th Street and 83 rd Ave. NE	17 acres
--	----------

Other Sites

*Vancouver City Hall

*John Ball Park

* include long term use agreement with City of Vancouver

VANCOUVER SCHOOL DISTRICT

Impact Fee Calculation

APPENDIX C

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

Single Family Residence:

Elementary	Middle School	High School
\$20,962,902.00	\$0.00	\$0.00
491	0	0
\$42,694.30	\$0.00	\$0.00
0.245	0.000	0.116
\$10,460.10	\$0.00	\$0.00
\$168.79	\$168.79	\$168.79
90.00	117.00	130.00
61.16%	61.16%	0.00%
\$2,276.26	\$0.00	\$0.00
\$8,183.84	\$0.00	\$0.00
\$8,183.84		

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

0.0503
 0.044777475
 0.004586573
 9.762730105
 \$263,160.94
 2569169.23
 0.00130
\$3,339.92
\$4,843.92

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

\$726.59
\$4,117.33

15% reduction (A)
Single Family Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School
\$20,962,902.00	\$0.00	\$0.00
491	0	0
\$42,694.30	\$0.00	\$0.00
0.130	0.000	0.045
\$5,550.26	\$0.00	\$0.00
\$168.79	\$168.79	\$168.79
90.00	117.00	130.00
61.16%	61.16%	0.00%
\$1,207.81	\$0.00	\$0.00
\$4,342.45	\$0.00	\$0.00
\$4,342.45		

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

0.0503
 0.044777475
 0.004586573
 9.762730105
 \$61,234.79
 597818.73
 0.00130
 \$777.16
\$3,565.28

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

\$534.79
\$3,030.49

15% reduction (A)
Multi-Family Fee Amount

RESOLUTION NO. 682

A RESOLUTION of the Board of Directors of
Vancouver School District No. 37,
Clark County Washington,
authorizing the collection of impact fees
from new residential development to contribute
toward the costs of new site and new school facilities
necessitated by residential development.

WHEREAS, the Board of Directors have recognized that some of the current facilities within the District are at or over capacity, and;

WHEREAS, new residential development creates additional students who will impact the District's school facilities, and;

WHEREAS, the District believes in the interest of fairness that it is necessary to require new residential purchasers to partially pay for school sites and facilities necessitated by that development through impact fees, and;

WHEREAS, the District's Capital Facilities Plan sets forth the need for new school facilities, the rationale for seeking impact fees, and the maximum allowable amount of the impact fees for single family residences and multi-family units, and;

WHEREAS, the Growth Management Act authorizes the collection of impact fees by Clark County and the City of Vancouver for school facilities.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Vancouver School District No. 37 recommends that the City of Vancouver and Clark County collect the maximum allowable impact fee in the amount of \$4,117.45 per single family residence and \$3,030.49 per multi-family unit for all new development within the Vancouver School District, and

BE IT FURTHER RESOLVED that the Superintendent of the Vancouver School District is authorized to take all necessary steps to seek adoption of the impact fee by the City of Vancouver and Clark County and to assist the City of Vancouver and Clark County in providing the information necessary to calculate an impact fee. The Board also requests the City of Vancouver and Clark County to extend the exemption from payment of impact fees it currently provides to development of low income housing so that developers of low income housing will also be exempt from paying impact fees.

ADOPTED by the Board of Directors of the Vancouver School District No. 37, Clark County, Washington, at a regular board meeting thereof held this 10th day of March, 2009.

Resolution No. 682
Collection of Impact Fees (continued)

DATED this 10th day of March, 2009.

ATTEST:

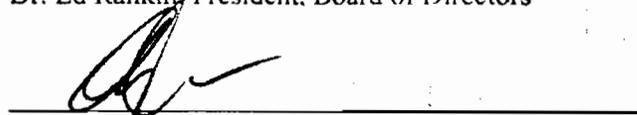
VANCOUVER SCHOOL DISTRICT
NO. 37
CLARK COUNTY, WASHINGTON



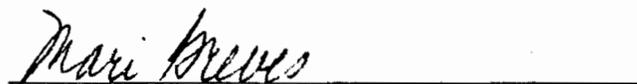
Dr. Steven T. Webb, Ed.D.
Secretary, Board of Directors



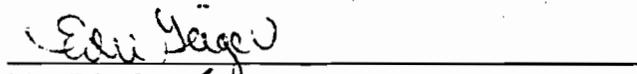
Dr. Ed Rankin, President, Board of Directors



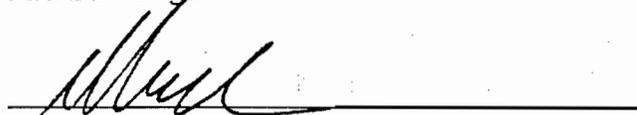
Mr. Dale Rice, Vice President, Board of Directors



Mrs. Mari Greves



Mrs. Edri Geiger



Mr. Mark Stoker

GENERAL SERVICES

1300 Franklin Street • P.O. Box 5000 • Vancouver, WA 98666-5000
tel: [360] 397-2323 • fax: [360] 397-6027 • mobile: [360] 608-0187



proud past, promising future

CLARK COUNTY
WASHINGTON

Exhibit 14

Mr. Oliver Orjiako
Director of Community Planning
1300 Franklin Street, P.O. Box 9810
Vancouver, WA 98666-9810

7/24/2009

Dear Oliver,

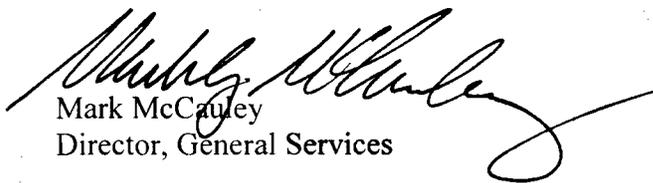
General Services plays a significant role in the construction, maintenance, and management of a large percentage of the of the county's capital facilities. As part of our management function, we have determined that we need to construct some new facilities and make a number of improvements to others. These improvements are listed below. Before these improvements can occur we must include them in the county's Capital Facilities Plan. We request your assistance in accomplishing that task. The Budget Office concurs with this request.

Identified potential improvements:

1. County railroad – make various track and related improvements. Estimated cost of these improvements is \$12,575,000.
2. Tri-Mountain Golf Course – make various driving range, course, and facility improvements. Estimated cost of these improvements is \$2,575,000.
3. Various county buildings and sites – complete energy conservation and renewable energy projects across a wide range of county facilities and sites. Estimated cost of these projects is \$85,000,000.

Thank you in advance for your assistance.

Sincerely,

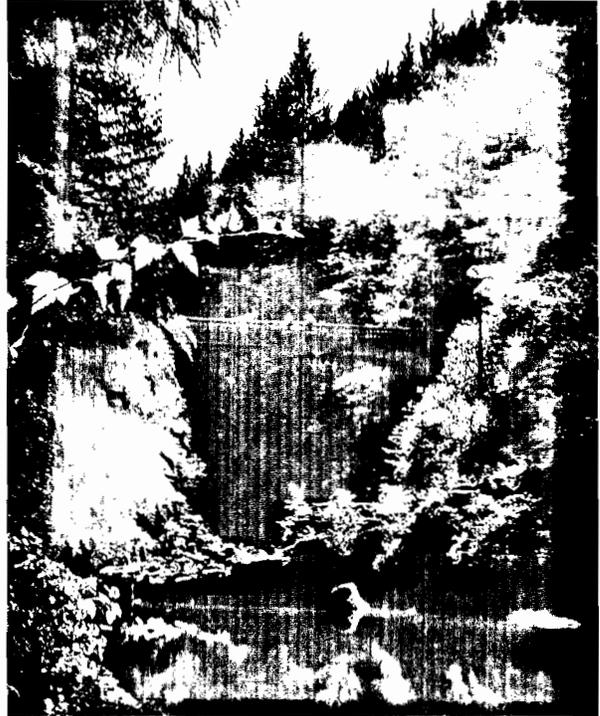

Mark McCauley
Director, General Services

MM/ll

B. Parks and Open Space

One of the Growth Management Act's 13 primary goals is to "Encourage the retention of open space and development of recreational opportunities, to conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks."

Clark County's standards and needs for parks and open space are outlined in Chapter 7 Parks, Recreation, and Open Space Element of the 20-Year Comprehensive Growth Management Plan, which also includes the capital facilities plan for parks¹. The capital facilities plan identifies individual acquisitions and development projects, as well as ongoing allocations for major capital repairs and improvements to existing parks. It also identifies anticipated funding sources for each project. The urban park component of the capital facilities plan is based on needs and adopted standards for residents of the



Vancouver urban growth boundary as of November 2006. The parks and open space program is summarized in the table below:

¹ The capital facilities plan referenced here is part of the Draft 2006 Comprehensive Parks, Recreation & Open Space Plan, with expected adoption in May 2007

Table 3 Comprehensive Parks, Recreation & Open Space Plan

Expenditures	Existing Needs¹	New Development	Total
Regional Facilities: Acquisition & Development			
Regional Parks ²	\$26,256,000	0	\$26,256,000
Trails	7,584,657	\$2,969,343	10,554,000
Conservation Areas	12,128,800	3,032,200	15,161,000
Special Facilities	7,200,000	1,800,000	9,000,000
Urban Parks Acquisition & Development ³	58,044,836	36,070,164	94,115,000
Park Improvements & Repair	4,666,000	0	4,666,000
Planning	925,600	231,400	1,157,000
Total Expenditures	\$116,805,893	\$44,103,107	\$160,909,000
Resources			
REET	\$25,745,600	\$6,436,400	\$32,182,000
Grant Revenues	11,072,000	2,768,000	13,840,000
Donations and Partnerships	368,000	92,000	460,000
Conservation Futures/Areas	10,032,440	2,508,110	12,540,550
Park Impact Fees (Acq. and Dev.) ³	8,905,057	27,888,367	36,793,424
County Local Share (Acq)	2,950,000	0	2,950,000
New Regional Park Funding (Acq. and Dev.) ⁴	26,256,000	0	26,256,000
New Regional Trail Funding (Acq. and Dev.) ⁵	10,554,000	2,620,450	13,174,450
Total Resources	\$95,883,097	\$42,313,327	\$138,196,424

Source: Draft 2006 Comprehensive Parks, Recreation & Open Space Plan 2006-2012

¹ Expenditures and Revenues for existing and new development are based on adopted standards, where applicable, or are weighted based on the relative contribution of existing and new residents to the 2012 expected population.

² Estimated expenditures for urban parkland assume acquisition and development of sufficient parkland to meet current deficits and 2012 needs and revenues and expenditure values for the Greater Clark Parks District current as of December 2006.

³ The Park Impact Fee revenues shown here assume rate updates pursuant to Clark County Code CCC 12.65.098.

⁴ An additional funding source for regional park acquisition and development is needed to meet current and future need, based on adopted standards. Regional park acquisition and development projects necessary to meet the needs of new development have not been included here due to the size of existing parkland deficits and the lack of a dedicated funding source.

⁵ An additional funding source for regional trail acquisition and development is needed to allow completion of projects outlined as part of the regional trail system envisioned in the Clark County Regional Trail & Bikeways System Plan.

A more specific plan for 2009-2010 park development is provided in the table below:

Park Name	2009			2009 Total	2010			2010 Total
	REET	PIF	Grant		REET	PIF	Grant	
Bozco	\$ 64,538	\$ 92,092		\$ 156,630	\$ 781,269	\$ 4,116		\$ 785,385
Covington		\$ 107,714		\$ 107,714		\$ 25,968		\$ 25,968
Dogwood				\$ -	\$ 93,759			\$ 93,759
East Minnehaha				\$ -	\$ 109,195			\$ 109,195
Eisenhower	\$ 565,815			\$ 565,815				\$ -
Jack Fazio (Lakeshore)	\$ 520,388	\$ 53,903		\$ 574,291				\$ -
Jorgenson Woods	\$ 5,127			\$ 5,127				\$ -
Kings Pond	\$ -	\$ 118,559		\$ 118,559				\$ -
LaLonde		\$ 92,750		\$ 92,750	\$ 631,400	\$ 16,014		\$ 647,414
Maple Crest		\$ 6,757		\$ 6,757				\$ -
North Sifton				\$ -	\$ 68,754	\$ 6,400		\$ 75,154
Oak Grove	\$ 2,597			\$ 2,597				\$ -
Salmon Creek				\$ -	\$ 28,325	\$ 1,485		\$ 29,810
D.C. Fisher (St. Johns)		\$ 84,400		\$ 84,400	\$ 417,551			\$ 417,551
Sgt Brad Crawford	\$ 15,032			\$ 15,032				\$ -
Stanton	\$ 84,337	\$ 6,126		\$ 90,463	\$ 15,000			\$ 15,000
Tiger Tree	\$ 467,903	\$ 65,355		\$ 533,258				\$ -
Vandervort	\$ 90,309	\$ 2,594		\$ 92,903	\$ 562,674			\$ 562,674
Vista Meadows	\$ -	\$ 122		\$ 122				\$ -
Fairground Community	\$ 2,398,743			\$ 2,398,743	\$ 1,119,365		\$ 300,000	\$ 1,419,365
Curtin Creek Community				\$ -		\$ 75,000		\$ 75,000
Hockinson Community	\$ 3,557,316		\$ 282,502	\$ 3,839,818				\$ -
Pacific Community	\$ 161,727		\$ 83,482	\$ 245,209				\$ -
Pleasant Valley Community				\$ -	\$ 5,562	\$ 1,119		\$ 6,681
H.B.Fuller Sports	\$ 17,680			\$ 17,680	\$ 124,600			\$ 124,600
Harmony Sports				\$ -	\$ 219,300			\$ 219,300
Hazel Dell Sports	\$ 50,000			\$ 50,000	\$ 3,200,200			\$ 3,200,200
ASEC (Lakeshore) Sports	\$ 227,521			\$ 227,521				\$ -
Laurin-Troxell Sports				\$ -	\$ 542,512			\$ 542,512
Trails			\$ 250,000	\$ 250,000			\$ 917,000	\$ 917,000
Column Total	\$ 8,229,033	\$ 630,372	\$ 615,984	\$ 9,475,389	\$ 7,919,466	\$ 130,102	\$ 1,217,000	\$ 9,266,568

Existing Needs and New Development:

As with roads, the use of impact fees as a funding source has been taken as an estimate of the effect of new development, as distinct from existing park needs. The parks capital facilities plan is envisioned as a first stage of a twenty-year acquisition and development program intended to meet the park and open space needs of the community. Needs associated with new development during that twenty-year period will be met as they arise, using, in part, impact fees as a funding source.

BOCC Action Needed:

To fully implement the plan outlined in Table 3, the Board of County Commissioners may establish a funding mechanism for the acquisition and development of regional parks and trails and update urban park impact fees.

Financial Impact Summary:

- General Purpose Resources Needed: none
- General Obligation Debt Needed: none
- Non-General Obligation Debt Needed: none

E. County Buildings & Other Facilities

Chapter 6 of the Comprehensive Growth Management Plan outlines the county's plans for new, expanded, and renovated facilities. These include the expansion of the downtown campus specifically the Law and Justice Center; development of the 78th Street/WSU Extension Service property; expansion of the 149th Street – Brush Prairie site; enhancement of the Clark County Center for Community Health campus, the Tri-Mountain Golf Course, and energy conservation/renewable energy projects across a wide range of county buildings and structures. The financial impacts of the projects falling within the 2007-2012 timeframe are summarized in Table 5 below:

Table 5: County Buildings & Other Facilities

Expenditures	Existing Needs	New Development	Total
Campus Expansion	\$0	\$150,000,000	\$150,000,000
149 th Street-Brush Prairie Building	0	10,000,000	10,000,000
78 th Street/WSU Extension Service property	0	5,000,000	5,000,000
VA/CCH Campus Enhancement	0	2,000,000	2,000,000
Tri-Mountain Golf Course	0	2,575,000	2,575,000
Energy conservation/renewable energy		85,000,000	85,000,000
Total Expenditures	0	\$254,575,000	\$254,575,000
Resources			
Earmarked Sources		\$2,575,000	2,575,000
General Obligation Bonds		252,000,000	252,000,000
Total Resources		\$254,575,000	\$254,575,000

Note: General Purpose Funding Needed identified as current capital fund balances.

Existing Needs and New Development:

The Comprehensive Growth Management Plan does not identify the portions of the building and facility program that are attributable to existing needs and to new development. In this presentation, the full amount is shown simply as "existing needs."

Existing needs include the carryover and completion of projects that began prior to 2007. New development includes:

1. expansion of the downtown campus: the expansion of the county's Law and Justice Center, additional courtrooms, jail space, administrative space and parking;
2. development of the 78th Street/WSU Extension Service property;
3. the enhancement of the Clark County Center for Community Health campus;
4. the construction of a new building at the Public Works 149th Street complex which will, at a minimum, house offices from the county's Sheriff, Community

Development, and Weed Management Departments and the WSU Cooperative Extension Office.

5. improvements associated with the county's Tri-Mountain Golf Course, and
6. energy conservation and renewable energy projects across a wide range of county facilities (including a potential biomass power plant)

BOCC Action Needed:

To execute this plan the Board of County Commissioners will need to implement the fund actions below:

Financial Impact Summary:

- General Purpose Revenue Needed: none
- General Obligation Debt Needed: \$254,575,000
- Non-General Obligation Debt Needed: none

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F. Summary

The table below consolidates the information presented in Tables 2 through 5:

Table 6 Summary of Expenditures & Earmarked Funding

Expenditures	Expenditures	Earmarked Sources	New Development
Transportation	\$176,232,000	\$99,960,000	\$76,272,000
Parks and Open Space	160,909,000	116,805,893	44,103,107
Stormwater Drainage & Water Quality	19,500,000	4,400,000	15,100,000
Wastewater Treatment	77,000,000	10,000,000	67,000,000
County Building & Other Facilities	252,000,000	252,000,000	0
Total	\$685,641,000	\$483,165,893	\$202,475,107

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The capital facilities program for all five facility types total \$685.6 million over the period from 2007 to 2012. Of this, \$483.1 million will be financed with the "earmarked" funding sources discussed above.

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BOCC Action Needed (Recap):

To implement the plan outlined in Table 6, the Board of County Commissioners will:

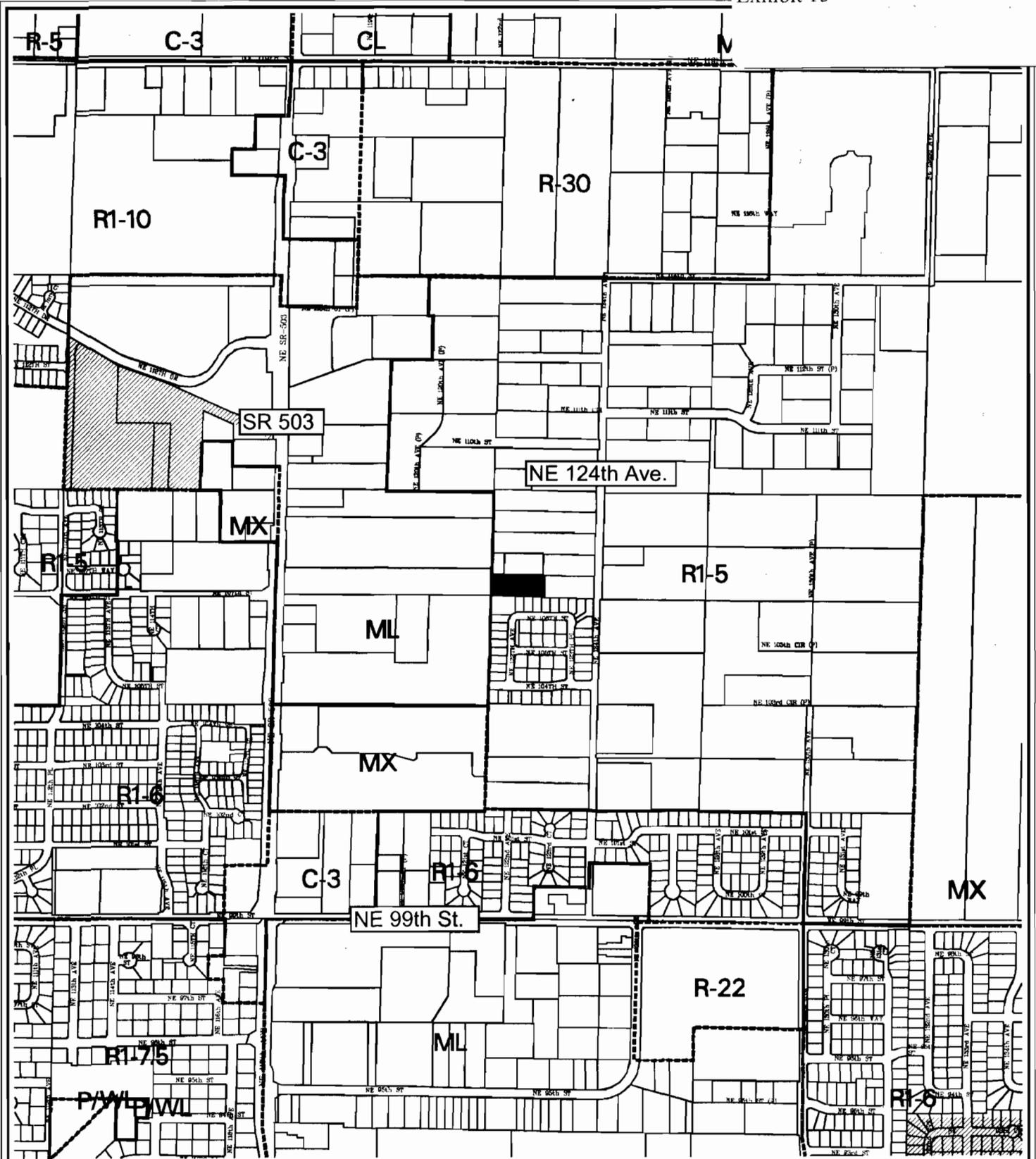
- Establish a funding mechanism for stormwater and water quality facilities, such as a county-wide utility

- Ensure that charges to the county's wholesale wastewater treatment customers are adequate to repay bonds issued to finance plant and system expansion.

Financial Impact Analysis (Totals):

- General Purpose Resources Needed: \$483.1 million
- General Obligation Debt Needed: \$0 none
- Non-General Obligation Debt Needed: \$67.0 million

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File # cpz2009-00012, SN 119885011

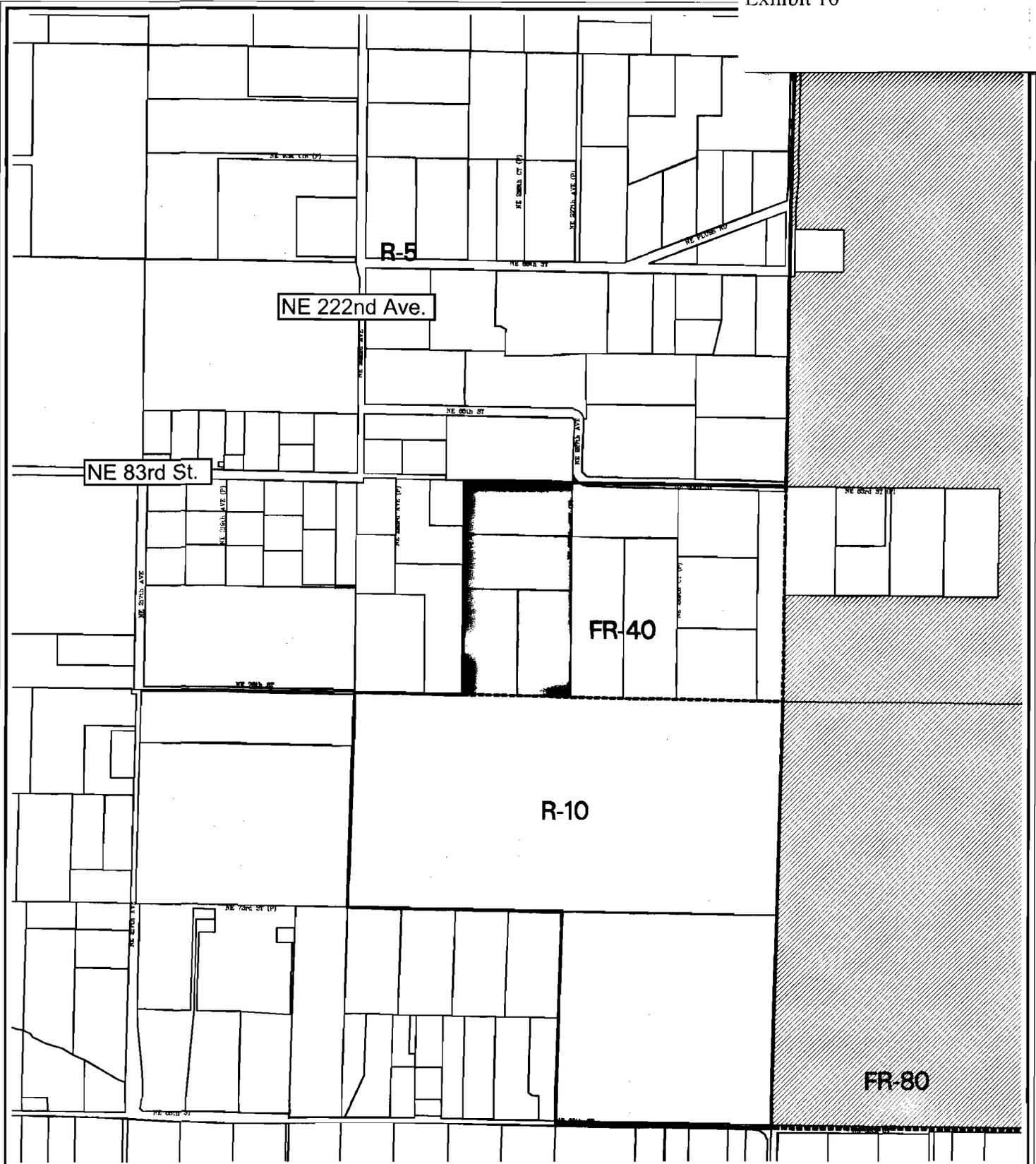
Location: T3N R2E SEC 34

Comp Plan Change/Rezzone/Text Change/Docket I

Owner: ROTSCHY MARILYN D



-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20



File # cpz2009-00013, SN 168243000 168278000 168279000 168280000

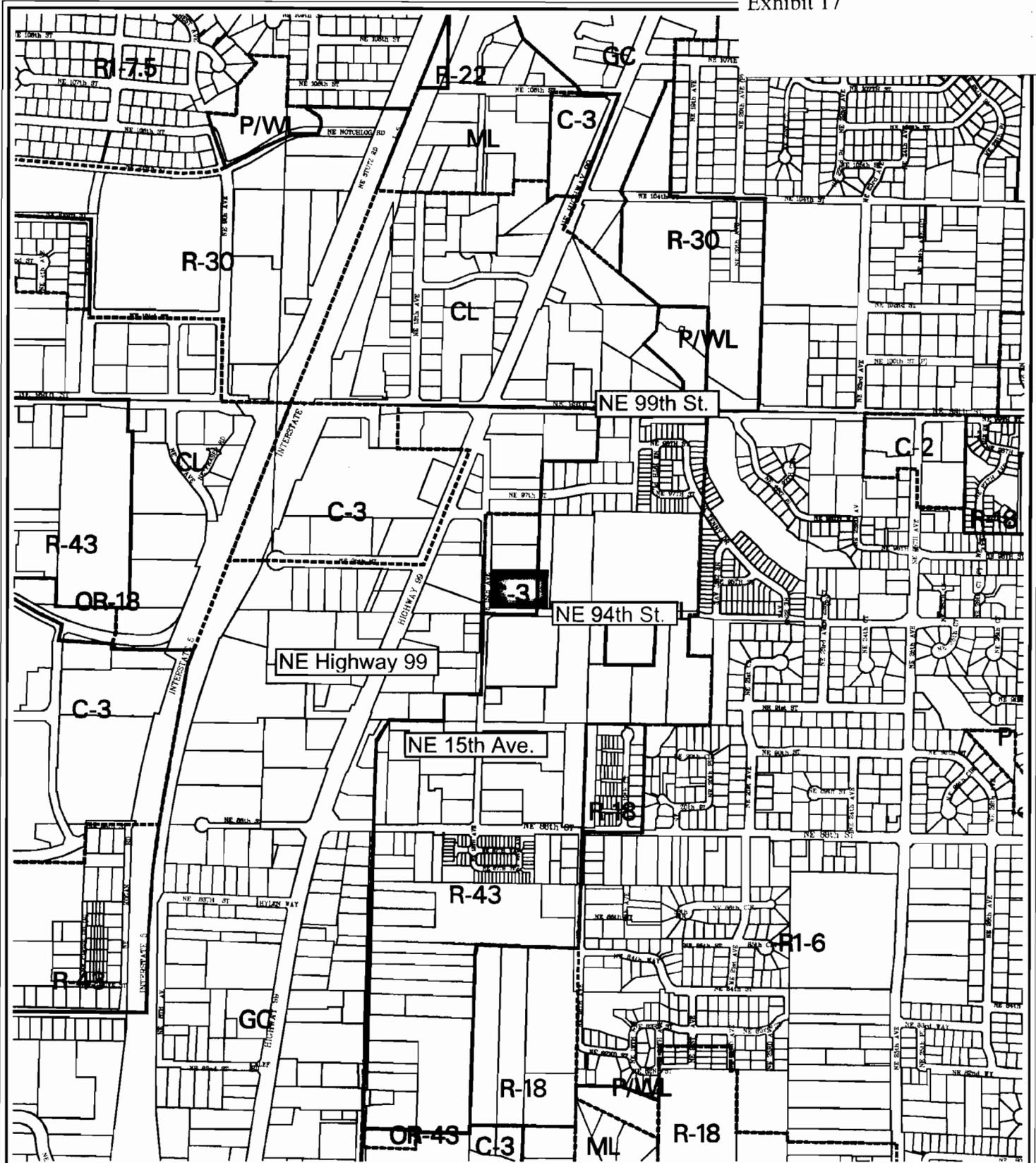
Location: T2N R3E SEC 04

Comp Plan Change/Rezzone/Text Change/Docket I

Owner: ROTSCHY MARILYN D

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20





File # cpz2009-00014, SN 145120000

Location: T2N R1E SEC 02

Comp Plan Change/Rezzone/Text Change/Docket I

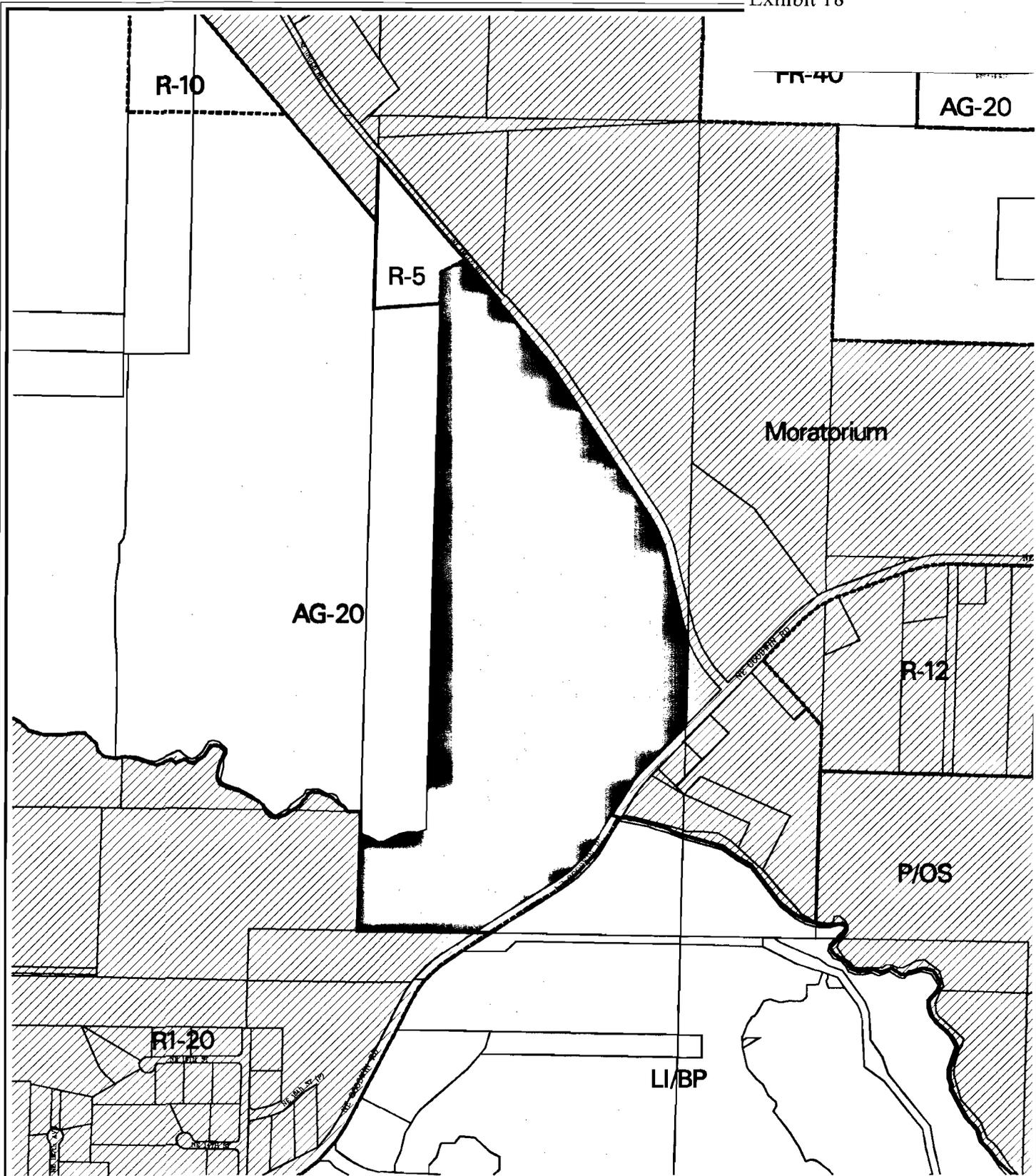


Ordinance 2009-00014, Product 1, 168



Owner: ROTSCHY MARILYN D

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20



File # cpz2009-00025, SN 172562000

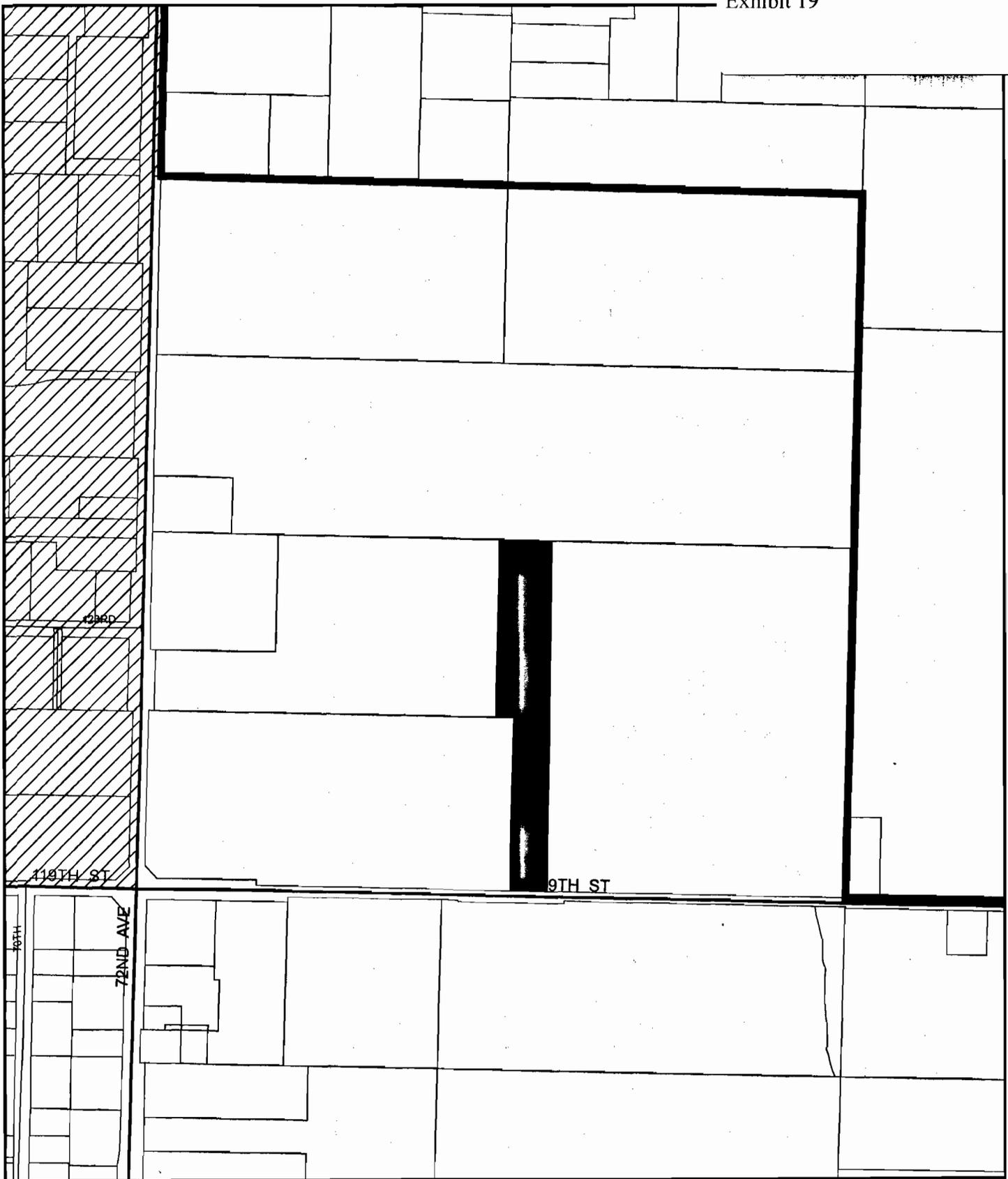
Location: T2N R3E SEC 20

Comp Plan Change/Rezone/Text Change/Docket I

Owner: WASER RAYMOND R

-  Subject Property
-  Zoning Boundary
-  Mining Combining District
-  Contingent Zoning
-  Urban Holding-10
-  Urban Holding-20





File # cpz2009-00027, Portion of SN 198634000

Location: T3N R2E SEC 19
Comp Plan Change/Rezzone/Text Change/Docket I

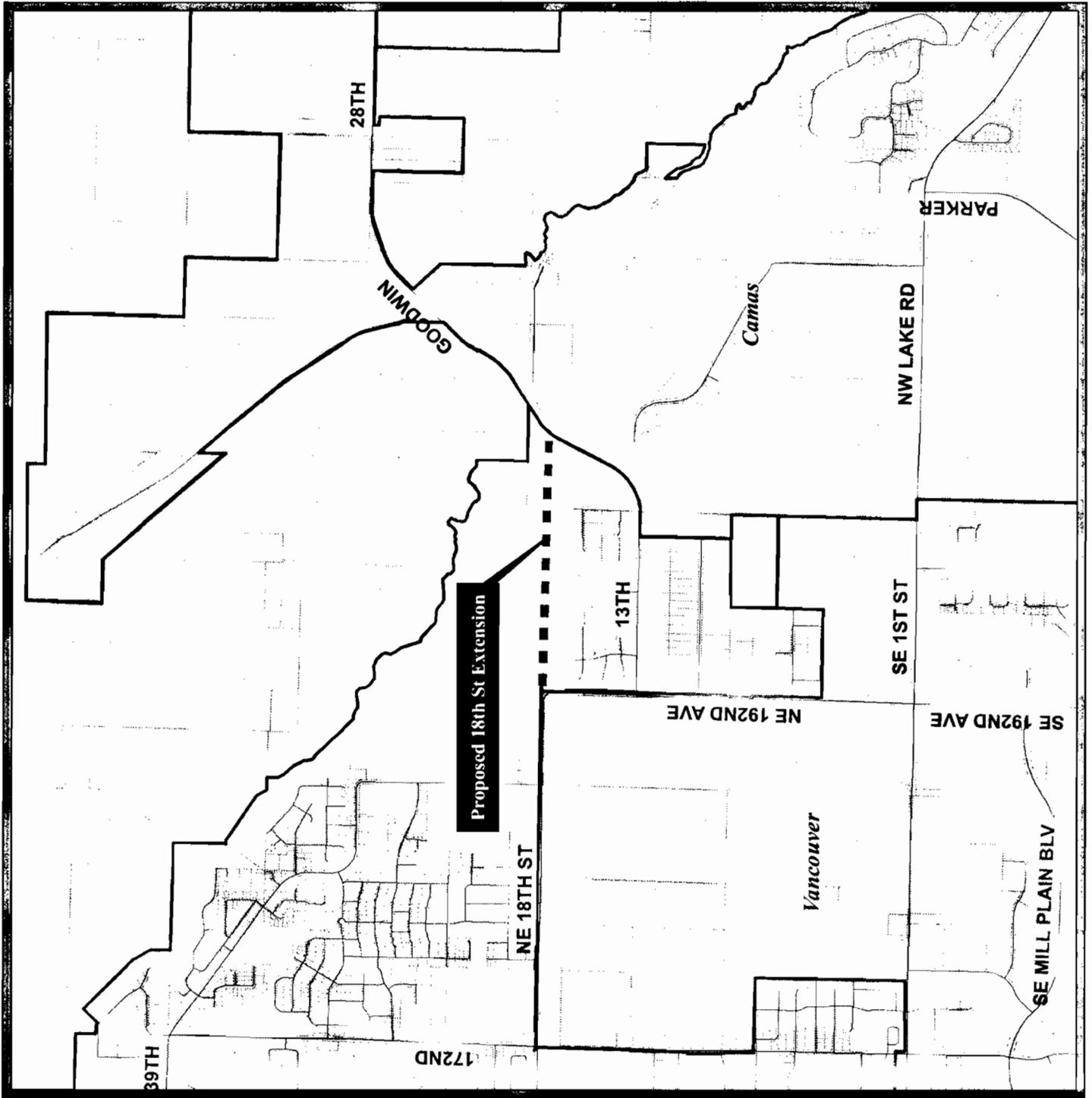


1 inch = 500 feet

-  Subject Parcel
-  Surface Mining Overlay District
-  Urban Holding - 10 (UH-10)
-  Urban Holding - 20 (UH-20)
-  Urban Holding - 40 (UH-40)
-  Urban Growth Boundary

Proposed 18th Street Extension

- Key
-  UGA boundary - Adopted 2007
 -  City limits
 -  Proposed Extension



The following language will be removed from Chapter 1 of the Clark County Comprehensive Plan and added to Chapter 13 of the Plan at page 13-2 excepting language with strikethroughs on this document.

Frequency of UGA Review and Expansions

~~1.1.17~~ RCW 36.70A.130 requires review of urban growth areas at least every ten years to accommodate the urban growth projected to occur for the succeeding twenty-year period and review of the comprehensive plans every seven years to ensure continued GMA compliance.

This plan does not contemplate a rolling 20-year supply of urban land. UGA boundary reviews and expansions based on a new planning horizon shall occur no more frequently than every five years.

With the following exceptions, UGA boundary reviews and expansions not based on a new planning horizon shall occur no more frequently than every three years:

- a) Expansions of 100 acres or less, limited to employment;
- b) Expansions necessary to implement and agricultural TDR program;
- c) Expansions necessary to complete road frontage or utility improvements on arterial roadways which straddle existing UGA boundary lines;
- d) Expansions of the Yacolt UGA based upon an adopted town capital facilities plan for providing public sewer;
- e) Expansion of the La Center UGA to replace any land approved as Cowlitz tribal trust or reservation.
- f) A UGA boundary following a public road shall be construed to encompass the entire right-of-way.

The following underlined language will be added to the Comprehensive Plan at page 13-2 with the page numbers continuing as shown.

Frequency of UGA Review and Expansions

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