

## NOTICE OF PUBLIC HEARING CLARK COUNTY COUNCIL

**NOTICE IS HEREBY GIVEN** that the Clark County Council will conduct a public hearing on **September 3, 2019, at 6:00 p.m.**, at the Public Services Center, 1300 Franklin Street, Hearing Room, 6<sup>th</sup> Floor, Vancouver, Washington to consider the following:

1. **CPZ2019-00010 School Public Facility Zoning Amendments:** A proposal to 1) repeal the Public Facility (PF) designation on the comprehensive plan and zoning maps for public school-owned properties, 2) establish the previous zoning designations, 3) update comprehensive plan designations to align with the zoning, and 4) revise development code for consistency with the map changes.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

2. **CPZ2019-00011 La Center School District Capital Facilities Plan:** A proposal to adopt the La Center School District Capital Facilities Plan and collect the recommended school impact fees.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

3. **CPZ2019-00020 Evergreen School District Capital Facilities Plan:** A proposal to adopt the Evergreen School District Capital Facilities Plan and collect the recommended school impact fees.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

4. **CPZ2019-00021 Hockinson School District Capital Facilities Plan:** A proposal to adopt the Hockinson School District Capital Facilities Plan and collect the recommended school impact fees.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

5. **CPZ2019-00022 Woodland School District Capital Facilities Plan:** A proposal to adopt the Woodland School District Capital Facilities Plan and collect the recommended school impact fees.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

6. **CPZ2019-00027 Ridgefield School District Impact Fee Change:** A proposal to collect increased Ridgefield School District school impact fees for new residential development under the school district's existing adopted Capital Facilities Plan. The proposal recommends a fee of \$10,100 effective in 2020 and \$11,290 effective in 2021 for new single family and multi-family residences.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

7. **CPZ2019-00030 Shoreline Master Program Periodic Review Public Participation Plan:** A proposal to adopt a public participation plan, including a

project timeline, to complete the Shoreline Master Program Periodic Review by June 30, 2020.

Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

- 8. CPZ2019-00014 Clark County Unified Development Code Amendments, CCC 40.370.010 (Sewerage Regulation) and CCC 40.210.010 (Resource and Rural Districts) as follows:**

<i>Code Section</i>	<i>Description</i>
<b>40.370.010</b>	<i>Amend Title 40.370.010 (Sewerage Regulations) to allow extension of sewer to serve schools in the rural area.</i>
<b>40.210.010</b>	<i>Amend Title 40.210.010 (Resource and Rural Districts) to allow new cemeteries as accessory to an existing church in the FR-40 zone.</i>

Staff Contact: [Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov) or (564) 397-4898

The staff report, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at <https://www.clark.wa.gov/community-planning/dockets>. Copies are also available at Clark County Community Planning, 1300 Franklin St., 3<sup>rd</sup> Floor, Vancouver. For other formats, contact the Clark County ADA Office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov), voice 564-397-2322, Relay 711 or 800-833-6388, Fax 564-397-6165.

Anyone wishing to give testimony at the hearing in regard to this matter should appear at the time and place stated above. Written testimony can be provided by e-mailing the clerk of the council at [Rebecca.Messinger@clark.wa.gov](mailto:Rebecca.Messinger@clark.wa.gov) or via US Postal Service to the Clark County Councilors, c/o Rebecca Messinger, PO Box 5000, Vancouver, WA 98666-5000. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the County Council before the hearing.



For other formats, contact  
the Clark County ADA Office

**Voice** 360.397.2322  
**Fax** 360.397.6165

**Relay** 711 or 800.833.6388  
**Email** [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

Approved as to Form only:

CLARK COUNTY COUNCIL

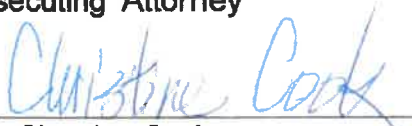


Clerk of the Board

Approved as to Form only:

ANTHONY F. GOLIK

Prosecuting Attorney

By: 

Christine Cook

Senior Deputy Prosecuting Attorney

**PLEASE PUBLISH:**

**Monday, August 19, 2019**

**Please Bill:**

Clark County Community Planning  
Attn: Sonja Wiser, Program Assistant  
P. O. Box 9810  
Vancouver, WA 98666-9810

**Columbian Account 70914**



## CLARK COUNTY WASHINGTON

### COMMUNITY PLANNING

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#### Staff Report

TO: Clark County Planning Commission

FROM: Oliver Orjiako, Director *DO*

PREPARED BY: Jenna Kay, Planner II

DATE: July 18, 2019

SUBJECT: CPZ2019-00021 Hockinson School District Capital Facilities Plan 2019-2025

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#### PROPOSED ACTION

The Hockinson School District Board of Directors has modified its capital facilities plan. The district is requesting that Clark County formally adopt the plan by reference in the 20-year Clark County Comprehensive Growth Management Plan and collect the recommended school impact fees.

#### BACKGROUND

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

The minimum requirements of a school district's capital facilities plan are defined in RCW 36.70A.070(3) and Clark County Code (CCC) 40.620.030(A). A school district requesting impact fees shall submit to the county, and update at least every four (4) years, a capital facilities plan adopted by the school board and consisting of the following elements:

- A standards of service description,
- An inventory of existing facilities,
- A forecast of future needs,
- Proposed locations and capacities of expanded or new facilities,
- A six-year financing plan, and,
- Application of the impact fee formula set out in CCC 40.620.040.

School district capital facility plans typically include multiple funding sources: "Depending on district eligibility, districts pay for a portion of the costs of capital facilities with funds provided by the State of Washington through the Common School Construction Fund. The remaining capital expenses must be raised locally, through the passage of bond levies (which raise the property taxes of all residential property owners within a particular district) and/or impact fees (which apply to new residential construction with the district)." [2016 Plan, pp. 233-234].

The Hockinson School District Board of Directors adopted a modified capital facilities plan on March 25, 2019. A copy of Resolution 18-19-11 and the updated plan with impact fee calculations are attached as Exhibits A and B, respectively. The School District Board of Directors recommends that Clark County formally adopt the plan and collect school impact fees as follows:

	Existing Fee	Proposed Fee	% Change
Single Family Residence	\$6,080	\$7,790	+28%
Multi Family Residence	\$2,781	\$3,434	+23%

### **SUMMARY OF COMMENTS RECEIVED**

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

### **SUMMARY OF PUBLIC PROCESS**

The school district published a Notice of Determination of Non-Significance under SEPA in the Columbian newspaper on March 9 and March 10, 2019. Sixty-day notification was sent to the Department of Commerce on June 6, 2019 under RCW 36.70A.106. The Planning Commission held a work session on June 20, 2019. A legal notice was published for the July 18, 2019 Planning Commission hearing.

### **APPLICABLE CRITERIA, EVALUATION, AND FINDINGS**

**Criterion A: The Plan Amendment Procedures in CCC 40.560.010(M)(1) states the county shall review capital facilities plan and updates at a minimum every four (4) years in Type IV public hearings for those facilities subject to county jurisdiction. In updating capital facilities plans, policies and procedures, the county must determine that these updates are consistent with applicable provisions of the GMA and WAC, and policies and implementation measures of the comprehensive plan, and in conformance with the purposes and intent of the applicable interjurisdictional agreements.**

#### *Growth Management Act (GMA)*

The GMA goals set the general direction for the county in adopting its framework plan and comprehensive plan policies. The GMA lists thirteen overall goals in RCW 36.70A.020 plus the shoreline goal added in RCW 36.70A.480(1). The goals are not listed in order of priority. The GMA goals that apply to the proposed action are the following:

- Goal 1. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- Goal 12. Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

RCW 36.70A.070(3) and WAC 365-196-415 describe the mandatory requirements of the capital facilities element in the comprehensive plan including an inventory of existing facilities, a forecast of future needs, the proposed locations and capacities of expanded or new facilities, and at least a six-year financing plan.

RCW 82.02.050, 82.02.110 and WAC 365-196-850 authorize counties planning under the Growth Management Act to impose impact fees as part of the financing for public facilities, including school facilities. The elements of these statutes that apply to this proposal include:

- RCW 82.02.050(2) and WAC 365-196-850(1): Counties, cities, and towns that are required or choose to plan under RCW 36.70A.040 are authorized to impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.
- RCW 82.02.050(4) and WAC 365-196-850(2): The impact fees: (a) shall only be imposed for system improvements that are reasonably related to the new development; (b) shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development; and (c) shall be used for system improvements that will reasonably benefit the new development.
- RCW 82.02.050(5)(a) and WAC 365-196-850(4): Capital facilities for which impact fees will be imposed must have been addressed in a capital facilities plan element which identifies: (a) deficiencies in public facilities serving existing development and the means by which existing deficiencies will be eliminated within a reasonable period of time; (b) additional demands placed on existing public facilities by new development; and (c) additional public facility improvements required to serve new development.

Finding: The Hockinson School District primarily serves a rural area. The plan identifies current and planned facility locations, which are located either in the rural center of Hockinson or the surrounding rural land. Due to the rural nature of the school district, the facility locations are consistent with Goal 1.

Finding: The capital facilities plan identifies future needs to provide the school district's standard of service, consistent with Goal 12.

Finding: The Hockinson School District capital facilities plan includes the required elements and information listed in RCW 36.70A.070(3) and WAC 365-196-415 and is consistent with the land use and capital facilities elements of the comprehensive plan.

Finding: Bond proceeds and impact fees make up the primary funding sources in the Hockinson School District capital facilities financing plan. The plan does not rely solely on impact fees and is consistent with RCW 82.02.050(2) and WAC 365-196-850(1).

Finding: The school district capital facilities plan calculated impact fees in accordance with the local jurisdictions' formula (see Appendix A in the capital facilities plan), which is based on school facility costs to serve new growth. The proposed impact fees are based on the district's cost per dwelling unit for the improvements identified in the plan to serve new development. Credits have 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 owner of the dwelling unit.

Since the design of the impact fee formula takes into account the share of the costs of system improvements that are reasonably related to the new development, and the formula was applied correctly, then the impact fees are consistent with RCW 82.02.050(4) and WAC 365-196-850(2).

Finding: The proposed impact fees are calculated based on planned improvements and facility needs as identified in the capital facilities plan, consistent with WAC 365-196-850(4) and RCW 82.02.050(5)(a).

### *Community Framework Plan*

The Community Framework Plan (Framework Plan) provides guidance to local jurisdictions on regional land use and service issues. The Framework Plan encourages growth in centers, urban and rural, with each center separate and distinct from the others. The centers are oriented and developed around neighborhoods to allow residents to easily move through and to feel comfortable within areas that create a distinct sense of place and community. The Community Framework Plan policies applicable to this proposal include the following:

- 6.1.0 Major public and private expenditures on facilities and services (including libraries, schools, fire stations, police, parks and recreation) are to be encouraged first in urban and rural centers. [Framework Plan, p. 18].
- 6.1.1 Establish level-of-service standards for capital facilities in urban and rural areas. [Framework Plan, p. 18].
- 6.1.2 Coordinate with service providers to identify the land and facility requirements of each and ensure that sufficient land is provided in urban and rural areas to accommodate these uses. [Framework Plan, p. 18].

Finding: The Hockinson School District primarily serves a rural area. The capital facilities plan identifies current and planned facility locations, which are located either in the rural center of Hockinson or the surrounding rural area. Due to the rural nature of the school district, the facility locations are consistent with policy 6.1.0.

Finding: The capital facilities plan identifies level of service standards for each type of school, consistent with policy 6.1.1.

Finding: The capital facilities plan identifies facility and land needs to accommodate forecasted growth, consistent with policy 6.1.2.

### *Countywide Planning Policies*

The GMA, under RCW 36.70A.210, requires counties and cities to collaboratively develop Countywide Planning Policies (CWPP) to govern the development of comprehensive plans. The WAC 365-196-305(1) defines “the primary purpose of CWPP is to ensure consistency between comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of the CWPP is to facilitate the transformation of local governance in the urban growth areas, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties.” The Countywide Planning Policies applicable to this proposal include the following:

- 6.0.2 Plans for providing public facilities and services shall be coordinated with plans for designation of urban growth areas, rural uses and for the transition of undeveloped land to urban uses. [2016 Plan, p. 182].
- 6.0.8 General and special purpose districts should consider the establishment of impact fees as a method of financing public facilities required to support new development. [2016 Plan, p. 183].
- 10.1.1 The county and each city shall give full consideration to the importance of school facilities and encourage development of sustainable learning environments through the adoption and implementation of county and city comprehensive land use plan policies and development regulations. [2016 Plan, p. 237].
- 10.1.6 Encourage jurisdictions to cooperate in planning and permitting school facilities through land use policies and regulations that minimize the financial burden associated with developing school facilities. [2016 Plan, p. 238].

The capital facilities plan states: “The District’s projected enrollment is based upon a demographic study conducted by E.D. Hovee & Company, LLC. These projections include additional population and residential growth, demographic patterns, birth rates, and grade-to-grade enrollment changes. The enrollment forecast is district-wide and is consistent with the land use policies and plans that have been adopted by Clark County.”

Finding: The enrollment forecast was completed considering growth data and tools, consistent with CWPP 6.0.2.

Finding: The financing plan includes school impact fees as one element of financing capital facilities that will support new development, consistent with CWPP 6.0.8.

Finding: The capital facilities plan identifies school facility needs based on growth projections for the district and consistent with the school district’s service standards. This proposal to request adoption of the updated capital facilities plan into the county comprehensive land use plan would be in alignment with CWPP 10.1.1.

Finding: The school district’s financing plan includes secured impact fees and unsecured funds based on forecasted bonds, state match, and impact fees from new development. The finance plan is consistent with CWPP 10.1.6.

### *Clark County Comprehensive Growth Management Plan 2015-2035 (2016 Plan)*

The 20-year Comprehensive Growth Management Plan contains many policies that guide schools. The most relevant goals and policies applicable to this application are as follows:

“Goal: Require new development that places added demands on school facilities to pay a portion of the cost for school facilities through impact fees or other alternative mechanisms authorized by State Law.

- 10.5.1 Provide for the use of School Impact Fees as a funding source for school capital facilities.
- 10.5.2 Capital Facilities Plans for school districts of Vancouver, Evergreen, Battle Ground, Camas, Washougal, Ridgefield, Hockinson, Hockinson and Green Mountain shall be adopted by reference through the adoption of the 20-Year Comprehensive Plan.” [2016 Plan, p. 240].



Finding: The school district's capital facilities finance plan includes school impact fees as one funding source for capital improvements, consistent with policy 10.5.1.

Finding: This proposal is to request adoption by reference of the Hockinson School District Capital Facilities Plan into the 20-year Comprehensive Plan, consistent with policy 10.5.2.

Conclusion: The proposal meets criterion A.

**Criterion B: The planning commission shall review a school district's capital facilities plan or plan update in accordance with the provisions of CCC 40.620.030(B). The code specifies that the planning commission shall consider:**

- **Whether the district's forecasting system for enrollment projections appears reasonable and reliable; and**
- **Whether the anticipated level of state and voter-approved funding appears reasonable and historically reliable; and**
- **Whether the standard of service set by the district is reasonably consistent with standards set by other school districts in communities of similar socioeconomic profile; and**
- **Whether the district appropriately applied the formula set out in CCC 40.620.040.**

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

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

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

Finding: Appendix A of the Hockinson School District capital facilities plan shows the calculations of the school impact fees. The district appropriately applied the formula set out in CCC 40.620.040 during this 2019 review cycle. The calculations show the impact fees are based on calculations of children per household by housing type. For this analysis, this is the acceptable method for projected school facilities with all costs resulting in an impact fee amount per unit by housing type. School impact fees are not assessed on commercial and industrial development. Based on the formula in CCC 40.620.040, the maximum allowable fee amounts for the Hockinson School District are \$7,791.83 for single-family and \$3,434.42 for multi-family residences. The proposed fees of \$7,790 for single-family and \$3,434 for multi-family are within these limits.

Conclusion: The proposal meets criterion B.

## **RECOMMENDATION AND CONCLUSIONS**

Based on the information provided, and the analysis presented in this report, staff recommends the Planning Commission forward a recommendation of **APPROVAL** to the Clark County Council of the proposed Hockinson School District Capital Facilities Plan and impact fees of \$7,790 for single family and \$3,434 for multi-family.

## RECOMMENDATION SUMMARY

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

COMPLIANCE WITH APPLICABLE CRITERIA		
Criteria Met?		
	Staff Report Findings	Planning Commission Findings
<b>Criteria for Proposed Changes</b>		
A. Consistency with the GMA and the Clark County Comprehensive Plan per CCC 40.560.010.M.1	Yes	
B. Consistency with CCC 40.620.030 School Impact Fee – Capital Facilities Plan	Yes	
<b>Recommendation:</b>	<b>Approval</b>	



**HOCKINSON SCHOOL DISTRICT #98  
RESOLUTION 18-19-11  
Adoption of the 2019-2025 Capital Facilities Plan and  
School Impact Fees**

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

**WHEREAS**, public schools are one of the public services that Clark County and the City of Battle Ground 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 enrollment and the need to 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

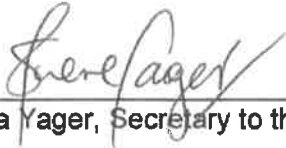
**WHEREAS**, the GMA authorizes Clark County and the City of Battle Ground to collect school impact fees from residential development in accordance with the GMA, the Comprehensive Land Use Plan and the District's Capital Facility Plan to ensure school facilities will be available to serve new growth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

**THEREFORE, BE IT RESOLVED** that the 2019-2025 Hockinson School District Capital Facilities Plan (CFP) is hereby adopted.

**BE IT FURTHER RESOLVED** that the District respectfully requests that Clark County and City of Battle Ground adopt the 2019-2025 Hockinson School District Capital Facilities Plan for incorporation into the Comprehensive Land Use Plan and collect school impact fees in the amount of \$ 7,790 per single family home and \$3,434 per multi family home.

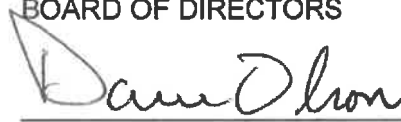
ADOPTED THIS 25<sup>th</sup> day of March, 2019

ATTEST:



Sandra Yager, Secretary to the Board

HOCKINSON SCHOOL DISTRICT #98  
BOARD OF DIRECTORS



Dave Olson, Chairperson

Gordon Smith, Director



Greg Gospe, Director



Kathy Nordberg, Director



Steve Nylund, Director

**HOCKINSON SCHOOL DISTRICT No. 98  
CAPITAL FACILITIES PLAN  
2019-2025**

**BOARD OF DIRECTORS**

Dave Olson, Chair  
Gordon Smith, Vice Chair  
Greg Gospe  
Kathy Nordberg  
Steve Nylund

**SUPERINTENDENT**

Sandra Yager

**Adopted by the Hockinson School Board of Directors  
March 25, 2019**

## **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”) and City of Battle Ground with a schedule and financing plan for capital improvements over the next six years (2019-2025).

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, City of Battle Ground and areas of \*Brush Prairie and the Vancouver Urban Growth Area. It is bordered by four other districts - Evergreen, Battle Ground, Washougal and Camas School Districts. Because of its rural location, there are just a handful of local businesses and no industrial areas within the school district boundaries.

The district serves a population of 1,914 students in grades K-12 as of October 2018. The district consists of an elementary school grades K-5, a middle school grades 6-8, and the high school grades 9-12. All three 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, our elementary school has exceeded its capacity for housing our current student enrollment. We have room in our middle and high schools. Any additional growth at the elementary level will require the district to acquire portable classrooms, remodel, or build new facilities.
- ESSB6362 adopted March 8, 2018 by the WA State Legislators states that beginning September 1, 2019, funding for average K-3 class sizes (17:1) in this subsection may be provided only to the extent of, and proportionate to, the school district's demonstrated actual class size in grades K-3, up to the funded class sizes. The average class size includes homeroom teachers, music and art teachers, a percentage of special education teachers to reach an average of 17:1. With this formula the District calculates approximate 20 students per homeroom. The reduction in class sizes to an average of 17:1 has requires additional facilities, which have not been funded. Based on current enrollment, the District has added 8 portable classrooms to accommodate smaller class sizes.
- 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 occurs, the District will need to construct new facilities. The District will need to build another elementary school. Sometime in the future the District also will need 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. Additional growth and class size reductions would require adding facilities.
- 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-3 is targeted not to exceed an average of 20 students per class.
- Class size for grades 4-5 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.

### **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, drama, 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 28 students in the core classrooms with the exception of PE, drama, 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, and 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 one elementary school, one middle school and one high school. The elementary school accommodates grades K-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 2018 Enrollment	Teaching Stations*	Permanent Capacity**	Portables***
Hockinson Elementary K-5	20000 NW 164 <sup>th</sup> St. Brush Prairie, WA 98606	77,894	839	26	598	10 (2 classrooms per portable)

\* 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 2018 Enrollment	Teaching Stations*	Permanent Capacity**	Portables***
Hockinson Middle School 6-8 (NEW)	15916 NE 182nd Ave. Brush Prairie, WA 98606	86,252	479	24	550	0

\* Rooms such as the music room, special education 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 2018 Enrollment	Teaching Stations*	Permanent Capacity**	Portables***
Hockinson High School 9-12	16819 NE 159th St. Brush Prairie, WA 98606	158,672	596	29	690	2 (Preschool and 18-21 program)

\* 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.

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

## **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**

<b>Building</b>	<b>Building Area (Square Feet)</b>	<b>Site Location</b>
Maintenance Building District Office  Maintenance/Tech Storage	4,000 8,935	Elementary School (old portable)

\* 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. The District is considering selling it and purchasing a different parcel located in the south area of the district where the greatest growth is taking place. However if a suitable site is not located the south area the District will move forward with building and elementary school on the existing land.

## SECTION 4 STUDENT ENROLLMENT PROJECTIONS

### A. Projected Student Enrollment 2019-2025

The District's projected enrollment is based upon a demographic study conducted by E.D. Hovee & Company, LLC. These projections include additional population and residential growth, demographic patterns, birth rates, and grade-to-grade enrollment changes. 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**

Grade	2018	2019	2020	2021	2022	2023	2024	2025
K-5	839	875	899	947	949	969	957	938
6-8	479	489	513	510	554	548	603	616
9-12	596	605	619	660	680	724	719	762
T*	1,914	1,969	2,031	2,117	2,183	2,241	2,279	2,316

\*Forecasts may vary from actual condition, 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. The improvements that must be built to serve growth are derived by subtracting the existing capacity from 2025 enrollment and then determining the number of classrooms or schools that must be built to serve the 2025 enrollment.

The following table shows the 2025 facility needs.

**Table 6 - Facility Needs**

Facility	Existing Capacity	2025 Forecast Enrollment	Facility Needs*
Elementary (K-5)	598	938	340
Middle (6-8)	550	616	66
High (9-12)	690	762	72
<b>Total</b>	<b>1,791</b>	<b>2,316</b>	<b>478</b>

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

As reflected above, the District needs to add capacity for 340 elementary school students, 66 middle school students, and 72 high school students to serve the six year forecast growth.

## B. Six Year Facility Improvements

In 2008, the District acquired 35 acres of undeveloped property to expand current facilities to accommodate student growth. The District will construct a new elementary school on the property that was acquired or on a different parcel in the south end of the district where the growth is taking place, to serve forecast growth at the elementary level. The new elementary school will serve an additional 350 students.

In 2015 the District passed a bond to construct a replacement middle school. The middle school can serve 550 students, which is enough capacity to serve both the currently enrolled 479 students and the additional 71 students forecast from growth. The high school can serve 690 students, which is enough capacity to serve both the currently enrolled 596 students and an additional 94 students forecast from growth. The middle and high school will need to be closely monitored.

The follow table shows the six year facility improvements the District plans on constructing.

**Table 7 - Planned Facility Improvements**

<b>Project Description</b>	<b>Capacity</b>	<b>Estimated Cost*</b>	<b>Added Capacity to Serve Growth**</b>	<b>Cost for Added Capacity to Serve Growth***</b>
New Elementary School	350	\$19,819,800	109	\$6,171,886

\* The cost to construct the K-5 building is an estimate based on 120 sq. ft. per student, \$363 a sq. ft. and 30% soft.

\*\* The capacity that will be available to serve growth with the construction of a new 350 student K-5 school is calculated by adding the current capacity (598) plus the added capacity (350) and subtracting the current enrollment (839).

\*\*\* 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 District's current capacity, its educational programs, standard of service and enrollment forecast was 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 Districts 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.

## SECTION 6 CAPITAL FACILITIES FINANCING PLAN

The District will finance the improvements with secured and unsecured funds that are available for capital projects. The following table identifies the cost for the improvements and the secured and unsecured financing.

**Table 8 - Capital Facilities Financing Plan**

Project	Total Cost	Secured Financing		Unsecured Financing*		
		Bonds	Impact fees	Bonds	State Match	Impact Fees
Construct new elementary	\$19,819,800	0	\$700,000	\$16,795,800	\$0	\$2,324,000

\* 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.

### A. 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 will need to pass a bond to finance the construction of a new elementary and to modernize the current elementary school.

#### 2. State Funding Assistance

State funding assistance 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 funding assistance for specific capital projects based on a prioritization system.

#### 3. Impact Fees

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time plats are approved or building permits are issued. In 2014, the district collected \$129,932 from 22 permit impact fees. In 2018, \$717,440 in impact fees were collected from 118 permits, a confirmation of the increased housing construction in the Hockinson area. The impact fees may be used to pay a portion of the costs for a new elementary school and for portables.

## **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, and the County school impact fee formula.

### **C. Proposed Hockinson School District Impact Fee Schedule**

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

Single Family:	\$ 7,790
Multi-Family:	\$ 3,434



## Hockinson School District 2019 School Impact Fee

## APPENDIX A

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

### Single Family Residence:

Elementary	Middle School	High School
\$19,819,800.00	\$0.00	\$0.00
350	600	0
\$56,628.00	\$0.00	\$0.00
0.423	0.223	0.197
<b>\$23,953.64</b>	<b>\$0.00</b>	<b>\$0.00</b>
\$225.97	\$225.97	\$225.97
90.00	117.00	130.00
63.57%	63.57%	63.57%
\$5,468.72	\$0.00	\$0.00
<b>\$18,484.92</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>\$18,484.92</b>		

Formula
Facility Cost
Additional Capacity
Cost per Student (CS)
Student Factor (SF)
<b>CS x SF</b>
Boeck Index
OSPI Sq Ft
State Match Eligibility %
State Match Credit (SM)
<b>CS x SF - SM</b>
<b>Cost per Single Family Residence</b>

0.00395	Average Interest Rate
0.040209559	Tax Credit Numerator
0.004108828	Tax Credit Denominator
9.786138967	Tax Credit Multiplier (TCM)
\$480,893.76	Average Assessed Value (AAV)
4706093.16	TCM x AAV
0.00198	Tax Levy Rate (TLR)
<b>\$9,318.06</b>	<b>TCM x AAV x TLR = (TC)</b>
<b>\$9,166.86</b>	<b>Cost per Single Family Residence - Tax Credit</b>

\$1,375.03	15% reduction (A)
\$7,791.83	Calculated Single Family Fee Amount
<b>\$7,790</b>	<b>RECOMMENDED FEE AMOUNT</b>

### Multi-Family Residence:

Elementary	Middle School	High School
\$19,819,800.00	\$0.00	\$0.00
350	600	0
\$56,628.00	\$0.00	\$0.00
0.165	0.089	0.087
<b>\$9,343.62</b>	<b>\$0.00</b>	<b>\$0.00</b>
\$225.97	\$225.97	\$200.40
90.00	117.00	130.00
63.57%	63.57%	63.57%
\$2,133.19	\$0.00	\$0.00
<b>\$7,210.43</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>\$7,210.43</b>		

Formula
Facility Cost
Additional Capacity
Cost per Student (CS)
Student Factor (SF)
<b>CS x SF</b>
Boeck Index
OSPI Sq Ft
State Match Eligibility %
State Match Credit (SM)
<b>CS x SF - SM</b>
<b>Cost per Multi-Family Residence</b>

0.00395	Average Interest Rate
0.040209559	Tax Credit Numerator
0.004108828	Tax Credit Denominator
9.786138967	Tax Credit Multiplier (TCM)
\$163,596.58	Average Assessed Value (AAV)
1600978.87	TCM x AAV
0.00198	Tax Levy Rate (TLR)
<b>\$3,169.94</b>	<b>TCM x AAV x TLR = (TC)</b>
<b>\$4,040.49</b>	<b>Cost per Multi-Family Residence - Tax Credit</b>

\$606.07	15% reduction (A)
\$3,434.42	Calculated Multi-Family Fee Amount
<b>\$3,434</b>	<b>RECOMMENDED FEE AMOUNT</b>

**MARNIE ALLEN**  
**ESD 112 ATTORNEY**  
LEGAL SOLUTIONS FOR SCHOOLS

March 11, 2019

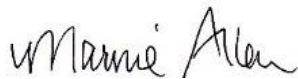
Jenna Kay  
Clark County  
Department of Community Planning  
P.O. Box 9810  
Vancouver, WA 98666-9810

Dear Ms. Kay:

On behalf of the Hockinson School District, enclosed are a Determination of Non-Significance ("DNS") and an Environmental Checklist for the adoption of the 2019-2025 Capital Facilities Plan of the Hockinson School District No. 98.

The comment period on the DNS expires at 4pm, on March 25, 2019. The Board is scheduled to adopt the Capital Facilities Plan and impact fees on March 25, 2019. We will forward you a copy of the Plan and impact fees that the Board adopts. Please call if you have questions. Thank you.

Sincerely,



Marnie Allen

c: Sandra Yager, Superintendent, Hockinson School District

ec

Enclosures

## **DETERMINATION OF NONSIGNIFICANCE**

Issued with a 14 day comment period

### **Description of Proposal:**

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

1. The adoption of the Hockinson School District's Capital Facilities Plan 2019-2025 by the Hockinson School District No. 98 for the purposes of planning for the facilities needs of the District; and
2. The amendment of the Clark County Comprehensive Plan to include the Hockinson School District's Capital Facilities Plan 2019-2025 as part of the Capital Facilities Element of the County Comprehensive Plan.
3. The amendment of the City of Battle Ground Comprehensive Plan to include the 2019-2025 Hockinson School District Capital Facilities Plan as part of the Capital Facilities Element of the City of Battle Ground Comprehensive Plan.

**Proponent:** Hockinson School District No. 98

### **Location of the Proposal:**

The Hockinson School District is located east of Interstate 205 in Clark County, northeast of Vancouver, WA.

**Lead Agency:** Hockinson School District No. 98

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

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4 p.m., March 25, 2019. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

**Responsible Official:** Sandra Yager  
Superintendent  
Hockinson School District No. 98

**Address:** 17912 NE 159th Street  
Brush Prairie, WA 98606

Telephone: 360.448.6400

Signature

  
Sandra Yager, Superintendent

Date of Issue: March 11, 2019

Date Published: March 11, 2019

# **SEPA ENVIRONMENTAL CHECKLIST**

**UPDATED 2019**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. background**

### **1. Name of proposed project, if applicable:**

The adoption of the 2019-2025 Hockinson School District Capital Facilities Plan ("Capital Facilities Plan") for the purposes of planning for the District's facilities needs. Clark County and the city of Battle Ground will incorporate the District's Capital Facilities Plan into their Comprehensive Plans. A copy of the District's Capital Facilities Plan is available for review in the District's offices.

**2. Name of applicant:**

Hockinson School District No. 98

**3. Address and phone number of applicant and contact person:**

Educational Service District 112  
2500 NE 65<sup>th</sup> Avenue  
Vancouver, WA 98661

Contact person: Marnie Allen, Assistant Superintendent of Human Resources and Legal Services  
Telephone: (360) 952-3495  
[Marnie.allen@esd112.org](mailto:Marnie.allen@esd112.org)

**4. Date checklist prepared:**

March 4, 2019

**5. Agency requesting checklist:**

Hockinson School District No. 98

**6. Proposed timing or schedule (including phasing, if applicable):**

The Capital Facilities Plan is scheduled to be adopted on March 25, 2019. After adoption, the District will forward the Capital Facilities Plan to Clark County and the City of Battle Ground for inclusion in the Comprehensive Plan. The district will continue to update the Capital Facilities Plan. The projects included in the Capital Facilities Plan have been or will be subject to project-level environmental review when appropriate. Facilities will be designed and constructed in accordance with RCW 39.35D.040 high performance building standards.

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

The Capital Facilities Plan sets forth the capital improvement projects that the District plans to implement over the next six years.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

The project included in the Capital Facilities Plan have undergone will undergo additional environmental review, when appropriate, as they are developed.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None known.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

The District anticipates that Clark County and the City of Battle Ground will adopt the Capital Facilities Plan and incorporate into their Comprehensive Plans.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

This is a non-project action. This proposal involves the adoption of the 2019-2025 Hockinson School District Capital Facilities Plan for the purpose of planning the District's facilities needs. The District's Capital Facilities Plan will be incorporated into the Clark County and the City of Battle Ground Comprehensive Plan. The project included in the Capital Facilities Plan have been or will be subject to project-level environmental review when appropriate. Project will be constructed in accordance with high-performance building standards as required under RCW 39.34D.040. A copy of the Capital Facilities Plan may be viewed at the District's offices.

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The Capital Facilities Plan will affect the Hockinson School District. The District is located east of Interstate 205 in Clark County, northeast of Vancouver. It encompasses approximately 51 square miles including the unincorporated town of Hockinson, City of Battle Ground and areas of Brush Prairie and the Vancouver Urban Growth Area. A detailed map of the District's boundaries can be viewed at the District's offices.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

#### **a. General description of the site**

**(circle one): Flat, rolling, hilly, steep slopes, mountainous,**  
**other \_\_\_\_\_**

The Hockinson School District is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which the projects included in the Capital Facilities Plan are located have been or will be identified during project-level environmental review when appropriate.

#### **b. What is the steepest slope on the site (approximate percent slope)?**

Specific slope characteristics at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Specific soil types found at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project level environmental review when appropriate.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Unstable soils may exist within Hockinson School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-level environmental review when appropriate.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Individual projects included in the Capital Facility Plan have been or will be subject when appropriate, to project-level environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used have been or will be identified at that time.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

It is possible that erosion could occur as a result of the construction projects currently proposed in the Capital Facilities Plan. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-level environmental review when appropriate. Individual project have been or will be subject to local approval processes.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

The construction projects included in the Capital Facilities Plan have required or will require the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each project included in the Capital Facilities Plan. This issue has been addressed during project-level environmental review when appropriate.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

The erosion potential of the projects included in the Capital Facilities Plan and appropriate control measures have been or will be addressed during project-level environmental review when appropriate. Relevant erosion reduction and control requirements have been or will be met.

## **2. Air**



**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Various emissions, many construction-related, may result from the individual projects included in the Capital Facilities Plan. The air-quality impacts of each project have been or will be evaluated during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

**b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Any off-site sources of emissions or odor that may affect the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

**c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

The individual projects included in the Capital Facilities Plan have been or will be subject to project-level environmental review and relevant local approval processes when appropriate. The District has been or will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

**3. Water**

**a. Surface Water:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There is a network of surface bodies within the Hockinson School District. The surface water bodies that are in the immediate vicinity of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate. When necessary, the surface water regimes and flow patterns have been or will be researched and incorporated into the designs of the individual projects.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

The projects included in the Capital Facilities Plan may require work near the surface water located within the Hockinson School District. Applicable local approval requirements have been or will be satisfied.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Information with respect to the placement or removal of fill and dredge material as a component of the projects included in the Capital Facilities Plan has been or will be addressed during project-level environmental review when appropriate. Applicable local regulations have been or will be satisfied.

**4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Any surface water withdrawals or diversions required in connection with the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

**5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Each project included in the Capital Facilities Plan, if located in a floodplain area, has been or will be required to meet applicable local regulations for flood areas.

**6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Specific information regarding the discharge of waste materials that may be required as a result of the projects included in the Capital Facilities Plan has been or will be addressed during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

**b. Ground Water:**

**1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Individual projects included in the Capital Facilities Plan may impact groundwater resources. The impact of the individual projects included in the Capital Facilities Plan on groundwater resources has been or will be addressed during project-level environmental review when appropriate. Each project has been or will be subject to applicable local regulations. Please see the Supplemental Sheet for Nonproject Actions.

**2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

The discharges of waste material that may take place in connection with the projects included in the Plan have been or will be addressed during project-level environmental review.

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Individual projects included in the Capital Facilities Plan may have stormwater runoff consequences. Specific information regarding the stormwater impacts of each project has been or will be provided during project-level environmental review when appropriate. Each project has been or will be subject to applicable local stormwater regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

The projects included in the Capital Facilities Plan may result in the discharge of waste materials into ground or surface waters. The specific impacts of each project on ground and surface waters have been or will be identified during project-level environmental review when appropriate. Each project has been or will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Nonproject Actions.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The projects included in the Capital Facilities Plan may affect drainage patterns. The specific impacts projects may have on drainage patterns will be identified and addressed during project-level review. Each project will be subject to all applicable regulations.

**d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

Specific measures to reduce or control runoff impacts associated with the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

**4. Plants**

- a. Check the types of vegetation found on the site:

\_\_\_\_deciduous tree: alder, maple, aspen, other  
\_\_\_\_evergreen tree: fir, cedar, pine, other  
\_\_\_\_shrubs  
\_\_\_\_grass  
\_\_\_\_pasture  
\_\_\_\_crop or grain  
\_\_\_\_ Orchards, vineyards or other permanent crops.  
\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

\_\_\_\_ water plants: water lily, eelgrass, milfoil, other  
\_\_\_\_ other types of vegetation

A variety of vegetative zones are located within the Hockinson School District. Inventories of the vegetation located on the sites of the project proposed in the Capital Facilities Plan have been or will be developed during project-level environmental review when appropriate.

**b. What kind and amount of vegetation will be removed or altered?**

Some of the projects included in the Capital Facilities Plan may require the removal or alteration of vegetation. The specific impacts on vegetation of the project included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

**c. List threatened and endangered species known to be on or near the site.**

The specific impacts to these species from the individual project included in the Capital Facilities Plan have been or will be determined during project-level environmental review when appropriate.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Measures to preserve or enhance vegetation at the sites of the projects included in the Capital Facilities Plan have been or will be determined during project-level environmental review when appropriate.

**e. List all noxious weeds and invasive species known to be on or near the site.**

Noxious weeds and invasive species located on the sites of the projects proposed in the Capital Facilities Plan have been or will be identified and addressed during project-level environmental review when appropriate.

**5. Animals**

**a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:**

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

An inventory of species that have been observed on or near the sites of the projects proposed in the Capital Facilities Plan has been or will be developed during project-level environmental review when appropriate.

**b. List any threatened and endangered species known to be on or near the site.**

Inventories of threatened or endangered species known to be on or near the sites of the project included in the Capital Facilities Plan have been or will be developed during project-level environmental review when appropriate.

**c. Is the site part of a migration route? If so, explain.**

The impacts of the projects included in the Capital Facilities Plan on migration routes have been or will be addressed during project-level environmental review when appropriate.

**d. Proposed measures to preserve or enhance wildlife, if any:**

Appropriate measures to preserve or enhance wildlife have been or will be determined during project-level environmental review when appropriate.

**e. List any invasive animal species known to be on or near the site.**

None known. If invasive animal species are discovered on or near the sites of the projects proposed in the Capital Facilities Plan, they will be addressed during project-level environmental review when appropriate.

**6. Energy and natural resources**

**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

The State Board of Education requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the Capital Facilities Plan have been or will be determined during project-level environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions.

**b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The impacts of the projects included in the Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-level environmental review when appropriate.

**c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Energy conservation measures proposed in connection with the projects included in the Capital Facilities Plan have been or will be considered during project-level environmental review when appropriate.

**7. Environmental health**

**a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

**1) Describe any known or possible contamination at the site from present or past uses.**

None known. If contamination is discovered at sites for projects in the Capital Facilities Plan it will be addressed during project-level review.

**2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None known. If chemicals or conditions are discovered at sites for projects in the Capital Facilities Plan they will be addressed during project-level review.

**3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

This will be addressed during project-level review.

**4) Describe special emergency services that might be required.**

Please see the Supplemental Sheet for Nonproject Actions.

**5) Proposed measures to reduce or control environmental health hazards, if any:**

The projects included in the Capital Facilities Plan comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-level environmental review and local approval at the time they are developed, when appropriate.

**b. Noise**

**1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

A variety of noises from traffic, construction, residential, commercial, and industrial areas exist within the Hockinson School District. The specific noise sources that may affect the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

**2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

The projects included in the Capital Facilities Plan may create normal construction noises that will exist on short-term basis only. The construction projects could increase traffic around the construction sites on a short-term basis. None of these potential increases is expected to be significant. Please see the Supplemental Sheet for Nonproject Actions.

**3) Proposed measures to reduce or control noise impacts, if any:**

The projected noise impacts of the projects included in the Capital Facilities Plan have been or will be evaluated and mitigated during project-level environmental review when appropriate. Each project is or will be subject to applicable local regulations.

## **8. Land and shoreline use**

### **a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

There are a variety of land uses within the Hockinson School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc. The Capital Facilities Plan does not affect current land uses on adjacent properties.

### **b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Farm or forest uses on property that is developed with schools as generally identified in the Capital Facilities Plan will be identified and described during project-level review. The adoption of the Capital Facilities Plan does not convert use of farm or forest lands.

### **1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

Adoption of the Capital Facilities Plan does not affect surrounding working farm or forest farms. If construction of the facilities identified in the Plan affect surrounding farm or forest land operations, the impacts will be identified and addressed during project-level review.

### **c. Describe any structures on the site.**

The structures located on the sites for the projects included in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate.

### **d. Will any structures be demolished? If so, what?**

The structures that will be demolished as a result of the projects included in the Capital Facilities Plan, if any, have been or will be identified during project-level environmental review when appropriate.

### **e. What is the current zoning classification of the site?**

The sites that are covered under the Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-level environmental review when appropriate.

### **f. What is the current comprehensive plan designation of the site?**

Inventories of the comprehensive plan designations for the sites of the projects included in the Capital Facilities Plan have been or will be completed during project-level environmental review when appropriate.

**g. If applicable, what is the current shoreline master program designation of the site?**

Shoreline master program designations of the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Any environmentally sensitive areas located on the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate.

**i. Approximately how many people would reside or work in the completed project?**

The Hockinson School District currently serves over 1,900 students. Enrollment is expected to increase to over 2,300 students by 2025.

**j. Approximately how many people would the completed project displace?**

Any displacement of people caused by the projects included in the Capital Facilities Plan has been or will be evaluated during project-level environmental review when appropriate. However, it is not anticipated that the Capital Facilities Plan, or any of the projects contained therein, will displace any people.

**k. Proposed measures to avoid or reduce displacement impacts, if any:**

Individual projects included in the Capital Facilities Plan will be subject to project-level environmental review and local approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The compatibility of the specific projects included in the Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-level environmental review when appropriate.

**m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

The compatibility of the specific projects in the Capital Facilities Plan with nearby agricultural and forest lands of long-term commercial significance will be assessed during project-level environmental review, where appropriate.



## **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

No housing units would be provided in connection with the completion of the projects included in the Capital Facilities Plan.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

It is not anticipated that the projects included in the Capital Facilities Plan will eliminate any housing units. The impacts of the projects included in the Capital Facilities Plan on existing housing have been or will be evaluated during project-level environmental review when appropriate. Potential impacts that school impact fees could have on housing are too speculative to quantify or evaluate. Housing has not been eliminated in the past due to school impact fees.

- c. Proposed measures to reduce or control housing impacts, if any:**

Measures to reduce or control any housing impacts caused by the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

## **10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The aesthetic impacts of the projects included in the Capital Facility Plan have been or will be addressed during project-level environmental review when appropriate.

- b. What views in the immediate vicinity would be altered or obstructed?**

The aesthetic impacts of the projects included in the Capital Facility Plan have been or will be addressed during project-level environmental review when appropriate.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be determined on a project-level basis when appropriate.

## **11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

The light or glare impacts of the projects in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

**c. What existing off-site sources of light or glare may affect your proposal?**

Off-site sources of light or glare that may affect the projects included in the Capital Facilities Plan have been or will be evaluated during project-level environmental review when appropriate.

**d. Proposed measures to reduce or control light and glare impacts, if any:**

Proposed measures to mitigate light and glare impacts have been or will be addressed during project-level environmental review when appropriate.

**12. Recreation**

**a. What designated and informal recreational opportunities are in the immediate vicinity?**

There are a variety of formal and informal recreational facilities within the Hockinson School District.

**b. Would the proposed project displace any existing recreational uses? If so, describe.**

The recreational impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate. The projects included in the Capital Facilities Plan may enhance recreational opportunities and uses.

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Adverse recreational effects of the projects included in the Capital Facilities Plan have been or will be subject to mitigation during project-level environmental review when appropriate. School facilities usually provide recreational facilities to the community in the form of play fields and gymnasiums.

**13. Historic and cultural preservation**

**a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

There are no known places or objects listed on, or proposed for, such registers for the project sites included in the Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in detail during project-level environmental review when appropriate.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

There are no known places objects listed on, or proposed for, such registers for the project sites included in the Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in detail during project-level environmental review when appropriate.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The methods that are used to assess impacts on cultural and historic resources on or near sites identified for projects in the Capital Facilities Plan will be described during project-level review.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The measures used to avoid, minimize or compensate for loss, changes or disturbances to resources will be developed and described based on features and needs for specific sites during project-level review as appropriate.

#### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The impact on public streets and highways of the individual projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The relationship between the specific projects included in the Capital Facilities Plan and public transit have been or will be addressed during project-level environmental review when appropriate.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

Inventories of parking spaces located at the sites of the projects included in the Capital Facilities Plan and the impacts of specific projects on parking availability have been or will be conducted during project-level environmental review when appropriate.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-level environmental review when appropriate.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Use of water, rail or air transportation has been or will be addressed during project-level environmental review when appropriate.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

The traffic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-level environmental review when appropriate.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The District does not anticipate that the projects identified in the Capital Facilities Plan will interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any:**

The mitigation of traffic impacts associated with the projects included in the Capital Facilities Plan has been or will be addressed during project-level environmental review when appropriate.

## **15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The District does not anticipate that the projects identified in the Capital Facilities Plan will significantly increase the need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

New school facilities have been or will be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

## **16. Utilities**

- a. Circle utilities currently available at the site:**

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
Other \_\_\_\_\_

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer utilities are available at the known sites of the projects included in the Capital Facilities Plan. The types of utilities available at specific project sites have been or will be addressed in more detail during project-level environmental review when appropriate.

**b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Utility revisions and construction needs have been or will be identified during project-level environmental review when appropriate.

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Marnie Allen  
Name of signee Marnie Allen  
Position and Agency/Organization Assistant Superintendent of Human Resources and Legal Services, Educational Service District 112  
Date Submitted: 3/4/2019

**D. Supplemental sheet for nonproject actions**

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

**1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of the environmental impacts will be more likely. Additional impermeable surfaces, such as roofs, access roads, and sidewalks could increase stormwater runoff, which

could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects included in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, although the projects included in the Capital Facilities Plan will increase the District's student capacities.

**Proposed measures to avoid or reduce such increases are:**

Proposed measures to mitigate any such increases described above have been or will be addressed during project-level environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

The Capital Facilities Plan itself will have no impact on these elements of the environment. The projects included in the Capital Facilities Plan may require clearing of the plots off of the project sites and a loss to animal habitat. These impacts have been or will be addressed in more detail during project-level environmental review when appropriate. The projects included in the Plan are not likely to generate significant impacts on fish or marine life.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Specific measures to protect and conserve plants, animals, and fish cannot be identified at this time. Specific mitigation proposals will be identified, however, during project-level environmental review when appropriate.

**3. How would the proposal be likely to deplete energy or natural resources?**

The construction of the projects included in the Capital Facilities Plan will require the consumption of energy.

**Proposed measures to protect or conserve energy and natural resources are:**

The projects included in the Capital Facilities Plan will be constructed in accordance with applicable energy efficiency standards and in accordance with high-performance building standards.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The Capital Facilities Plan and individual projects contained therein should have no impact on these resources.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

Appropriate measures have been or will be proposed during project-level environmental review when appropriate. Updates of this Plan will be coordinated with Clark County as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The Capital Facilities Plan will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the Capital Facilities Plan or the projects contained therein will directly affect land and shoreline uses in the area served by the District.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

No measure to avoid or reduce land use impacts results from the Capital Facilities Plan or the projects contained therein are proposed at this time.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The construction projects included in the Capital Facilities Plan may create temporary increases in the District's need for public services and utilities. New or expanded facilities may increase the District's demands on transportation and utilities. These increases are not expected to be significant.

**Proposed measures to reduce or respond to such demand(s) are:**

No measures to reduce or respond to such demands are proposed at this time.

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment.



**CLARK COUNTY** WASHINGTON

**COMMUNITY PLANNING**

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### **PLANNING COMMISSION RECOMMENDATION**

**DATE ISSUED:** July 19, 2019

**SUBJECT:** **CPZ2019-00021 Hockinson School District Capital Facilities Plan**

On July 18, 2019, the Planning Commission voted 6 to 0 to recommend to the County Council that it approve the proposal to adopt the Hockinson School District Capital Facilities Plan and collect the recommended school impact fees.

Any person(s) or entity(ies) wishing to appeal a determination of non-significance shall file a written petition with the lead SEPA agency.



**NOTICE OF PUBLIC HEARING  
CLARK COUNTY PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Clark County Planning Commission will conduct a public hearing on **Thursday, July 18, 2019 at 6:30 p.m.**, at the Public Services Center, 1300 Franklin Street, Hearing Room, 6<sup>th</sup> Floor, Vancouver, Washington to consider the following:

**CPZ2019-00021 Hockinson School District Capital Facilities Plan:** A proposal to adopt the Hockinson School District Capital Facilities plan and collect the recommended school impact fees.


Staff Contact: Jenna Kay, [jenna.kay@clark.wa.gov](mailto:jenna.kay@clark.wa.gov) or (564) 397-4968

The staff reports, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at [www.clark.wa.gov/planning-commission](http://www.clark.wa.gov/planning-commission). Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington. For other formats, contact the Clark County ADA Office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov), voice 564-397-2322, Relay 711 or 800-833-6388, Fax 564-397-6165.

Anyone wishing to give testimony at the hearing in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Planning Commission by e-mailing the clerk of the commission at [Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov) or via US Postal Service to the Clark County Planning Commission, c/o Sonja Wiser, PO Box 9810, Vancouver, WA 98666-9810. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the Planning Commission before the hearing.

Approved as to Form only:

Anthony Golik  
Prosecuting Attorney

By:   
~~Christine Cook~~ *Taylor Halliwick*  
Senior Deputy Prosecuting Attorney

**PLEASE PUBLISH:**

**Wednesday, July 3, 2019**

Please Bill:

Clark County Community Planning  
Attn: Sonja Wiser, Program Assistant  
P. O. Box 9810  
Vancouver, WA 98666-9810

**Columbian Account 70914**

Publication Name:

**Reflector**

Publication URL:

**[www.thereflector.com](http://www.thereflector.com)**

Publication City and State:

**Battle Ground, WA**

Publication County:

**Clark**

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Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

**201907031038225191430**

**1074050339**

Notice URL:

[Back](#)

Notice Publish Date:

Wednesday, July 03, 2019

#### **Notice Content**

110477 Notice of public hearing NOTICE OF PUBLIC HEARING CLARK COUNTY PLANNING COMMISSION NOTICE IS HEREBY GIVEN that the Clark County Planning Commission will conduct a public hearing on Thursday, July 18, 2019 at 6:30 p.m., at the Public Services Center, 1300 Franklin Street, Hearing Room, 6th Floor, Vancouver, Washington to consider the following: CPZ2019-00021 Hockinson School District Capital Facilities Plan: A proposal to adopt the Hockinson School District Capital Facilities plan and collect the recommended school impact fees. Staff Contact: Jenna Kay, jenna.kay@clark.wa.gov or (564) 397-4968 The staff reports, related materials and hearing agenda will be available 15 days prior to the hearing date on the county's web page at [www.clark.wa.gov/planning-commission](http://www.clark.wa.gov/planning-commission). Copies are also available at Clark County Community Planning, 1300 Franklin Street, 3rd Floor, Vancouver, Washington. For other formats, contact the Clark County ADA Office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov), voice 564-397-2322, Relay 711 or 800-833-6388, Fax 564-397-6165. Anyone wishing to give testimony at the hearing in regard to this matter should appear at the time and place stated above. Written testimony can be provided to the Clark County Planning Commission by e-mailing the clerk of the commission at [Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov) or via US Postal Service to the Clark County Planning Commission, c/o Sonja Wiser, PO Box 9810, Vancouver, WA 98666-9810. Written testimony may also be submitted for the record during the hearing. Please ensure that testimony is received at least two (2) business days before the hearing if you would like staff to forward it to the Planning Commission before the hearing. Approved as to Form only: Anthony Golik Prosecuting Attorney By: Christine Cook Senior Deputy Prosecuting Attorney Published: The Reflector July 3, 2019

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## The Columbian



Publication Name:

**The Columbian**

Publication URL:

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Publication City and State:

**Vancouver, WA**

Publication County:

**Clark**

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Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

**201907031045277219130**

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Notice Publish Date:

Tuesday, July 02, 2019

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**Affidavit of Publication  
STATE OF WASHINGTON**

**County of Clark**

**ss:**

**COLUMBIAN**

CLARK CTY COMMUNITY PLANNING-L  
PO BOX 9810  
VANCOUVER WA 98666-9810

**REFERENCE:**

0000070914

0000221950 PH: CPZ2019-00021

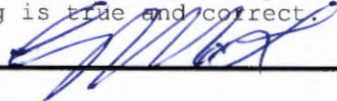
I, the undersigned say,

That I am over the age of eighteen and not interested in the above entitled matter; that I am now, and at all times embraced in the publication herein mentioned, was, the principal clerk of the printer of The Columbian, a daily newspaper printed, published and circulated in the said county and adjudged a newspaper of general circulation by the Superior Court of the County of Clark, State of Washington, under Proceeding No. 802006715; that the advertisement, of which the annexed is a true printed copy, was published in the above-named newspaper on the following dates, To wit:

PUBLISHED ON 07/03/2019.  
TOTAL COST: 86.70  
FILED ON: 07/03/2019

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature



**NOTICE OF PUBLIC HEARING**  
**CLARK COUNTY PLANNING COMMISSION**  
**NOTICE IS HEREBY GIVEN** that the Clark County Planning Commission will conduct a public hearing on **Thursday, July 18, 2019 at 6:30 p.m.**, at the Public Services Center, 1300 Franklin Street, Hearing Room, 6th Floor, Vancouver, Washington to consider the following:  
**CPZ2019-00021 Hockinson School District Capital Facilities Plan:** A proposal to adopt the Hockinson School District Capital Facilities plan and collect the recommended school impact fees.  
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Approved as to Form only:  
Anthony Golik  
Prosecuting Attorney By: Christine Cook  
Senior Deputy Prosecuting Attorney  
PLEASE PUBLISH: Wednesday, July 3, 2019  
July 3 - 221950





STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

06/11/2019

Ms. Jenna Kay  
Planner II  
Clark County  
1300 Franklins Street  
Post Office Box 9810  
Vancouver, WA 98666-9810

Sent Via Electronic Mail

Re: Clark County--2019-S-271--60-day Notice of Intent to Adopt Amendment

Dear Ms. Kay:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed comprehensive plan amendment to incorporate by reference the modified Hockinson School District Capital Facilities plan and collect the recommended school impact fees.

We received your submittal on 06/11/2019 and processed with the Submittal ID 2019-S-271. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 08/10/2019.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Ike Nwankwo, (360) 725-2950.

Sincerely,

Review Team  
Growth Management Services

**MARNIE ALLEN**  
**ESD112 ATTORNEY**  
LEGAL SOLUTIONS FOR SCHOOLS

November 1, 2018

Laurie Lebowsky  
Clark County Community Planning  
1300 Franklin Street, Third Floor  
Vancouver, WA 98660

Dear Laurie:

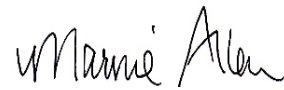
This letter is being sent to respectfully request Clark County include the Battle Ground, Evergreen, Hockinson, La Center, Ridgefield and Woodland School Districts' (Districts) 2019-2025 Capital Facilities Plans on the County's 2019 Annual Comprehensive Land Use Plan Amendments Docket.

I anticipate school board adoption of the Districts' 2019-2025 CFP updates will be complete by April 2019. The Districts will prepare and distribute the required State Environmental Policy Act checklist and threshold determination in conjunction with the adoption of the CFPs.

As soon as the respective school boards adopt the 2019-2025 CFPs and impact fee recommendations, I will file them with the County and Cities. We will ask the Cities to schedule Planning Commission and City Council meetings on the 2019-2025 CFPs and impact fees in the spring or summer. The Districts' understanding is all the jurisdictions will adopt the updated CFPs and impact fees by the end 2019 and new impact fees will take effect January 1, 2020.

Please confirm receipt and mutual agreement regarding the timeline. Contact me if you have questions or need additional information. We appreciate your assistance.

Sincerely,



Marnie Allen

c: Denny Waters, Deputy Superintendent, Battle Ground School District  
Susan Steinbrenner, Director of Facilities, Evergreen School District  
Sandra Yager, Superintendent, Hockinson School District  
Dave Holmes, Superintendent, La Center School District  
Nathan McCann, Superintendent, Ridgefield School District  
Michael Green, Superintendent, Woodland School District

**MARNIE ALLEN**  
**ESD112 ATTORNEY**  
LEGAL SOLUTIONS FOR SCHOOLS

April 17, 2019

Jenna Kay  
Clark County  
Department of Community Planning  
P.O. Box 9810  
Vancouver, WA 98666-9810

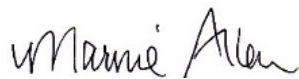
Dear Ms. Kay:

Enclosed please find the Hockinson School District's ("District") 2019-2025 Capital Facilities Plan ("CFP") and their School Board Resolution requesting adoption of the CFP and collection of school impact fees.

Thank you for including the adoption of the District's CFP in the 2019 annual amendments to the Clark County Comprehensive Land Use Plan. The District's CFP is also being submitted to the City of Battle Ground for adoption. If you want or need additional information, or have questions regarding the CFP or impact fees, call me at 360-952-3495.

I look forward to hearing from you and working together.

Sincerely,



Marnie Allen

c: Sandra Yager, Superintendent, Hockinson School District

ec

Enclosures

## COMMUNITY DEVELOPMENT DEVELOPMENT ENGINEERING PROGRAM

### AGENDA DEVELOPMENT and ENGINEERING ADVISORY BOARD

Thursday, June 6, 2019

2:30 – 4:30 p.m.  
Public Service Center  
6<sup>th</sup> Floor, Training Room

<u>ITEM</u>	<u>TIME</u>		<u>FACILITATOR</u>
	<u>Start</u>	<u>Duration</u>	
1. Administrative Actions	2:30	10 min	Wollam
<ul style="list-style-type: none"> <li>• DEAB meeting is being recorded and the audio will be posted on the DEAB's website</li> <li>• Review/Adopt minutes</li> <li>• Review upcoming events</li> <li>• Member announcements</li> </ul>			
1. BPA Easements	2:40	20 min	Shafer
2. LEAN & Bonded Projects/Res. Bldg. Permits	3:00	20 min	Muir / Curtis
3. School CFP & Docket Items	3:20	20 min	Kay / Allen
4. Buildable Lands Project	3:40	20 min	Orjiako
5. Public Comment	4:00	20 min	All

#### Next DEAB Meeting:

Thursday, July 11, 2019

2:30 – 4:30 p.m.

Functional Oversight Team/updates

Comp Plan/Cowlitz Tribe

Truck Turning/Curb Radii

Land Use Narrative/finalize

Parks Subcommittee/update





## COMMUNITY DEVELOPMENT DEVELOPMENT ENGINEERING PROGRAM

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### Clark County Council Work Sessions and Hearings

County Council Meetings – first and third Tuesday at 6 p.m.

June 4, 2019: Hearing: Start Time: 6:00pm: I-5 / 179<sup>th</sup> Street Funding Options

### Clark County Council Work Sessions – see below for start time(s)

June 5, 2019: WS Rural Event Space – Start Time: 10:00a.m.

June 26, 2019: WS DEAB & Park Advisory Board Report – Start Time: 10:15a.m.

June 26, 2019: WS Marijuana – Start Time: 11:00a.m.

### PC Work Sessions and Hearings

PC Work Session: June 20, 2019 – Start Time: 5:30pm  
La Center School District CFP  
Hockinson School District CFP  
Woodland School District CFP  
Evergreen School District CFP  
Title 40, Public Facility Zoning  
Hinton Urban Holding Removal (TBD)  
Wollam Urban Holding Removal (TBD)

PC Public Hearing: June 20, 2019 – Start Time: 6:30pm  
CPZ2019-00002: NE 152<sup>nd</sup> Avenue  
CPZ2019-00003: Riverview Asset  
CPZ2019-00014: Amend Title 40.370.010, Sewerage Regulations  
and Title 40.210.010 Resource and Rural Districts

*Note: Work sessions are frequently rescheduled. Check with the Clark County Council's office to confirm date/time of scheduled meetings.*

PC – Planning Commission

# 2019 School Dockets

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Jenna Kay, Marnie Allen

June 20, 2019



# Capital Facilities Plan & Impact Fee Updates

- Several school districts are updating CFPs and impact fees
  - Evergreen, CPZ2019-00020
  - Hockinson, CPZ2019-00021
  - La Center, CPZ2019-00011
  - Woodland, CPZ2019-00022
- The Ridgefield school district is recommending updated impact fees under its current CFP, CPZ2019-00027



# Capital Facilities Plan & Impact Fee Updates

- Schools are a public facility and service under GMA
- School CFPs are adopted by reference in the Comprehensive Plan
- CFPs:
  - Identify facilities needed for growth and the cost
  - Include a finance plan that identifies funding needed to pay for facilities
- Impact fees:
  - One component of the funding plan
  - Apply to new residential development
  - Calculation explained in [CCC 40.620.040](#)



# Impact Fee Calculation

- Cost of public facilities attributable to new growth per housing unit
  - Considers number of children per household
  - By housing type
- Minus state match funds
- Minus tax credit
- Minus 15% adjustment



# Proposed Impact Fee Changes

School District	Housing Type	Existing Fee	Proposed Fee	% Change
Evergreen	Single family	\$6,100	\$6,432	+5%
	Multi family	\$7,641	\$3,753	-51%
Hockinson	Single family	\$6,080	\$7,790	+28%
	Multi family	\$2,781	\$3,434	+23%
La Center	Single family	\$4,111	\$3,501	-15%
	Multi family	\$5,095	\$3,104	-39%
Woodland	Single family	\$5,000	\$5,900	+18%
	Multi family	\$2,500	\$5,900	+136%
Ridgefield	Single family	\$6,530	\$10,100 - 2020 \$11,290 - 2021	+55% - 2020 +12% - 2021
	Multi family	\$6,530	\$10,100 - 2020 \$11,290 - 2021	+55% - 2020 +12% - 2021





# School Public Facility (PF) Zoning Change

- CPZ2019-00010
- Map changes:
  - 61 public school-owned properties ([map](#))
  - Reverse school PF zoning
  - Update comprehensive plan designations
- Code changes:
  - Amend code for consistency
  - CCC 40.230.090 Public Facilities District
  - Use Tables CCC 40.210.010-40.250.110



# Thank you!

## Comments and questions

Clark County Public Service Center

1300 Franklin Street • PO Box 5000

Vancouver, WA 98666-5000





# 2019 School Dockets

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Planning Commission Hearing

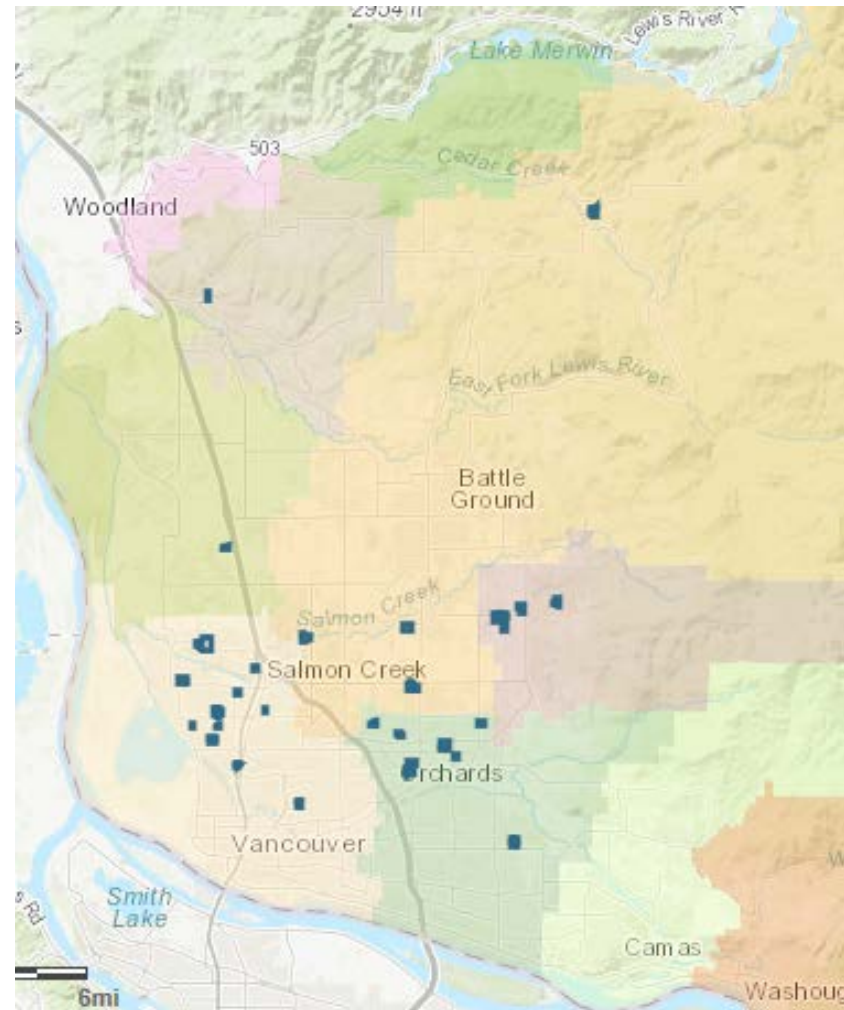
Jenna Kay, Oliver Orjiako

July 18, 2019



# CPZ2019-00010 Public Facility Zoning Amendment

- Proposal:
  - 61 public school-owned properties ([map](#))
  - Reverse school PF zoning
  - Update comprehensive plan designations
  - Amend code
    - CCC 40.230.090
    - CCC 40.210.010-40.260.110
- Findings: proposal meets all criteria



# Capital Facilities Plan &/or Impact Fee Updates

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- La Center, CPZ2019-00011
- Evergreen, CPZ2019-00020
- Hockinson, CPZ2019-00021
- Woodland, CPZ2019-00022
- Ridgefield, CPZ2019-00027



# CPZ2019-00011 La Center School District Capital Facilities Plan

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- Proposal:
  - **Adopt the La Center School District Capital Facilities Plan 2019-2025**
  - **Collect the recommended impact fees**
- Findings: proposal meets all criteria

Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$4,111	\$3,501	-15%
Multi-Family	\$5,095	\$3,104	-39%



# CPZ2019-00020 Evergreen School District Capital Facilities Plan

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- Proposal:
  - **Adopt the Evergreen School District Capital Facilities Plan 2019-2025**
  - **Collect the recommended impact fees**
- Findings: proposal meets all criteria

Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$6,100	\$6,432	+5%
Multi-Family	\$7,641	\$3,753	-51%



# CPZ2019-00021 Hockinson School District Capital Facilities Plan

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- Proposal:
  - **Adopt the Hockinson School District Capital Facilities Plan 2019-2025**
  - **Collect the recommended impact fees**
- Findings: Proposal meets all criteria

Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$6,080	\$7,790	+28%
Multi-Family	\$2,781	\$3,434	+23%



# CPZ2019-00022 Woodland School District Capital Facilities Plan

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- Proposal:
  - **Adopt the Woodland School District Capital Facilities Plan 2019-2025**
  - **Collect the recommended impact fees**
- Findings: Proposal meets all criteria

Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$5,000	\$5,900	+18%
Multi-Family	\$2,500	\$5,900	+136%



# CPZ2019-00027 Ridgefield School District Impact Fee Change

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- Proposal: **Collect the recommended impact fees under the existing Ridgefield School District Capital Facilities Plan**
- Findings: Proposal meets all criteria if 2021 fee amount is lowered to \$11,289.53

Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$6,530	\$10,100 – 2020 \$11,290 – 2021	+55% +12%
Multi-Family	\$6,530	\$10,100 – 2020 \$11,290 – 2021	+55% +12%





# Thank you!

## Comments and questions

Clark County Public Service Center

1300 Franklin Street • PO Box 5000

Vancouver, WA 98666-5000



# Proposed Impact Fee Changes

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