



June 20, 2019

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

Steve Stuart
City of Ridgefield
City Manager
280 Pioneer Street
Ridgefield, WA 98642

Re: Request to Increase Ridgefield School District School Impact Fees

Gentlemen:

This letter is being submitted on behalf of the Ridgefield School District to respectfully request that Clark County and the City of Ridgefield increase the Ridgefield School District School Impact fees to \$10,100 effective January 1, 2020 and \$11,290 effective January 1, 2021. The requested increase will bring the impact fees the City and County are currently collecting up to the amount that is supported by the existing adopted Ridgefield School District Capital Facility Plan (CFP) and impact fee calculation.

As you know, the Ridgefield School District has experienced significant growth in the last six years. That growth is forecast to continue and will accelerate with the removal of Urban Holding from the area in the District near 179th Street. The above fees should be assessed on development that occurs if urban holding is lifted, and other new development across the District.

The CFP Clark County and the City of Ridgefield have adopted identifies school facilities that are needed to serve forecast growth. As reflected in the CFP, the District needs to construct a new elementary, middle and high school. The forecast cost in the 2015-2021 CFP for these schools is about \$75 million dollars. The costs are based on 2015 construction costs, which have increased significantly since 2015. The school impact fees the District is requesting are minimal when compared to the costs the District and its patrons must fund to build the schools that are needed.

Increasing the school impact fees is consistent with the adopted 2015-2021 CFP, which contains a school impact fee calculation. See Appendix A to the adopted CFP. The school impact fee calculation uses the formula in the Clark County and City of Ridgefield School Impact Fee Ordinance, facility needs and costs in the CFP. Implementing the request to increase the fees will bring the current fees into alignment with the needs and costs identified in the 2015-2021 CFP. Without the increase, the District may not be able to provide adequate school facilities to serve forecast growth.

Please process this request at your earliest convenience. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Marnie Allen". The signature is written in a cursive, flowing style.

Marnie Allen

c: Dr. Nathan McCann, Superintendent, Ridgefield School District