

ORDINANCE NO. 2161

AN ORDINANCE approving and adopting by reference the tax *text* of that certain document entitled Camas School District Capital Facility Plan, March 27, 1998.

WHEREAS, the Camas School District has submitted an amended capital facilities plan entitled "Camas School District Capital Facilities Plan, March 27, 1998, to the City for its review and approval, and

WHEREAS, the Council has considered said capital facilities plan and has conducted a public hearing, and desires to adopt the same as the capital facilities plan for the Camas School District,

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

The Council hereby approves and adopts by reference a volume of text entitled "Camas School District Capital Facilities Plan, March 27, 1998," as the amended capital facilities plan of the school district, which shall provide the basis for the collection of school impact fees by the City on behalf of the school district.

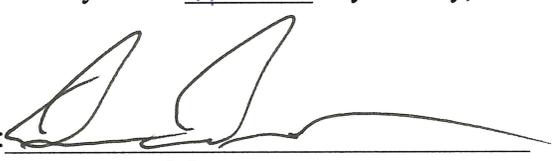
Section II

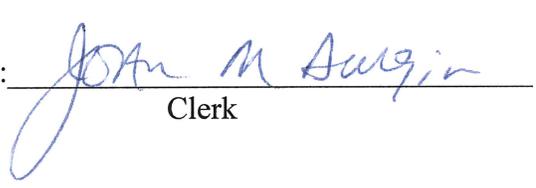
A copy of the Camas School District Capital Facilities Plan, March 27, 1998, shall be maintained in the council file on these proceedings, and copies of said Capital Facilities Plan shall be made available for public inspection at the Public Works Department.

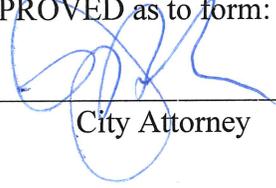
Section III

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 11th day of May, 1998.

SIGNED:   
Mayor

ATTEST:   
Clerk

APPROVED as to form:  
  
City Attorney

# HORENSTEIN & DUGGAN P.S.

ATTORNEYS AT LAW

First Interstate Tower 360-699-4771  
900 Washington Street 503-289-2643  
Suite 900 • PO Box 694 Fax 360-693-2911  
Vancouver, Washington  
98666-0694

E-Mail lbremer@hd-law.com

\*Also Admitted to  
the Oregon Bar

Michael A. Autio\*  
Steven C. Andersen  
LeAnne M. Bremer\*  
Julie Levie Caron\*  
Carolyn M. Drew  
Dennis R. Duggan  
Cynthia A. Horenstein\*  
Dru S. Horenstein  
Scott J. Horenstein  
Stephen W. Horenstein  
Jonl R. Kerr  
Meridee E. Pabst\*  
Albert F. Schlotfeldt\*

October 23, 1997

Marty Snell  
City of Camas  
616 N.E. 4<sup>th</sup> Avenue  
Camas, WA 98607

Re: Camas School District Capital Facilities Plan  
Our File No. 09502001

Dear Marty:

As we discussed on the phone, the Camas School District is formally requesting that the City of Camas adopt its revised Capital Facilities Plan. The School District is not requesting a change in its impact fee at this time but needs to have its revised plan adopted by the City in order for it to collect and spend impact fees on the facilities contained in the plan.

Please process this request as a change to the City's comprehensive plan and let me know if you have any questions. Please also keep me informed of the process. Thank you.

Sincerely yours,



LEANNE M. BREMER

Cc: Milt Dennison

09502001 L03

**CAMAS SCHOOL DISTRICT  
CAPITAL FACILITIES PLAN**

**II. CAMAS SCHOOL DISTRICT**

**A. Inventory of Current Facilities**

**1. Elementary Schools**

Elementary School	Location	Year of Occu-pancy	Total Bldg. Sq.ft.	October 1997 Headcount Enrollment	Capacity <sup>1</sup>	Number of Portables	Number of Students in Portables
Helen Baller (K-4)	1954 N.E. Garfield Camas WA 98607	1948	40,728		475	0	0
Lacamas Heights (K-4)	11205 S.E. 262nd Ave., Camas WA 98607	1962	41,685		450	0	0
Dorothy Fox (K-4)	2623 N.W. Sierra Camas WA 98607	1982	39,436		300	4	100
J.D. Zellerbach (5-6)	841 N.E. 22nd Avenue Camas, WA 98607	1966	62,757		500	2	25
<b>TOTALS</b>			<b>184,606</b>	<b>1846</b>	<b>1,725</b>	<b>6</b>	<b>125</b>

**2. Middle Schools**

Middle School	Location	Year of Occu-pancy	Total Bldg. Sq.ft.	October 1997 Headcount Enrollment	Capacity	Number of Portables	Number of Students in Portables
Skyridge (7-9)	3500 N.W. Lake Road Camas WA 98607	1996	110,000	772	825	0	0

<sup>1</sup> The Camas School District determines capacity at the elementary level by: total of regular classrooms x 25:1 (average student/teacher ratio) = building capacity. At the secondary level: total of instructional spaces x .83 x 25:1 = building capacity. The .83 accounts for the one period per day that each instructional space is used for teacher preparation.

3. High Schools

High School	Location	Year of Occu-pancy	Total Bldg. Sq.ft.	October 1997 Headcount Enrollment	Capacity	Number of Portables	Number of Students in Portables
Camas High (10-12)	1612 NE. Garfield Camas WA 98607	1957	72,144	678	800	0	0

B. Inventory of Non-Instructional Facilities

Type	Location
Garfield Performing Arts Center	1612 N.E. Garfield Camas WA 98607
Bus Barn, Bus Shop and Warehouse	1707 N.E. Ione Street Camas WA 98607
Transportation Office	1707 N.E. Ione Street Camas WA 98607
Administration Center	2041 N.E. Ione Street Camas WA 98607

C. Needs Forecast: Existing Facilities

Existing Facility	Future Needs	Estimated Cost
Dorothy Fox Elementary	Six-room addition	\$750,000

**D. Needs Forecast: New Schools**

Type of School	Proposed Location	Year of Completion	Total Bldg. Sq.ft.	Capacity	Estimated Cost
New Elementary School	Four-corners area; see also land use plan for potential areas where schools might locate	2000-01	60,000	500	\$7,500,000
Modular Classrooms (15 units)	Existing and future school sites	97-00	13,500	375	\$600,000
Property for future sites	See land use plan for potential areas where schools might locate	97-98	N/A	N/A	\$1,125,000

Based on the above charts, C and D, the District requires \$9,975,000 to fund the facilities listed in this plan. These facilities are needed to accommodate the growth that is projected in the District. The District will be over capacity at the elementary school level within 6 years and projected growth cannot be accommodated without construction of these facilities and without the projected funding in place.

**E. Enrollment Forecast**

<b>Grade</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>
<b>K</b>	<b>217</b>	<b>243</b>	<b>236</b>	<b>227</b>	<b>272</b>	<b>295</b>
<b>1</b>	<b>246</b>	<b>261</b>	<b>293</b>	<b>284</b>	<b>273</b>	<b>328</b>
<b>2</b>	<b>211</b>	<b>268</b>	<b>284</b>	<b>319</b>	<b>310</b>	<b>298</b>
<b>3</b>	<b>228</b>	<b>224</b>	<b>285</b>	<b>302</b>	<b>339</b>	<b>329</b>
<b>4</b>	<b>213</b>	<b>248</b>	<b>244</b>	<b>311</b>	<b>329</b>	<b>369</b>
<b>5</b>	<b>241</b>	<b>219</b>	<b>255</b>	<b>251</b>	<b>319</b>	<b>338</b>
<b>6</b>	<b>228</b>	<b>253</b>	<b>230</b>	<b>268</b>	<b>264</b>	<b>335</b>
<b>7</b>	<b>241</b>	<b>243</b>	<b>270</b>	<b>245</b>	<b>286</b>	<b>281</b>
<b>8</b>	<b>234</b>	<b>246</b>	<b>248</b>	<b>275</b>	<b>250</b>	<b>292</b>
<b>9</b>	<b>246</b>	<b>246</b>	<b>259</b>	<b>261</b>	<b>289</b>	<b>263</b>
<b>10</b>	<b>224</b>	<b>245</b>	<b>245</b>	<b>258</b>	<b>260</b>	<b>288</b>
<b>11</b>	<b>215</b>	<b>217</b>	<b>237</b>	<b>237</b>	<b>250</b>	<b>252</b>
<b>12</b>	<b>202</b>	<b>205</b>	<b>207</b>	<b>226</b>	<b>226</b>	<b>238</b>
<b>K-6</b>	<b>1584</b>	<b>1716</b>	<b>1827</b>	<b>1962</b>	<b>2106</b>	<b>2292</b>
<b>7-9</b>	<b>721</b>	<b>735</b>	<b>777</b>	<b>781</b>	<b>825</b>	<b>836</b>
<b>10-12</b>	<b>641</b>	<b>667</b>	<b>689</b>	<b>721</b>	<b>736</b>	<b>778</b>
<b>Total</b>	<b>2946</b>	<b>3118</b>	<b>3293</b>	<b>3464</b>	<b>3667</b>	<b>3906</b>

F. Effect of Enrollment Increase on Existing and Proposed Capacity

Type of School	1997 Enrollment	Existing Capacity (1997)	2000 Enrollment	2000 Capacity
Elementary	1796	1725	2292	2375
Middle	772	825	836	825
High	678	800	778	800

G. Six-year Finance Plan

Secured Funding: \$0

Unsecured funding (through 2000):

- |    |             |              |
|----|-------------|--------------|
| 1. | Future Bond | \$ 6,775,000 |
| 2. | State Match | \$ 2,800,000 |
| 3. | Impact Fees | \$ 400,000   |

**TOTAL UNSECURED** \$ 9,975,000

Planned Expenditures	1996	1997	1998	1999	2000	2001	2002	Total
<b>New Facilities</b>								
Elementary School					7.5m			7.5m
Six room addition to Dorothy Fox								750k
<b>New Site:</b>								
Site		1.125m						1.125m
Modular Classrooms								600k
<b>TOTALS</b>								<b>9.975m</b>

**APPENDIX:  
IMPACT FEE CALCULATION**

## FACILITIES USED IN IMPACT FEE CALCULATION

School	Cost of improvement	Increased Capacity
<b><u>Elementary Schools</u></b>		
1. New School	\$7,500,000	500
2. Dorothy Fox remodel	\$ 750,000	150
TOTALS	\$8,250,000	650
<b><u>New Site</u></b>		
1. Site	\$1,125,000	NA
<b><u>Modular Classrooms</u></b>		
1. Classrooms	\$600,000	375
GRAND TOTAL	\$9,975,000	1675

In addition to the above, impact fees can also be expended on costs associated with the Skyridge Middle School even though it is now complete. Section 82.02.060(7) RCW states that impact fees can be imposed for newly constructed facilities to make up for any system improvement deficiencies. See April 1995 Camas School District's Capital Facilities Plan.

## IMPACT FEE CALCULATION

### Single Family Residence Fee

Cost of elementary school improvements	\$8,250,000
Divided by increased capacity (650)	\$12,692.31
Multiplied by student factor (.39)	\$4,950.00
Plus land component (\$1,125,000/500 x .39)	\$ 877.50
Equals	\$5,827.50
Less state match	\$1,454.82
<b>Total Elementary School Component</b>	<b>\$4,372.68</b>
Total Impact Fee	\$4,372.68
Less Tax credit	\$2,882.56
	x .85
<b>TOTAL MAXIMUM IMPACT FEE PER SINGLE FAMILY RESIDENCE</b>	<b>\$1266.60</b>

**Multi Family Fee**

Cost of elementary school improvements	\$8,250,000
Divided by increased capacity (650)	\$12,692.31
Multiplied by student factor (.16)	\$2,030.77
Plus land component (\$1,125,000/500 x .16)	\$ 360.00
Equals	\$2,390.77
Less state match	\$ 596.85
<b>Total Elementary School Component</b>	<b>\$1,793.92</b>

Total Impact Fee	\$1,793.92
Less Tax credit	\$707.51
	x .85

<b>TOTAL MAXIMUM IMPACT FEE PER MULTI FAMILY UNIT</b>	<b>\$923.45</b>
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## Student Factor

The student factor is the number of students typically generated from a dwelling unit. The single family student factors were calculated in 1995 from a survey of 15 school districts throughout the State of Washington. The multi-family student factors were generated in 1994 from a survey of each of the school districts in Clark County.

### Single Family

Elementary .39 student factor

Middle .16 student factor

High .15 student factor

### Multi-Family

Elementary .16 student factor

Middle .07 student factor

High .039 student factor

## State Match

The impact fee should be reduced by the amount of state matching construction funds the District will receive. The amount of state match per household to be deducted from the impact fee for each component of the impact fee is determined by:

$$\text{Student factor} \times \text{Boeckh index}^2 \times \text{SFI square foot standard per student} \times \text{state match percentage}^3$$

### Elementary School - Single Family

$$.39 \times 93.67 \times 80 \times .4978 = \$1,454.82$$

### Elementary School - Multi Family

$$.16 \times 93.67 \times 80 \times .4978 = \$596.85$$

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<sup>2</sup> Updated 12/96

<sup>3</sup> Updated 12/96

## Tax Credit

This tax credit is intended to provide an adjustment to the cost of the school facilities for tax payments made or reasonably anticipated to be made by new development for the new school facilities. This tax credit is the net present value of the average assessed value of a single family residence in the district multiplied by the levy rate and using a 10 year discount period and current interest rate.

$$\frac{(1 + I)^{10} - 1}{i(1+i)^{10}} \times \begin{array}{l} \text{average assessed value for the dwelling per} \\ \text{single family unit} \end{array}$$

x current school district capital property tax rate.

Where I = the current interest rate as stated in the bond buyer twenty year general obligation bond index

Currently:

$$I = 5.67^4$$

Averaged assessed value of single family residence is \$150,521.46<sup>5</sup>

Average assessed value of a multi-family unit is \$36,944.60<sup>5</sup>

Bond rate is 2.55<sup>5</sup> Per \$1,000 of assessed value

thus,

$$\frac{(1 + .0567)^{10} - 1}{.0567(1+.0567)^{10}} \times 150,521.46 \text{ (or } \$36,944.60) \text{ Divided by } 1000 \times 2.55$$

$$= \frac{1.736 - 1}{.0567(1.736)} \times \$150,521.46 \text{ (or } \$36,944.60) \text{ Divided by } 1000 \times 2.55$$

$$= \frac{.736}{.098} \times \$150,521.46 \text{ (or } \$36,944.60) \text{ Divided by } 1000 \times 2.55$$

$$= 7.51 \times \$150,521.46 \text{ (or } \$36,944.60) \text{ Divided by } 1000 \times 2.55$$

$$= \$2,882.56 \text{ (Or } \$707.51) \text{ For multi-family unit}$$

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<sup>4</sup> Updated 11/96

<sup>5</sup> Updated 12/96