

ORDINANCE NO. 2254

AN ORDINANCE approving the Washougal School District No. 112-6 Capital Facilities Plan 1999.

WHEREAS, the City Council has recognized that growth has or will cause Washougal School District facilities to be at over capacity, and

WHEREAS, the City believes that it is necessary to require residential development to partially pay for facilities necessitated by that development through impact fees, and

WHEREAS, the City has heretofore adopted a school impact fee ordinance, Ordinance No. 1921, authorizing the imposition of a school impact fee, and

WHEREAS, Washougal School District No. 112-6 has recently submitted its Capital Facilities Plan 1999 to the City Council with a request that it be approved and that impact fees be adopted in accordance with said plan, and

WHEREAS, the Growth Management Act authorizes the collection of impact fees by the City of Camas for school facilities, and

WHEREAS, the City Council held a public hearing on October 25, 1999, to consider said Capital Facilities Plan,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

The Washougal School District No. 112-6 Capital Facilities Plan 1999, a copy of which is attached hereto and by this reference incorporated herein, is hereby approved, and a copy of the Washougal School District Capital Facilities Plan 1999 shall be appended to the City of Camas Comprehensive Land Use Plan.

Section II

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 27<sup>th</sup> day of December, 1999.

SIGNED: \_\_\_\_\_

Mayor

ATTEST: \_\_\_\_\_

Clerk

APPROVED as to form:

\_\_\_\_\_  
City Attorney

WASHOUGAL SCHOOL DISTRICT  
CAPITAL FACILITIES PLAN  
1999

MAXIMUM IMPACT FEE AMOUNTS - August, 1999	
Impact Fee Single Family	\$ 3,188.52
Impact Fee Multi-Family	\$ 1,397.20

**WASHOUGAL SCHOOL DISTRICT**  
1999 Capital Facilities Plan

Inventory of Current Facilities

Elementary Schools

School	Location	Total Bldg Sq. ft.	January 1999 Enrollment	Capacity	Number of Portables
Gause	1100 34 <sup>th</sup> Street Washougal WA 98671	37,474	429	375	1 classroom
Hathaway	630 24 <sup>th</sup> Street Washougal WA 98671	35,863	401	359	11 classrooms
Lapc Horn-Skyc	MP 980-L State Hwy. 140 Washougal WA 98671	29,546	327	295	6 classrooms
<b>TOTALS</b>		<b>102,883</b>	<b>1157</b>	<b>1029</b>	<b>18</b>

Middle Schools

School	Location	Total Bldg Sq. ft.	January 1999 Enrollment	Capacity	Number of Portables
Jerntegaard	35300 E. Evergreen Washougal WA 98671	50,808	591	462	11 classrooms

3. High Schools

School	Location	Total Bldg Sq. ft.	January 1999 Enrollment	Capacity	Number of Portables
Washougal High	1201 39 <sup>th</sup> Street Washougal WA 98671	81,160	730	676	9 classrooms
Excelsior (alternative)	1401 39 <sup>th</sup> Street Washougal WA 98671	0	71	NA	3
<b>TOTALS</b>		<b>81,160</b>	<b>801</b>	<b>676</b>	<b>12</b>

4. Inventory of Non-Instructional Facilities

Type	Location
District Office	2349 "B" Street Washougal WA 98671
Transportation Center	995 "E" Street, Washougal WA 98671

B. Needs Forecast

Type of Improvement	Estimated Cost (\$)
Washougal High School-modernizations and additions	19,100,000
Gause modernization and additions	6,700,000
Hathaway elementary- modernizations and additions	5,900,000
Jemtegaard- modernization and new construction	6,300,000
Cape Horn Skye -modernization and new construction	12,200,000
Totals	50,200,000

To accommodate growth on a short term and immediate basis, the Washougal School District may purchase and utilize portable classrooms and this plan incorporates those facilities and the equipment and furniture necessary to equip these classrooms in the District's project list. The cost of portables is not included in the impact fee calculation to avoid using new housing for the cost of temporary and permanent facilities. However, impact fee revenue can be available to fund portable facilities to these facilities are needed to serve growth.

C. Enrollment Forecast

See attached Exhibit "A".

D. Effect of Enrollment Increase on Existing and Proposed Capacity

Type of School	1999 Enrollment	Existing Capacity	2005 Enrollment	2005 Capacity
All Schools	2551	2167	3426-3833	3350

E. Six-year Finance Plan

a. Secured Funding

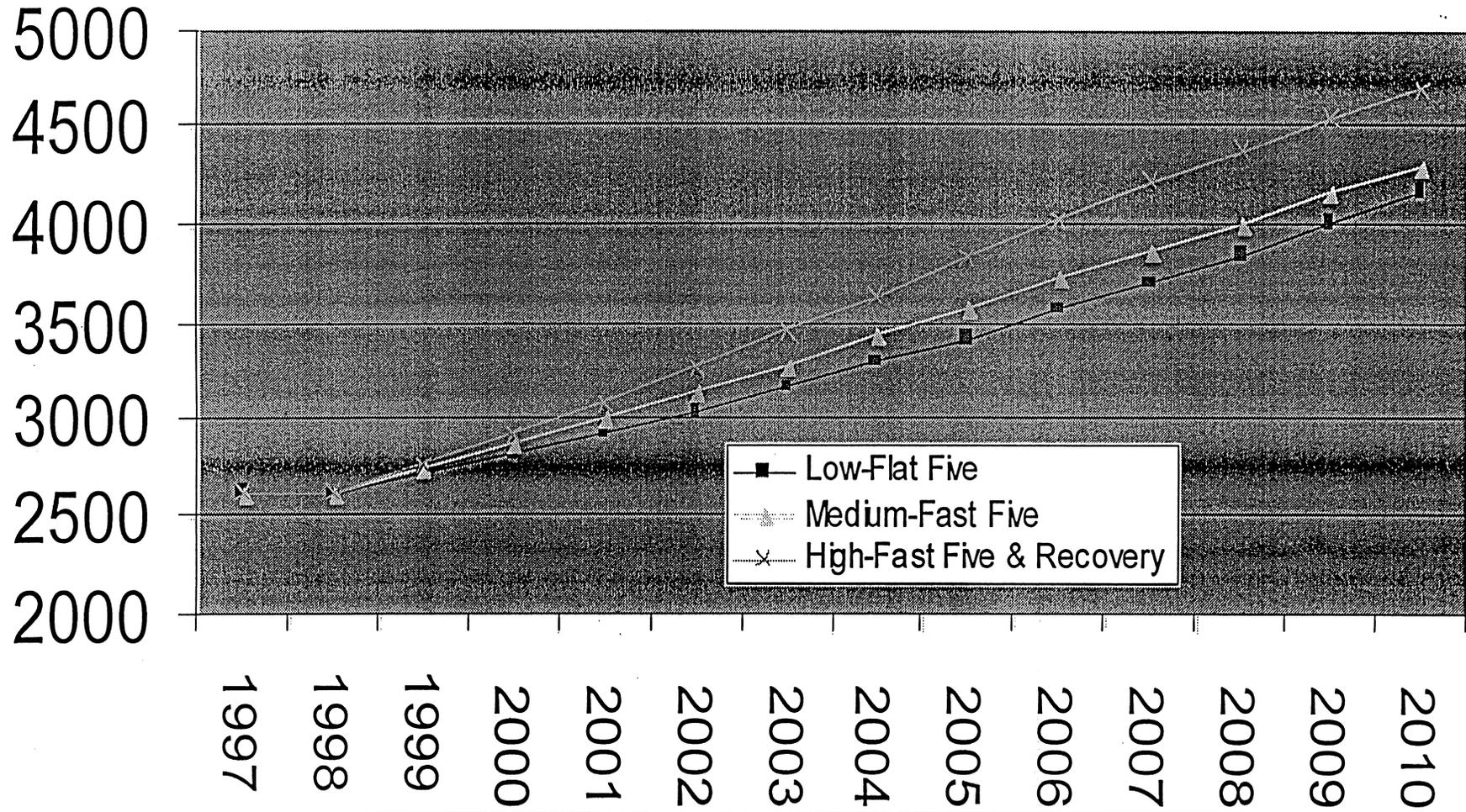
Type	Amount
1999 Bond	36,000,000
Impact fees (current balance)	754,545
State match	0
Total Secured	36,754,545

b. Unsecured Funding

Type	Amount
Impact fees (1999-2005)	1,628,377
State match	14,000,000 est.
Total Unsecured	15,628,377

**APPENDIX A:  
ENROLLMENT PROJECTIONS**

# Total Forecast Enrollment



WSD Facility Planning Commission  
Center for Populations Research and Census  
Portland State University  
Portland, OR 97201  
(503) 725-5158    lyxan@geog.pdx.edu  
November 6, 1998

APPENDIX B:  
IMPACT FEE CALCULATION

MAXIMUM IMPACT FEE AMOUNTS - August, 1999	
Impact Fee Single Family	\$ 3,188.52
Impact Fee Multi-Family	\$ 1,397.20

SCHOOL	COST OF ADDED CAPACITY*	ADDED CAPACITY
<b>Elementary</b>		
Hathaway		
Gause		
Cape Horn Skye		
TOTAL	5,018,422	471
<b>Middle</b>		
Cape Horn Skye		
TOTAL	6,787,814	250
<b>High</b>		
Washougal		
TOTAL	5,847,485	424
<p>* The cost of added capacity at the elementary level and high school level is based on the cost of new additional classrooms and the new core facilities needed to serve the increased capacity. The cost of added capacity at the middle school level is based on the cost of the new middle school.</p>		

PROJECTS USED IN IMPACT FEE CALCULATION		SINGLE FAMILY
	Cost	Capacity
Elementary school improvements	5,018,422.00	471
TOTALS	5,018,422.00	471
	Cost	Capacity
Middle school improvements	6,787,814.00	250
TOTALS	6,787,814.00	250
	Cost	Capacity
High school improvements	5,847,485.00	424
TOTALS	5,847,485.00	424
IMPACT FEE CALCULATION		
Cost of elementary school improvements	5,018,422.00	
Capacity of improvements	471.00	
Student factor	0.39	
Cost of land	--	
Capacity of land	--	
State match	1,708.97	
Cost of improvements/capacity x student factor	4,155.38	
Elementary school component - state match	2,446.42	
Cost of middle school improvements	6,787,814.00	
Capacity of improvements	250.00	
Student factor	0.13	
Cost of land	--	
Capacity of land	--	
State match	783.28	
Cost of improvements/capacity x student factor	3,529.66	
Middle school component - state match	2,746.39	
Cost of high school improvements	5,847,485.00	
Capacity of improvements	424.00	
Student factor	0.10	
Cost of land	--	
Capacity of land	--	
State match	657.29	
Cost of improvements/capacity x student factor	1,379.12	
High school component - state match	721.83	
TOTAL IMPACT FEE CALCULATION		
Elementary school component	2,446.42	
Middle school component	2,746.39	
High school component	721.83	
Total	5,914.63	
Tax credit	2,163.43	
Total less tax credit	3,751.20	
*multiplied by .85	3,188.52	
Total maximum impact fee/single family residence	3,188.52	

PROJECTS USED IN IMPACT FEE CALCULATION		MULTI-FAMILY
	Cost	Capacity
Elementary school improvements	5,018,422.00	471
TOTALS	5,018,422.00	471
	Cost	Capacity
Middle school improvements	6,787,814.00	250
TOTALS	6,787,814.00	250
	Cost	Capacity
High school improvements	5,847,485.00	424
TOTALS	5,847,485.00	424
IMPACT FEE CALCULATION		
Cost of elementary school improvements	5,018,422.00	
Capacity of improvements	471.00	
Student factor	0.13	
Cost of land	--	
Capacity of land	--	
State match	569.66	
Cost of improvements/capacity x student factor	1,385.13	
Elementary school component - state match	815.47	
Cost of middle school improvements	6,787,814.00	
Capacity of improvements	250.00	
Student factor	0.04	
Cost of land	--	
Capacity of land	--	
State match	241.01	
Cost of improvements/capacity x student factor	1,086.05	
Middle school component - state match	845.04	
Cost of high school improvements	5,847,485.00	
Capacity of improvements	424.00	
Student factor	0.05	
Cost of land	--	
Capacity of land	--	
State match	328.65	
Cost of improvements/capacity x student factor	689.56	
High school component - state match	360.91	
TOTAL IMPACT FEE CALCULATION		
Elementary school component	815.47	
Middle school component	845.04	
High school component	360.91	
Total	2,021.43	
Tax credit	377.67	
Total less tax credit	1,643.76	
Multiplied by .85	1,397.20	
Total maximum impact fee/multi family residence	1,397.20	

<b>STUDENT FACTOR (updated 11/98)</b>	
<b>Single Family</b>	
Elementary	0.39
Middle	0.13
High	0.10
<b>Multi-Family</b>	
Elementary	0.13
Middle	0.04
High	0.05
<b>STATE MATCH</b>	
Student factor "boeckh index" square foot* match %	
Boeckh Index (updated 8/99)	100.43
SPI Square foot per elementary	80.00
SPI Square foot per middle	110.00
SPI Square foot per high	120.00
State match percentage (updated 8/99)	54.54
<b>Single Family</b>	
Elementary	1,708.97
Middle	783.28
High	657.29
<b>Multi-Family</b>	
Elementary	569.66
Middle	241.01
High	328.65

TAX CREDIT	
Interest rate (updated 3/99)	0.0514
Assessed value per single family residence	124,815.19
Assessed value per multi-family unit	21,788.82
Bond rate	2.26
Numerator	1.0514
Numerator to the 10th power	1.650743998
Numerator to the 10th power - 1	0.650743998
Denominator	0.084848241
Numerator-1/denominator	7.669504829
Single family tax credit	
Quotient x assessed value	957270.7024
Divided by 1000 x bond rate	2163.431787
Multi-family tax credit\	
Quotient x assessed value	166956.0701
Divided by 1000 x bond rate	377.3207184