

From: [Jeffrey Delapena](#)
To: [Heidi Pozzo](#)
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); [Amy Wooten](#)
Subject: FW: School District CFPs not included in update/hearing, GMA and code compliance issue
Date: Monday, July 6, 2026 9:32:00 AM
Attachments: [School_CFP_FourYear_Comment.pdf](#)
[PC Hearing presentation 081822_FINAL.pdf](#)
[PC Minutes for 2022-08-18.pdf](#)

Good day, Heidi,

Thank you for providing feedback related to the July 16th Planning Commission Hearing regarding the School District Capital Facilities Plan updates.

Your comments will be brought to the attention of the Planning Commission and added to the Index of Record.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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-----Original Message-----

From: Heidi Pozzo <hcpheidi@yahoo.com>
Sent: Sunday, July 5, 2026 10:52 AM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Cc: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Amy Wooten <Amy.Wooten@clark.wa.gov>
Subject: School District CFPs not included in update/hearing, GMA and code compliance issue

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jeff,

Please find attached comments for the July 16 hearing for School District CFPs. There are five missing that were last submitted in 2022. The code requires districts to submit their plans every four years. Additionally, Staff indicated in 2022 all would be reviewed this year.

Thank you,

Heidi

Heidi Pozzo
13023 NE Highway 99, Ste. 7-298
Vancouver, WA 98686

July 6, 2026

Clark County Planning Commission
c/o Jeffrey Delapena
PO Box 9810
Vancouver, WA 98666-9810

Re: Supplemental comment for the record — 2025 Comprehensive Plan Update: the four-year capital-facilities-plan submittal requirement of CCC 40.620.030(A) and the GMA applies to every school district requesting impact fees, and has not been satisfied for the districts the County is carrying forward in this update.

Dear Chair and Members of the Planning Commission:

I write to supplement my comments on the school district capital facilities plans in the 2025 Comprehensive Plan Update, and to address one specific position the County has taken. My earlier comments focused on Ridgefield and Battle Ground, but the requirement at issue applies to every school district that requests impact fees, and it is not being met for any of the districts the County is now carrying forward. I understand the County's view is that carrying these plans forward complies with the four-year update requirement because the Council did not adopt them until 2023. That position misreads the County's own code and the GMA. The four-year requirement runs on each district's submittal and update of its plan, not on the date the Council later adopts it — and the last submittal from the carried-forward districts was in 2022. I ask that this comment be entered into the record.

1. The four-year requirement applies to every district requesting impact fees, and it runs on the district's submittal — not on Council adoption.

Clark County Code places the four-year obligation on the district, and it does so for every district that requests impact fees. CCC 40.620.030(A) provides that 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." The obligation, and the four-year clock, attach to each district's act of submitting and updating its plan. The code then treats the County's role as separate and sequential: subsection (B) provides for Planning Commission review of "a school district's capital facilities plan or plan update," and subsection (C) provides that no new or revised impact fee is effective "until adopted by Council." Submittal under (A), review under (B), and Council adoption under (C) are three distinct steps. The date of Council adoption under (C) does not define, reset, or extend any district's four-year submittal cycle under (A).

The County's own plan-amendment procedures point the same way. As staff explained at the August 18, 2022 hearing, CCC 40.560.010(M)(1) calls for the county to review each capital facilities plan and its updates at a minimum every four years. And the GMA itself requires the capital facilities element — its inventory, its forecast of need, the proposed locations and capacities of new facilities, and a six-year financing plan — to be maintained as a current part of the comprehensive plan (RCW 36.70A.070(3)). The code and the GMA require a current submittal from each district every four years; they do not make the County's later adoption the measure of the district's obligation.

2. What happened in 2022: the districts submitted and updated their plans, and the Planning Commission reviewed them.

The districts the County is now carrying forward last submitted and updated their plans in 2022. Six districts were on the 2022 docket and were reviewed by the Planning Commission at a duly advertised public hearing on August 18, 2022: Battle Ground (CPZ2022-00001), Camas (CPZ2022-00002), Green Mountain (CPZ2022-00003), Ridgefield (CPZ2022-00004), Vancouver (CPZ2022-00005), and Washougal (CPZ2022-00006). Each district's board had adopted its plan that spring — Battle Ground on May 23, 2022 and Ridgefield on June 14, 2022, for example — and submitted it to the County for review.

At that 2022 hearing, County staff read the governing standard into the record, explaining that a district must submit to the county and update, at least every four years, a capital facilities plan containing the required elements. Staff also told the Commission — in describing the districts that were not then being updated — that the next time the Commission could expect to review all ten Clark County districts' revised plans together would be “as part of the next Comprehensive Plan update.” That next update is this one. The 2022 submittal is the operative baseline: it is the last time these districts submitted or updated their plans.

3. In this update, most of the 2022 districts are being carried forward without the required new submittal.

Four years after the 2022 submittals falls in this Comprehensive Plan update, so a new submittal and update is due now. For most of the 2022 districts, it has not been made. Of the six districts reviewed in 2022, only Washougal is resubmitting an updated plan in this cycle. The other five — Battle Ground, Camas, Green Mountain, Ridgefield, and Vancouver — are being carried forward “for reference only,” with no resubmitted or updated plan, on the theory that the four-year clock runs from the Council's 2023 adoption. That theory cannot be squared with the code. It relocates the four-year requirement from subsection (A), where the code places it on the district's submittal, to subsection (C), which governs only the timing of Council adoption and contains no four-year cycle. It would also produce an untenable result: a district could postpone updating its plan indefinitely whenever the County's adoption of a prior submittal happened to lag — precisely the outcome a fixed four-year submittal requirement exists to prevent.

4. The GMA requires a submittal from each district every four years; that has not been done for the carried-forward districts, so the County is not in compliance.

The GMA and Clark County Code require a submittal and update from each school district at least every four years. For the five districts being carried forward — Battle Ground, Camas, Green Mountain, Ridgefield, and Vancouver — that has not been done as part of this process. Carrying their 2022 plans forward by reference, without a new district submittal, does not satisfy CCC 40.620.030(A), does not satisfy the four-year review contemplated by CCC 40.560.010(M)(1), and does not satisfy the GMA's requirement that the capital facilities element be kept current (RCW 36.70A.070(3)). In this respect the County is not in compliance, and continuing to collect impact fees on the basis of plans the districts have not resubmitted within the four-year period compounds the defect for every one of them.

Requested action

I respectfully ask the Planning Commission to recommend that the Council:

- Require each school district whose plan is being carried forward without a current submittal — Battle Ground, Camas, Green Mountain, Ridgefield, and Vancouver — to submit an updated capital facilities plan for Planning Commission review and Council adoption as part of this update, consistent with CCC 40.620.030(A), CCC 40.560.010(M)(1), and the County's own August 18, 2022 representation, before those plans are carried forward or used to calculate impact fees; and
- Decline to treat the Council's 2023 adoption date as satisfying any district's four-year submittal obligation under CCC 40.620.030(A), which runs from the district's 2022 submittal.

Finally, this is a commitment the County made on the record and should keep. At the August 18, 2022 hearing, County staff told the Planning Commission that all ten Clark County school districts' revised capital facilities plans would be reviewed together "as part of the next Comprehensive Plan update." This is that update — and it is not happening. Only half of the districts have submitted revised plans; the other half, including Ridgefield and Battle Ground, are being carried forward on 2022 plans without the four-year submittal the GMA and the County's own code require. I submit this comment to ensure the issue is preserved in the record for the 2025 Comprehensive Plan Update, and I ask that the County do what it told the Commission it would do in 2022 and require the current submittals now. Thank you for your consideration.

Respectfully submitted,

Heidi Pozzo

2022 School Capital Facilities Plan & Impact Fee Updates

Planning Commission Hearing

Hybrid: PSC 6th Floor Hearing Room/Webex

Jenna Kay, Oliver Orjiako

August 18, 2022



Capital Facilities Plan & Impact Fee Updates

- Battle Ground, CPZ2022-00001
- Camas, CPZ2022-00002
- Green Mountain, CPZ2022-00003
- Ridgefield, CPZ2022-00004
- Vancouver, CPZ2022-00005
- Washougal, CPZ2022-00006



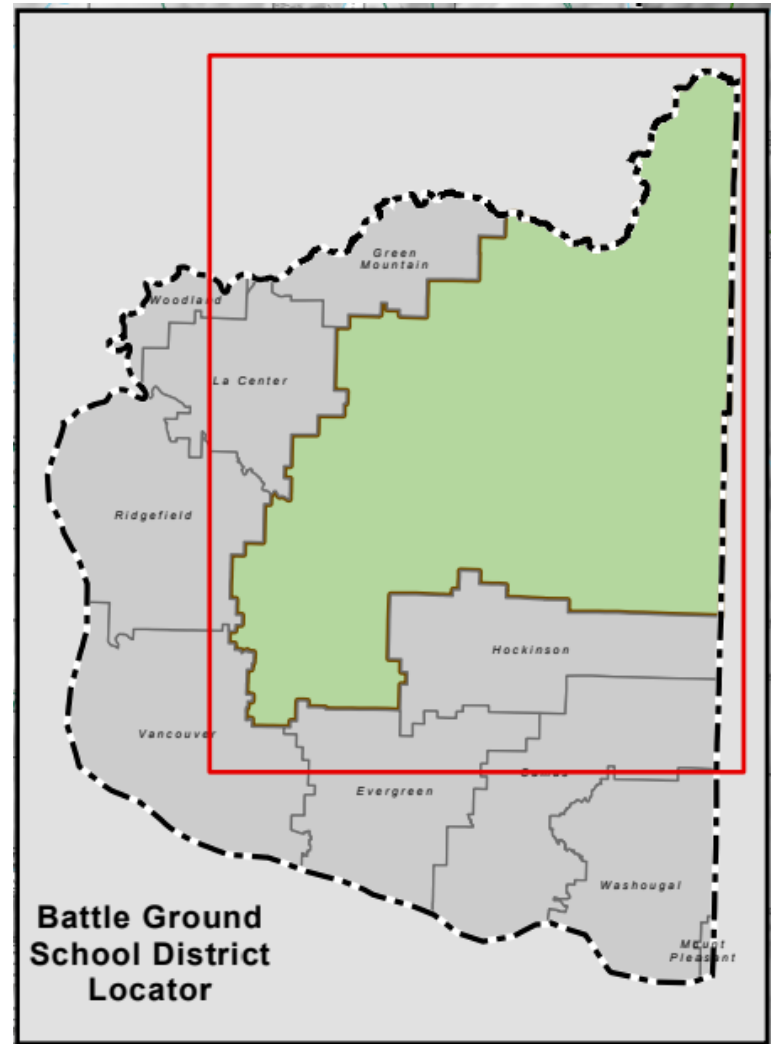
School District	Housing Type	Existing Fee	Proposed Fee	Difference	% Change
Battle Ground	Single family	\$6,397	\$10,760	\$4,363	+68%
	Multi family	\$2,285	\$3,845	\$1,560	+68%
Camas	Single family	\$5,371	\$6,650	\$1,279	+24%
	Multi family	\$5,371	\$6,650	\$1,279	+24%
Green Mountain	Single family	\$3,387	\$0	-\$3,387	-100%
	Multi family	N/A	N/A	N/A	N/A
Ridgefield	Single family	\$10,100	\$16,880	\$6,780	+67%
	Multi family	\$10,100	\$8,699	-\$1,401	-14%
Vancouver	Single family	\$2,880.75	\$2,786.09	-\$94.66	-3%
	Multi family	\$2,381.93	\$2,486.64	\$104.71	+4%
Washougal	Single family	\$5,600	\$0	-\$5,600	-100%
	Multi family	\$5,800	\$0	-\$5,800	-100%

School District	Housing Type	Existing Fee	Notes
Evergreen	Single family	\$6,432	Current CFPs adopted through Ord. No. 2020-02-02. CFPs are not 2022 dockets. Information provided for reference only.
	Multi family	\$3,753	
Hockinson	Single family	\$7,790	
	Multi family	\$3,434	
La Center	Single family	\$3,501	
	Multi family	\$3,104	
Woodland	Single family	\$5,900	
	Multi family	\$5,900	



CPZ2022-00001 Battle Ground School District Capital Facilities Plan 2022-2028

- Standards of service description
- Inventory of existing facilities
- Forecast of future needs
- Proposed locations and capacities of expanded or new facilities
- Six-year financing plan
- Application of impact fee formula set out in CCC 40.620.040



CPZ2022-00001 Battle Ground School District

Capital Facilities Plan 2022-2028

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.

Summary of Findings:

- CFP includes required capital facilities plan elements and information as mandated in GMA and Clark County Comprehensive Growth Management Plan 2015-2035 (2015-2035 Plan)
- CFP future needs and facility locations consistent with GMA and 2015-2035 Plan
- Financing plan made up of bond proceeds, state funding assistance, impact fees. Impact fees only to be spent on growth related facilities and are not the sole funding source for facility needs related to growth. Consistent with GMA, impact fee related state statutes, and 2015-2035 Plan

Conclusion: Proposal meets criterion A.



CPZ2022-00001 Battle Ground School District Capital Facilities Plan 2022-2028

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;
- 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.

Summary of Findings:

- District enrollment projections, state and voter-approved funding appear reasonable and reliable
- Standard of service consistent with other Clark Co. school districts
- Exhibit B, p. 17 shows the school district appropriately applied the formula in CCC 40.620.040

Conclusion: Proposal meets criterion B



CPZ2022-00001 Battle Ground School District Capital Facilities Plan 2022-2028

- **Proposal:**

- Adopt the Battle Ground School District Capital Facilities Plan 2022-2028
- Collect the recommended impact fees

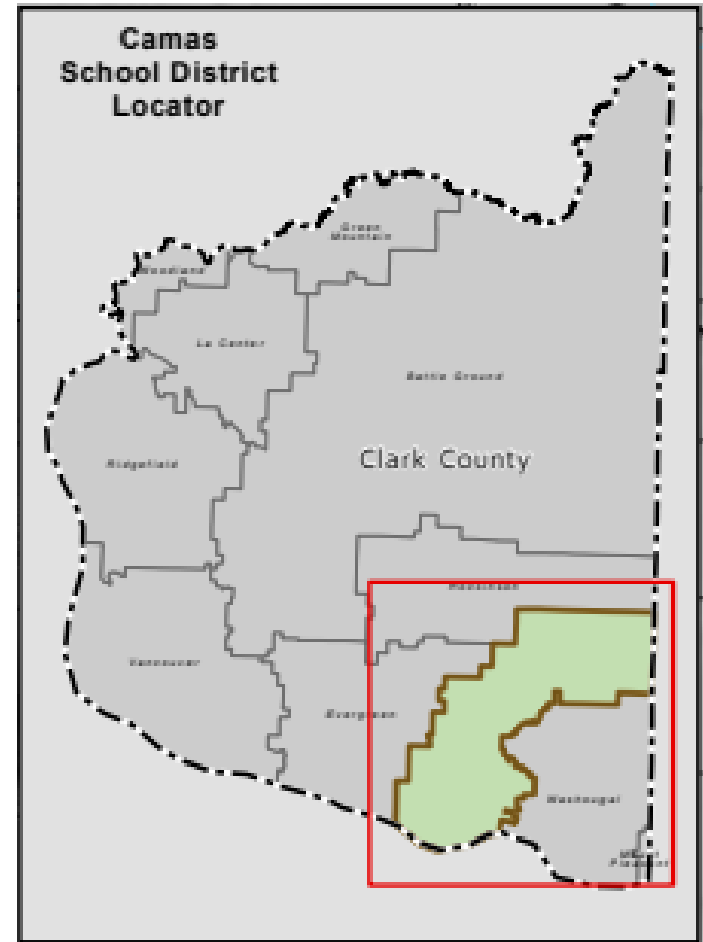
Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$6,397	\$10,760	+68%
Multi-Family	\$2,285	\$3,845	+68%

- **Staff Report Findings:** Meets all criteria
- **Staff Report Recommendation:** Approval



CPZ2022-00002 Camas School District Capital Facilities Plan 2022-2028

- Standards of service description
- Inventory of existing facilities
- Forecast of future needs
- Proposed locations and capacities of expanded or new facilities
- Six-year financing plan
- Application of impact fee formula set out in CCC 40.620.040



CPZ2022-00002 Camas School District

Capital Facilities Plan 2022-2028

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.

Summary of Findings:

- CFP includes required capital facilities plan elements and information as mandated in GMA and Clark County Comprehensive Growth Management Plan 2015-2035 (2015-2035 Plan)
- CFP future needs and facility locations consistent with GMA and 2015-2035 Plan
- Financing plan made up of bond proceeds, state funding assistance, impact fees. Impact fees only to be spent on growth related facilities and are not the sole funding source for facility needs related to growth. Consistent with GMA, impact fee related state statutes, and 2015-2035 Plan

Conclusion: Proposal meets criterion A.



CPZ2022-00002 Camas School District

Capital Facilities Plan 2022-2028

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;
- 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.

Summary of Findings:

- District enrollment projections, state and voter-approved funding appear reasonable and reliable
- Standard of service consistent with other Clark Co. school districts
- Exhibit B, pp. 13-14 shows the school district appropriately applied the formula in CCC 40.620.040

Conclusion: Proposal meets criterion B



CPZ2022-00002 Camas School District Capital Facilities Plan 2022-2028

- **Proposal:**

- Adopt the Camas School District Capital Facilities Plan 2022-2028
- Collect the recommended impact fees

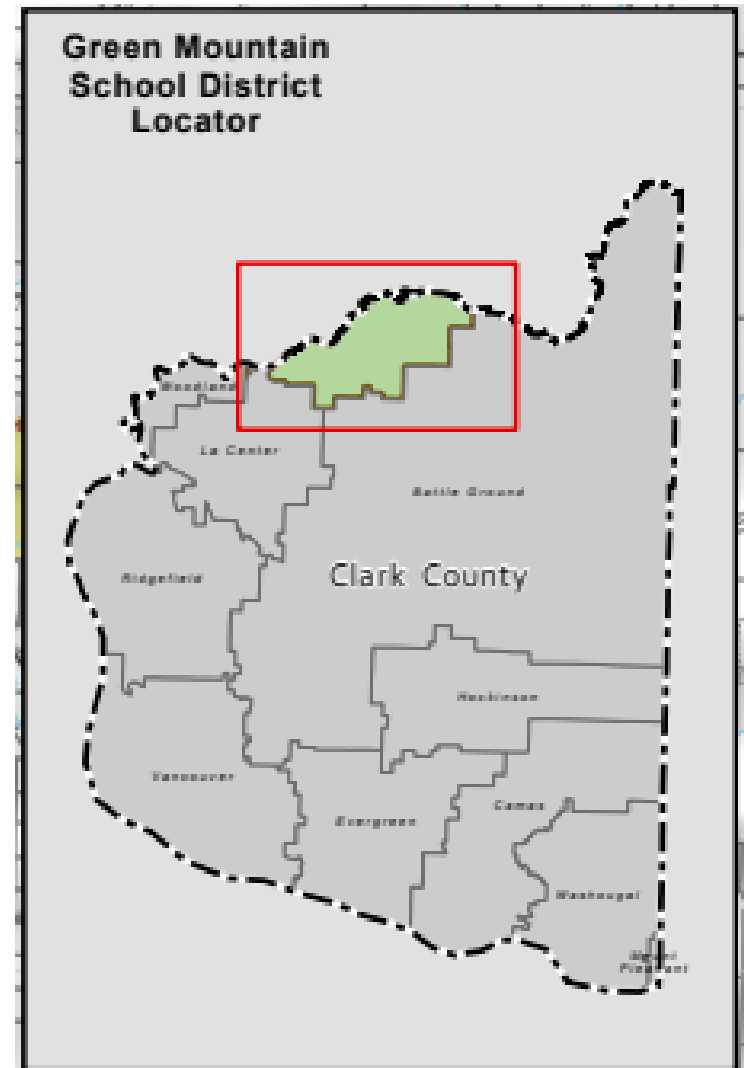
Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$5,371	\$6,650	+24%
Multi-Family	\$5,371	\$6,650	+24%

- **Staff Report Findings:** Meets all criteria
- **Staff Report Recommendation:** Approval



CPZ2022-00003 Green Mountain School District Capital Facilities Plan 2021-2027

- Standards of service description
- Inventory of existing facilities
- Forecast of future needs
- Proposed locations and capacities of expanded or new facilities
- Six-year financing plan
- Application of impact fee formula set out in CCC 40.620.040 – **Not applicable**



CPZ2022-00003 Green Mountain School District Capital Facilities Plan 2021-2027

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.

Summary of Findings:

- CFP includes required capital facilities plan elements and information as mandated in GMA and Clark County Comprehensive Growth Management Plan 2015-2035 (2015-2035 Plan)
- CFP future needs and facility locations consistent with GMA and 2015-2035 Plan
- Financing plan made up of bond proceeds, state funding assistance, secured already-collected impact fees. The secured impact fees are only to be spent on growth related facilities and are not the sole funding source for facility needs related to growth. Consistent with GMA, impact fee related state statutes, and 2015-2035 Plan



Conclusion: Proposal meets criterion A.

CPZ2022-00003 Green Mountain School District Capital Facilities Plan 2021-2027

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;
- 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.

Summary of Findings:

- District enrollment projections, state and voter-approved funding appear reasonable and reliable
- Standard of service consistent with other Clark Co. school districts
- Exhibit B, p. 4 outlines why CFP does not propose new impact fees. Application of the impact fee formula in CCC 40.620.040 is not applicable to proposal.

Conclusion: Proposal meets criterion B



CPZ2022-00003 Green Mountain School District Capital Facilities Plan 2021-2027

- **Proposal:**

- Adopt the Green Mountain School District Capital Facilities Plan 2021-2027
- Stop collecting impact fees

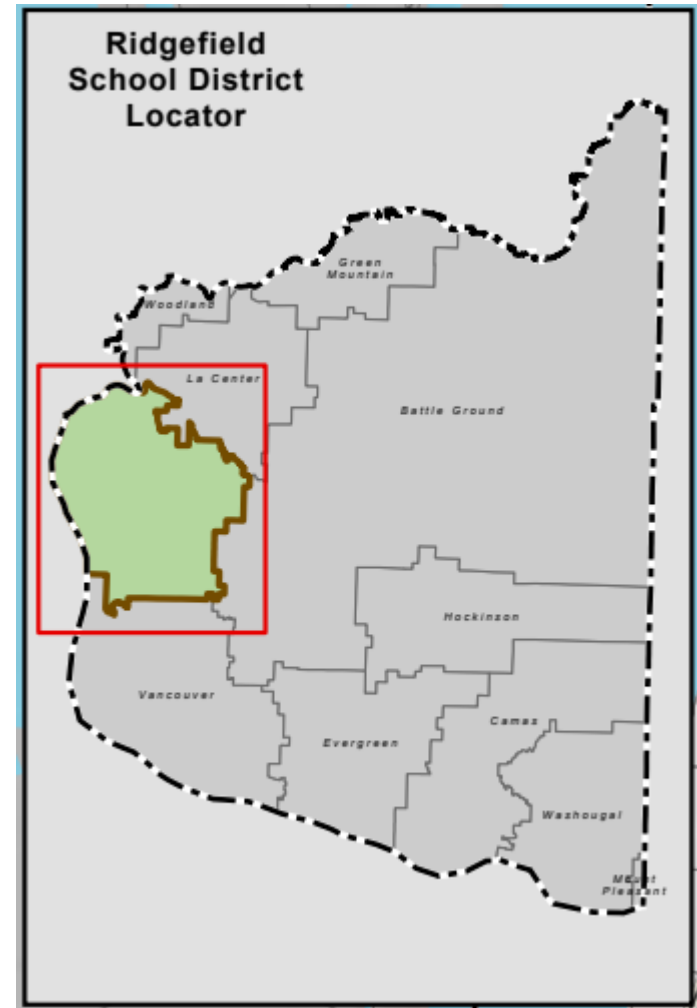
Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$3,387	\$0	-100%
Multi-Family	N/A	N/A	N/A

- **Staff Report Findings:** Meets all criteria
- **Staff Report Recommendation:** Approval



CPZ2022-00004 Ridgefield School District Capital Facilities Plan 2022-2028

- Standards of service description
- Inventory of existing facilities
- Forecast of future needs
- Proposed locations and capacities of expanded or new facilities
- Six-year financing plan
- Application of impact fee formula set out in CCC 40.620.040



CPZ2022-00004 Ridgefield School District Capital Facilities Plan 2022-2028

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.

Summary of Findings:

- CFP includes required capital facilities plan elements and information as mandated in GMA and Clark County Comprehensive Growth Management Plan 2015-2035 (2015-2035 Plan)
- CFP future needs and facility locations consistent with GMA and 2015-2035 Plan
- Financing plan made up of bond proceeds, state funding assistance, impact fees. Impact fees only to be spent on growth related facilities and are not the sole funding source for facility needs related to growth. Consistent with GMA, impact fee related state statutes, and 2015-2035 Plan

Conclusion: Proposal meets criterion A.



CPZ2022-00004 Ridgefield School District Capital Facilities Plan 2022-2028

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;
- 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.

Summary of Findings:

- District enrollment projections, state and voter-approved funding appear reasonable and reliable
- Standard of service consistent with other Clark Co. school districts
- Exhibit B, p. 15 shows the school district appropriately applied the formula in CCC 40.620.040



Conclusion: Proposal meets criterion B

CPZ2022-00004 Ridgefield School District Capital Facilities Plan 2022-2028

- **Proposal:**

- Adopt the Ridgefield School District Capital Facilities Plan 2022-2028
- Collect the recommended impact fees

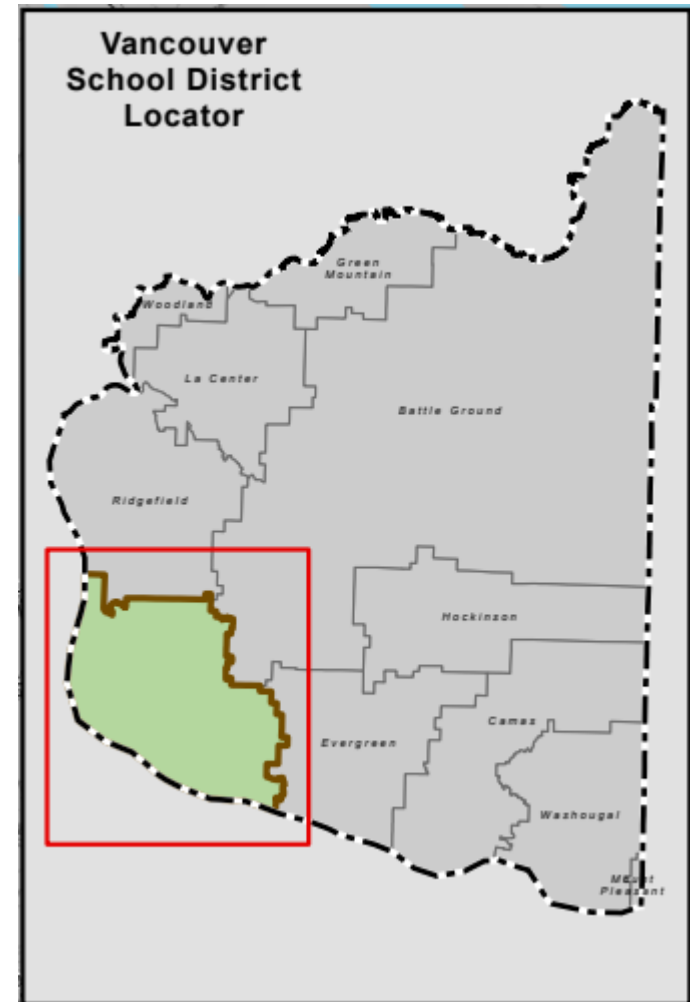
Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$10,100	\$16,880	+67%
Multi-Family	\$10,100	\$8,699	-14%

- **Staff Report Findings:** Meets all criteria
- **Staff Report Recommendation:** Approval



CPZ2022-00005 Vancouver School District Capital Facilities Plan 2022-2028

- Standards of service description
- Inventory of existing facilities
- Forecast of future needs
- Proposed locations and capacities of expanded or new facilities
- Six-year financing plan
- Application of impact fee formula set out in CCC 40.620.040



CPZ2022-00005 Vancouver School District

Capital Facilities Plan 2022-2028

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.

Summary of Findings:

- CFP includes required capital facilities plan elements and information as mandated in GMA and Clark County Comprehensive Growth Management Plan 2015-2035 (2015-2035 Plan)
- CFP future needs and facility locations consistent with GMA and 2015-2035 Plan
- Financing plan made up of uncommitted property sale funds and impact fees. Impact fees only to be spent on growth related facilities and are not the sole funding source for facility needs related to growth. Consistent with GMA, impact fee related state statutes, and 2015-2035 Plan

Conclusion: Proposal meets criterion A.



CPZ2022-00005 Vancouver School District

Capital Facilities Plan 2022-2028

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;
- 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.

Summary of Findings:

- District enrollment projections, state and voter-approved funding appear reasonable and reliable
- Standard of service consistent with other Clark Co. school districts
- Exhibit B, pp. 26-28 shows the school district appropriately applied the formula in CCC 40.620.040

Conclusion: Proposal meets criterion B



CPZ2022-00005 Vancouver School District Capital Facilities Plan 2022-2028

- **Proposal:**

- Adopt the Vancouver School District Capital Facilities Plan 2022-2028
- Collect the recommended impact fees

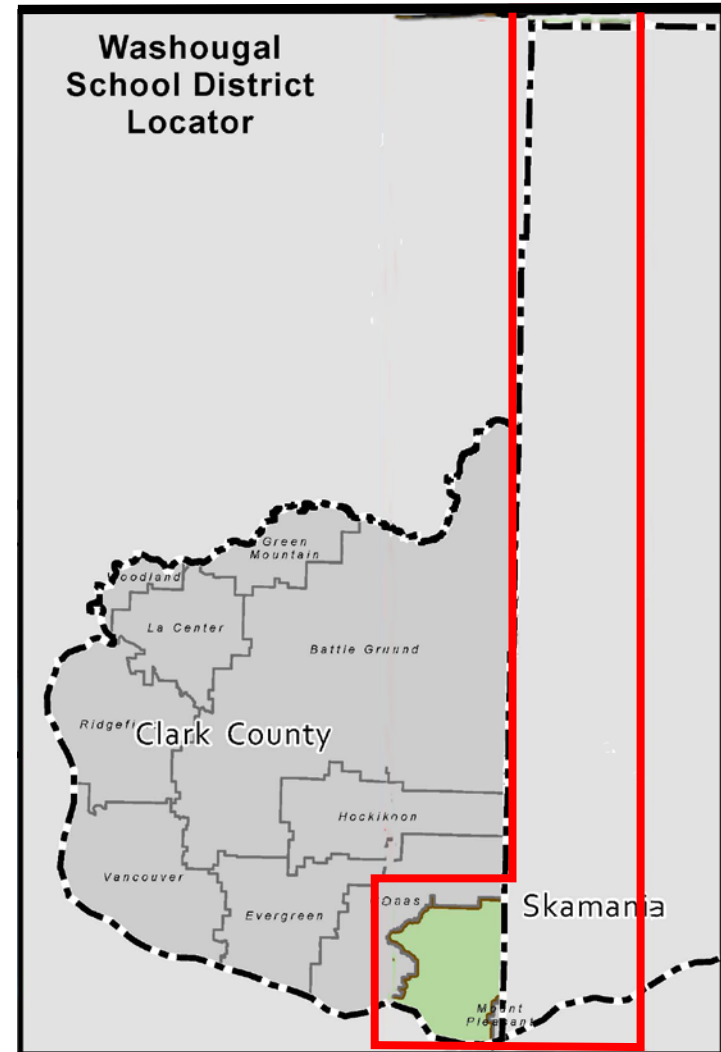
Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$2,880.75	\$2,786.09	-3%
Multi-Family	\$2,381.93	\$2,486.64	+4%

- **Staff Report Findings:** Meets all criteria
- **Staff Report Recommendation:** Approval



CPZ2022-00006 Washougal School District Capital Facilities Plan 2022-2027

- Standards of service description
- Inventory of existing facilities
- Forecast of future needs
- Proposed locations and capacities of expanded or new facilities
- Six-year financing plan
- Application of impact fee formula set out in CCC 40.620.040 – **Not applicable**



CPZ2022-00006 Washougal School District

Capital Facilities Plan 2022-2027

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.

Summary of Findings:

- CFP includes required capital facilities plan elements and information as mandated in GMA and Clark County Comprehensive Growth Management Plan 2015-2035 (2015-2035 Plan)
- CFP future needs and facility locations consistent with GMA and 2015-2035 Plan
- Financing plan made up already secured impact fees and capital project funds consisting of bonds and state match funds. Secured impact fees only to be spent on growth related facilities and are not the sole funding source for facility needs related to growth. Consistent with GMA, impact fee related state statutes, and 2015-2035 Plan



Conclusion: Proposal meets criterion A

CPZ2022-00006 Washougal School District

Capital Facilities Plan 2022-2027

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;
- 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.

Summary of Findings:

- District enrollment projections, state and voter-approved funding appear reasonable and reliable
- Standard of service consistent with other Clark Co. school districts
- Exhibit B, pp. 14-15 outlines why CFP does not propose new impact fees. Application of the impact fee formula in CCC 40.620.040 is not applicable to proposal.



Conclusion: Proposal meets criterion B

CPZ2022-00006 Washougal School District Capital Facilities Plan 2022-2027

- **Proposal:**

- Adopt the Washougal School District Capital Facilities Plan 2022-2027
- Stop collecting impact fees

Housing Type	Existing Fee	Proposed Fee	% Change
Single-Family	\$5,600	\$0	-100%
Multi-Family	\$5,800	\$0	-100%

- **Staff Report Findings:** Meets all criteria
- **Staff Report Recommendation:** Approval



Thank you!

Comments and questions

Clark County Public Service Center

1300 Franklin Street • PO Box 5000

Vancouver, WA 98666-5000





Clark County Planning Commission

Karl Johnson, Chair
Matt Swindell, Vice Chair
Aldo Lampson Veranzo
Bryant Enge
Steve Morasch
Bryan Halbert
Eldon Wogen

**PLANNING COMMISSION HYBRID MEETING
THURSDAY, AUGUST 18, 2022
MEETING MINUTES**

Public Service Center
Council Hearing Room, 6th Floor
1300 Franklin Street
Vancouver, Washington
6:30 p.m.

I. CALL TO ORDER

Planning Commission Rules of Procedure

JOHNSON: Okay. Good evening, Planning Commissioners, members of the public, and staff members. I'd like to call this hybrid public hearing meeting to order for Thursday, August 18th, 2022. My name is Karl Johnson, I'm the Chairman of the Clark County Planning Commission.

The role of the Planning Commission is to review and analyze comprehensive plan amendments, zoning changes and other land use related issues.

HOLLEY: Hey Karl.

JOHNSON: Yes.

HOLLEY: Hello. Remember me? Can we slow down a little bit? This is Cindy.

JOHNSON: Sure, Cindy. We'll slow down a little bit.

HOLLEY: Thank you.

JOHNSON: I'm just reading -- I'm reading off my paper. Good to hear from you, Cindy.

HOLLEY: Okay.

JOHNSON: Once, again, the role of the Planning Commission is to review and analyze comprehensive plan amendments, zoning changes and other land use related issues. We follow a public process including holding hearings during the public where they have an opportunity to provide additional perspectives and information.

In legislative matters, the role of the Planning Commission is advisory. The County Council will hold separate hearings, consider our recommendations and make a final determination. The Planning Commission will conduct a public hearing tonight and take testimony regarding the matters being considered tonight.

If any public comment were received before tonight's hearing, they have been sent to PC members and entered into the public record. Our staff will go first tonight and present information on the agenda items to the Planning Commission. The Planning Commission can then ask questions of staff.

Next, we will invite the applicant to speak, if there is one. Then the members of the public who wish to provide comment. When we get to the public comment portion of our agenda, we will provide more detailed information at that time; however, if you are in-person tonight and wish to provide comment during any public comment period this evening, please sign up via the sign-up sheets in the back of the room.

For those of you who are joining remotely via Webex or phone, we will provide verbal instructions when we get to that portion of the agenda. You will have three minutes to speak and your remarks should be directed to the Planning Commission only. Please do not repeat testimony that has already been provided.

At the conclusion of public testimony, staff and the applicant may respond to the testimony and the public portion of the hearing will then be closed. The Planning Commission will then deliberate and make a recommendation to the County Councilors.

Before we begin tonight, I would like to announce that our Planning Commission hearings are now hybrid both in-person and virtually via Webex. For both virtual and in-person members of the Planning Commission and staff, please ensure that your microphones are turned off or muted unless you are speaking.

For those of you who are remote, remember to turn your video cameras on throughout tonight's hearing if possible. If any PC members have questions, I will call on each of you individually and you can respond with your questions, I will do the same during discussion time.

When you make a motion, please state your name and then make your motion. Also when you second a motion, please state your name and second the motion.

So at this time I'd like to address conflict of interest. Would anyone on the Planning Commission like to disclose any conflicts of interest before tonight's hearing?

HALBERT: Yes, Chairman, Bryan Halbert here, and I'd like to, I have a conflict of interest with the Camas hearing.

II. ROLL CALL & INTRODUCTION OF GUESTS

JOHNSON: Okay. With that said, we'll look at our agenda and move that around to make it work in just a minute. But before we do that, I'd like to get a roll call for Planning Commission members. Please say I'm here after Larisa calls your name.

ENGE: HERE
HALBERT: HERE
VERANZO: HERE
MORASCH: ABSENT
SWINDELL: HERE
WOGEN: ABSENT
JOHNSON: HERE

Staff Present: Oliver Orjiako, Community Planning Director; Jacqui Kamp, Deputy Director; Jenna Kay, Planner III; Christine Cook, Chief Deputy Prosecuting Attorney; Larisa Sidorov, Office Assistant; and Cindy Holley, Court Reporter.

III. GENERAL & NEW BUSINESS

A. Approval of Agenda for August 18, 2022

JOHNSON: So with that said, I'd like to move on to the approval of the agenda and I'm looking for approval for the for August 18th, 2022, but before I do that, take a motion.

What I would like to do is we have Battle Ground going first tonight and Camas going second and because of our conflict of interest, I would move or make a suggestion that we will move Camas to number one and Battle Ground and then we'll go on from there. Anything wrong with that?

HALBERT: **So moved.**

JOHNSON: So moved. So we have a motion with the change.

SWINDELL: I'll **second** it. Matt Swindell.

JOHNSON: Okay. We have a motion and a second. And let's take a roll call, please.

ROLL CALL VOTE

ENGE: AYE
HALBERT: AYE
VERANZO: AYE
SWINDELL: AYE
JOHNSON: AYE

JOHNSON: That's, what is that, 5/0. Motion passes.

B. Approval of Minutes for April 21, 2022

JOHNSON: We'll take an approval for the minutes for April 21st, 2022. Is that right, on April 21st? Can I have a motion and a second and approval for April 21st, 2022, minutes.

HALBERT: So I'll make a **motion** that we approve the April 22nd minutes.

SWINDELL: I'll **second** it. Matt Swindell.

JOHNSON: The motion's been made and seconded. Can we get a roll call, please?

ROLL CALL VOTE

ENGE: AYE
HALBERT: AYE
VERANZO: AYE
SWINDELL: AYE
JOHNSON: AYE

JOHNSON: 5/0 motion passes.

C. Communications from the Public

JOHNSON: So right now, we're going to take communications from the public. This is for communications for those items that are not on tonight's agenda hearing. Staff will now give the instructions how to provide a comment.

SIDOROV: No comments.

JOHNSON: There are no comments. So we'll move -- anyone in the audience want to make a comment?

ORJIAKO: Chair.

SIDOROV: Okay. Go ahead. Sorry. Sorry about that. Sonja's not here so things are rough.

SIDOROV: Good evening members of the public. For attendees using their computer or Webex application, if you would like to speak, please utilize the raised-hand icon. You can do this by clicking the participation button or icon, the location of which depends on the device you're using.

Staff will only acknowledge those attending -- attendees during the public comment period who have raised their hand by selecting the hand icon. When you are acknowledged, you will be unmuted. When you have finished your comment, please click the hand icon again to lower your hand.

For attendees using the telephone audio only option, you need to press star 3 on your phone's number panel to raise your hand. When you are acknowledged, you will be unmuted. When you have finished your comment, please press star 3 to lower your hand.

For those in-person that would like to provide comments, please raise your hand. Once acknowledged, you may come to the microphone towards the front of the room. If you wish to comment, please provide your name before making public comments.

Public comments are limited to three minutes per person in order to accommodate all speakers. Again, this portion of tonight's hearing is only for items not listed on tonight's agenda.

We will begin with those in the hearing room who would like to make a general comment. If you are in the meeting room and would like to make a public comment, please raise your hand and the Chair will call on you to approach the microphone. Okay. Seeing none. Is there remote participants with hands raised, state -- staff will now -- oh, staff will now unmute you if there's anyone at this time. And I'm seeing none.

JOHNSON: Seeing none, we'll now close the general public comment and go on to hearing items. Before we have our first hearing, I'd like to announce that if you're joining us in person tonight and would like to provide testimony for one or more of the public hearings, please sign up and speak into the microphone on the appropriate sign-in sheet in the back room. For those who are joining us remotely, the instructions have been provided. I know this is clunky with the hybrid, but we'll get through it.

With that said, I would like to start out tonight with staff and we are jumping to Camas Capital Facilities Plan CPZ2022-00002.

IV. PUBLIC HEARING ITEMS

1. **CPZ2022-00002 Camas School District Capital Facilities Plan:** A proposal to adopt the Camas School District Capital Facilities Plan 2022-2028 and recommended school impact fees. **Staff contact:** Jenna Kay, jenna.kay@clark.wa.gov, 564-397-4968.

COOK: Mr. Chair.

ORJIAKO: Mr. Chair.

JOHNSON: Yes.

ORJIAKO: It looked like Bryan needs to excuse himself. This is Oliver. It appears that Bryan Halbert would like to excuse himself, right.

COOK: So that is announced and is part of the record; right?

JOHNSON: It already has been done, Christine.

ORJIAKO: Yes.

COOK: Excellent.

JOHNSON: It's already been done.

COOK: Well, it was not clear that it was in the record that he actually left at this point, so...

JOHNSON: Okay. Christine Cook attorney for the Planning Commission.

COOK: Right.

JOHNSON: All right. With that said, now go ahead, Jenna. We're ready to go.

KAY: Wonderful. Good evening. For the record my name is Jenna Kay with Community Planning. And I'm joined this evening by Oliver Orjiako, Community Planning Director, and we will be presenting on your hearings this evening related to school district capital facilities plan and impact fee updates. Next slide.

Each school district proposal is considered a separate docket item that requires separate deliberation and voting. We plan to follow the order on the agenda as listed on the slide except for Item 2 as was amended earlier this evening, so Camas will now be presented first.

For each hearing, staff's presentation will focus on whether or not the school district's facilities plan or CFP meets the criteria outlined in County Code. Staff will defer background information about what is happening in each school district with regards to student enrollment, facility needs and financing mechanism decisions to the school districts.

So after staff presentation, the school district will have an opportunity to summarize what is going on in their district and will be able to answer specific questions you have such as some of the items that you raised during your work session on August 4th. So staff will focus on codified criteria, the school districts can then provide some more context about what is happening within their district. Next slide.

This table is being provided for reference. The table summarizes the existing and proposed impact fee amounts for each of the school districts with separate amounts for single-family and multi-family dwellings.

You may notice a wide range in the proposed fee amounts on this slide and each district has different facility needs over the next six years and each district's capital facilities plan provides that background information and context behind these numbers. Next slide.

During your August 4th Planning Commission work session there was a request for information on the other four school districts' impact fees that are not on the 2022 docket. This slide shows that additional information for reference only.

We will not be discussing these school districts CFPs today as they are not being updated. The next time you can expect to review all ten Clark County school districts revised CFPs all at the same time will be as part of the next Comprehensive Plan update. Larisa, could you now please skip to slide Number 9.

SIDOROV: One second.

KAY: Great. So now I'd like to dive in to CPZ2022-00002, the Camas School District Capital Facilities Plan, 2022-2028. The Camas 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 correct the recommended school impact fees.

The Growth Management Act enables school districts to develop capital facility 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 the Growth Management Act and in Clark County Code.

A school district requesting impact fees shall submit to the county an update at least every four years a capital facilities plan adopted by the school board and consisting of the following elements: 1, a standards of service description; 2, an inventory of existing facilities; 3, a forecast of future needs; 4, a proposed or a proposed locations and capacities of expanded or new facilities; 5, a six-year financing plan; and, 6, application of the impact fee formula set out in Clark County Code 40.620.040.

As a reminder, the financing plan for school capital facility plans typically includes multiple funding sources. Depending on district eligibility, districts pay for a portion of the cost 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 which is typically done through the passage of bond levies which raise property taxes of all residential property owners within a particular district and/or through impact fees which only apply to new residential construction within the district. Next slide.

There are two criterion that staff use to evaluate each school's capital facilities plan. Criterion A is that in updating capital facility plans, policies and procedures, the county must determine that these updates are consistent with applicable provisions of the Growth Management Act and Washington Administrative Code and the policies implementation measures of the Comprehensive Plan, and in conformance with the purposes and intent of the applicable inter-jurisdictional agreements. So the staff report walks through the applicable provisions and findings mentioned for this criterion.

But in summary at a high level, staff found that the CFP includes the required elements and information that are mandated by the Growth Management Act and in the County's Comprehensive Plan. And staff found that the future needs and facility locations that are outlined in the CFP are consistent with the Growth Management Act and current Comprehensive Plan.

Staff found that the financial plan that's outlined in the CFP is made up of bond proceeds, State funding assistance as well as impact fees, and the impact fees are designated only to be spent on growth related facilities and are also not the sole funding source for facility needs related to growth.

So as such, staff found that the financing plan is consistent with the Growth Management Act, impact fee related State statutes as well as the current Comprehensive Growth Management Plan. So based on all those findings, staff concluded that the proposal was consistent with Criterion A. Next slide.

So Criterion B relates to reviewing school CFPs in accordance with the provision of Clark County Code 40.620.030(B) where the code specifies that the Planning Commission shall consider whether the district's forecasting system for enrollment projections appears reasonable and reliable, whether the anticipated level of State and voter approved funding appears reasonable and historically reliable, whether the standard of service set by the district is reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile, and whether the district appropriately applied the formula set out in Clark County Code 40.620.040.

So, again, the staff report walks in detail through the findings on each of these items, but at a summary level found that the district enrollment projections, State and voter approved funding amounts all appear reasonable and reliable based on the approach that's outlined in the capital facilities plan.

Staff found that the standard of service for the district is also consistent with the standard of service of other Clark County school districts. And staff found that the school district demonstrated appropriately applying the formula in County Code.

And so based on all those findings concluded that the proposal is consistent with Criterion B. Next slide.

So to recap, the Camas School District Board of Directors adopted a modified capital facilities plan on May 23rd, 2022. A copy of Resolution No. 21-02 and the updated plan with impact fee calculations were provided in your hearing materials 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: \$6,650 for single-family dwellings which would be an increase of 24 percent over the existing amount of \$5,371; and \$6,650 for multi-family dwellings which would be an increase of 24 percent over the existing amount of \$5,371.

No public comments have been received on this request to date. And as outlined in the staff report, staff is recommending approval of the modified capital facilities plan and proposed impact fees based on their proposal being consistent with all criteria.

So that concludes staff's presentation on this request and we are available to answer questions. There are also representatives from the school district here to present on their behalf. Thanks.

JOHNSON: Okay. Does the Planning Commission have any questions of staff? I will call on each PC member one at a time. Bryant Enge.

ENGE: No questions at this time.

JOHNSON: Bryan Halbert. Go ahead, Bryant, I talked over you. Go ahead. Any questions?

ENGE: I have no questions for staff at this time.

JOHNSON: Okay. Aldo Lampson Veranzo.

VERANZO: No questions at this time.

JOHNSON: Matt Swindell.

SWINDELL: Actually I do have a quick question. Does anybody -- has this gone before the City of Camas, did they already take a look at that?

PUBLIC: (Inaudible.)

SWINDELL: Okay. Okay. Great. Thanks.

JOHNSON: Go ahead, Jenna.

KAY: I was just going to say, the school district can confirm, but the City has not had a hearing on this yet.

JOHNSON: Okay.

SWINDELL: Okay. Thanks.

JOHNSON: Okay. So good. So with that said, no more questions. I don't have any questions. Is there an applicant present to speak for Camas School District on behalf of the school?

KAY: Yes. And I believe they should be in the room.

JOHNSON: Okay. So here we go. And, again, make sure you state your name apparently a little slower than I did so our court reporter can catch up.

HOLLEY: And spell their last name, please.

JOHNSON: First and last name spell it.

Applicant Presentation

BREMER: I'll go first. LeAnne Bremer, B-r-e-m-e-r. My address is 500 Broadway, Suite 400, Vancouver, 98660. I'm here tonight representing all six school districts. And I'll let Jasen introduce himself.

MCEATHRON: How about now? There we go. Sorry. Jasen McEathron. J-a-s-e-n. McEathron, M-c, capital E-a-t-h-r-o-n. I am the Director of Business Services for Camas School District.

BREMER: Okay. So we have a presentation, but before we get into that I just want to give a few opening remarks that would apply to all hearings tonight.

I've been assisting all districts on updating their capital facilities plan and their impact fees and I also, I don't need to go into all the approval criteria, Jenna did that very thoroughly and the staff report is excellent in going through all the requirements that the districts must follow to put together their plan and each plan that you're going to review and make a recommendation on tonight includes all the required elements of the Growth Management Act.

Not only is the staff thorough, but the staff review is pretty rigorous when we submitted our plans for review, we got some feedback and we made some modifications to address staff's comments on several of the plans, so I think you can be rest assured that it's had a thorough review. And each school board has also reviewed and approved the capital facilities plans that are before you tonight.

As Jenna mentioned, there have been no hearings before the cities yet, those are in process. There have been a couple of workshops. There's one Vancouver Planning Commission had a workshop, and then just this last Tuesday Camas Planning Commission had a workshop and those have been going, been going very well, and we've been getting questions and have been able to answer them. So we're in for the long haul.

I told Jasen we had eight meetings last hearings to go through because they're in four different jurisdictions. The other thing I wanted to mention is, and I've said this a lot, so I apologize for people who hear it over and over again, but it's really quite remarkable that with nine school districts in Clark County how different they are.

I mean we're in a kind of the same geographic area but each school district is very unique in terms of, well, just size, geographies, some are rural, some are urban, some are mixed, some have a very good track record of passing bonds so they're able to build schools with more frequency than maybe other school districts can so that's why you're seeing some fees that are lower than others because they have the capacity that they were able to build and just demographics too are different district to district.

So when you see the different fees on the schedule and wonder, well, why are these all so different, it's because of the factors and the bottom or the top line is the cost of the facilities needed to serve growth and if that, you know, top line is \$90 million that's going to affect the amount of the fee, if it's \$2 million you're going to get a lesser fee, I mean it's basic math, but that's why you're seeing such a divergent amounts in the table, so I wanted to address that because I know that was an issue that had come up.

So with that, I'm going to turn it over to Jasen to run through his presentation and then we'll be available to answer questions.

MCEATHRON: Okay. Next slide, please. Thanks. I'm going to have you go a couple of slides. Next. Okay. Thank you. Thank you, Commissioners, for your time this evening. I want to speak to our school board's robust deliberation on the capital facilities plan on May 23rd. There were a lot of different considerations and I want to speak to some of those.

One of the first questions that our school board wanted to know is where does Camas School District rank presently in the impact fees that are presently charged? And right now, the range is roughly 2500 I think to a little over 10,000 and our current rate is 5,371, so we were pretty much middle of the pack. And so that was a consideration for our board as to, you know, are we consistent at least within the range of others in Southwest Washington which we, that was our starting point. Next slide, please.

In looking at our capacity needs, it's very important obviously that we have the best enrollment information that we can achieve or that we can obtain. So, we did engage a professional demographer to update our enrollment figures which are reflected in this plan, so we feel like we've got the best enrollment data that we -- that we could possibly have at this time.

Camas was, like other districts in the region, our enrollment fluctuated during COVID and so we've had to rebase our forecast which we have implemented in our plan here. In looking at our schools, and this is organized high school on top, middle school in the middle, and elementary on the bottom, our pinch points in the next six years are really in middle school and elementary, and those are highlighted in blue there.

And at elementary, Woodburn Elementary is there's a lot of development in that area if you're familiar with it, and we think within the next six years it's very plausible that we would site another portable at that location, so that's -- that's -- that's how we would initially address that capacity issue there. Our other elementary schools, we don't see an issue in the next six years.

In our middle schools, presently we have three middle schools, Liberty, Odyssey and Skyridge. Odyssey is pretty much at capacity already. This is actually housed in a, in formerly a commercial building that we purchased and repurposed for educational purposes. You may

recall Sharp Electronics was out there, so it's been -- it's worked well, but we could, we feel like we could house more students with some improvements at that site potentially in the next six years, so that's part of this plan.

The other middle school, Liberty, that growth is really driven by the elementary's in which feed that school, one of which is Woodburn, Liberty -- excuse me -- Lacamas Lake is the other and Helen Baller. And if you're familiar with some of the development in Camas, there's quite a bit of development around Woodburn Elementary and the City of Camas is doing what they call the North Shore Planning and Lacamas Lake Elementary is right in the, in that pocket of future development. So those are -- that's really what's driving the need in those school facilities. Next slide, please.

When looking at the capital facilities needs that are listed here, you can see as I mentioned the Woodburn Elementary portable is at the top of the list there. Odyssey Middle School addition and the Liberty, Liberty Middle School we could -- we could potentially put a portable there, there are some I think we could site one there.

On the outset if we needed to, if enrollment really did start to takeoff, we would certainly look at building a fourth middle school. And then we also have property acquisition and another campus that we would potentially be doing work on, but you can see that those don't really add capacity to or the land acquisition doesn't, obviously doesn't add capacity so it's not part of the calculation here. I think that's the last slide if I recall. And I'll pause there to see if there's any questions from -- oh, excuse me. Oh, that's right.

SIDOROV: You did have a couple more.

MCEATHRON: I did have a couple more. Thank you. Oh, yeah. The other deliberation that we looked at was what was the calculated rate versus what the board was comfortable with. This is a very important discussion actually.

And the calculated rate for single-family was generally close to the current rate of 5,371, it did increase to 6,650 to calculated rate. The multi-family there was quite a divergence there and it actually went almost to 30,000 was the calculated rate.

Our school board was not comfortable passing that type of fee on to homeowners ultimately, right, that would be building in the area. Some of the factors that went into that calculation was really the cost of facilities, higher assessed values as I think we all are aware of.

Also we do not have a lot of multi-family units in Camas School District and so you, the calculation provides for you to leverage some of your neighboring districts such as Vancouver and Evergreen and in those particular school districts they generate a high number of students and so it -- it potentially could skew that -- that, you know, calculated rate.

So ultimately, if you could go to the next slide, please, as I mentioned here, we had calculated rates versus what the board was comfortable with and looking at the last capital facilities plan we had set both rates consistent with what the single-family resident calculation was and our school board felt as though that was an appropriate strategy again and that was their direction thus far, so... Thank you. That's it. Thanks.

JOHNSON: Okay. Thank you. Does the Planning Commission have any questions for the applicant? Again, I'll go through each Commissioner that's here and we'll give you an opportunity to speak. Bryant Enge, do you have anything, any questions?

ENGE: None at this time.

JOHNSON: Thank you. Aldo Lampson Veranzo, questions?

VERANZO: I do. I have one question on the multi-family residence. I see that the board adopted 6650 on May 23rd, but for multi-family residence --

HOLLEY: I can't hear you.

VERANZO: Does this help? I'm pushing the button down. There we go. I have a defective mute button. Okay. There we go.

JOHNSON: You can let it go. You can let it go.

VERANZO: I can, I can let it go. Okay. See, we're all new at this. So on the multi-family residence since it's multiples of families. So is the 6650 a multiplier? So if you have a multi-family residence of two or three or four units, then is it 6650 times two or three or four?

BREMER: Yes, it's per unit.

VERANZO: Per unit. Okay. Thank you.

JOHNSON: Thank you, Aldo. Matt Swindell.

SWINDELL: I think I was just going to make a comment. I notice that your fees are identical and mathematically it never works out that way, so I was wondering how you arrived at those exact numbers so now it makes sense why they are. So thank you for going through that.

JOHNSON: I don't have any questions just comments, you know, like everybody else, we're loading up for growth and it's in every district and we're smashed with affordable housing and we're -- we're looking at this thing from all directions, and so as a schoolteacher myself I -- I get

it and so your numbers are -- we're going to be looking at a new high school pretty soon, so it's just another thought out there on the horizon. So I have no questions.

With that said, I'd like to bring this back to -- I lost my place here, so, sorry. So, yeah, okay. So if there's any remote participants -- yeah. I'm on Battle Ground. That's always good. Thank you. Okay.

Public testimony

JOHNSON: So we'll now open the hearing for public testimony. I will begin the summary of the public participation process for the public to understand how to participate in tonight's hearing.

To be a party of record, you must submit written testimony before, during or prior to the close of tonight's hearing or provide oral testimony at the public hearing or request in writing to be party of the record.

No person shall be party of the record who does not furnish their full name, e-mail address or Post Office mailing box -- or excuse me -- address. Please also speak slowly and spell your last name for the court reporter who is transcribing.

If written comments were received prior to August 18th, 2022, they were submitted to the Planning Commission members and posted on the Planning Commission website. We will now take oral testimony as we did earlier this evening. Staff will now give instructions on how to provide public comment.

SIDOROV: If anyone in the public would like to comment on this proposal, now is your opportunity. We will start with those participants that have joined remotely by computer or phone.

You need to let us know that you would like to be called on either by clicking the raised-hand symbol at the bottom of the list of participants on your computer screen or pressing star 3 on your phone's number panel. Staff will unmute you if your hand is raised when it's your turn to speak.

Please the public comment is limited to three minutes. You can raise your hand now. And let me check if there's anyone remotely. It looks like we have nobody remotely.

Return to Planning Commission

JOHNSON: Okay. We will now close the public testimony portion of the hearing and return it to the Planning Commission. So with that said, the Planning Commission will now deliberate and make a recommendation to the Clark County Council. Does anyone on the Planning Commission

have any comments? I will call on each PC member at a time to state your comments. Bryant Enge.

ENGE: It was good to see that Camas considered the impact of the higher impact fee on the multiple family construction industry and their ability to create future projects. So it's taking that into consideration and reducing their impact fee for multiple family units, it was good to see given this current environment. That's my only comment. Thank you.

JOHNSON: Thank you, Bryant. Aldo Lampson Veranzo.

VERANZO: No comments at this time.

JOHNSON: Thank you, Aldo. Matt Swindell.

SWINDELL: No comments at this time.

JOHNSON: And this is probably to each other, I would like to see these, I know COVID has got us messed up, but it would be nice to see these all at one time only because it's a nice comparison. And then just a point here, aren't there 11 counting Woodland, isn't there 11 school districts?

BREMER: I was counting Woodland. I think there's only nine.

JOHNSON: I just counted them on the map.

BREMER: Did you?

JOHNSON: Yeah, I come from Battle Ground School District, so...

BREMER: I'm pretty sure.

JOHNSON: Yeah. Anyways, it would be nice to see them all because there's just a comparison. I do understand what you said that that's kind of a misnomer because for example like Vancouver theirs is large, Ridgefield's is interesting every year and things like that.

But I just, I want to reiterate this and I won't do it every time, it's when you get a middle school over, this is me as a teacher. When you get a middle school over 450 kids, weird things start happening, and it's the truth and I mean you just are managing a mob.

I can't imagine the academic element in the elementary and not to mention at what these schools feed into because it's coming. And so for the record, and that's why I'm saying this because you all know this is that. Man, we've got to really look at this hard and be smart about it because there's so many school districts in this vote, you know. I consider Vancouver and

Evergreen a bit lucky just because they kind of, you know, whatever, but, you know.

So with that said, I would accept a motion.

KAY: Hey, Karl, before you, sorry, this is Jenna, before you all vote --

JOHNSON: Yes.

KAY: -- I -- because I can't see in the room very well, I just wanted to check, I didn't hear you ask if there were any comments from people in the room during the public comment period, so I don't know if there's anyone there or not.

JOHNSON: I think I did that. There's nobody in the room except for people from the districts, but I did not, no one has signed up in the back that I'm aware of, I don't have a sign-up sheet.

KAY: Okay. Then I just wanted to clarify that for the record, so thank you. Sorry for the interruption.

JOHNSON: Yeah, you're welcome. Yeah. Again, I would accept a motion.

SWINDELL: Can I see that real quick, the CPZ. I **MOVE** that we accept CPZ2022-00002, Camas School District Capital Facility Plan as presented, Matt Swindell.

ENGE: This is Bryant Enge and I **second** that motion.

JOHNSON: Okay. We have a motion and a second. Again, Larisa, will you please take roll call of each PC members name.

ROLL CALL VOTE

ENGE: AYE

VERANZO: AYE

SWINDELL: AYE

JOHNSON: AYE

JOHNSON: The vote is 4/0, the motion passes and that concludes this portion of the public hearing and thank you very much for coming you guys, it means a lot. With that said, can I get Bryan back in here. Is Bryan available? There he is.

IV. PUBLIC HEARING ITEMS, continued

- 2. CPZ2022-00001 Battle Ground School District Capital Facilities Plan:** A proposal to adopt the Battle Ground School District Capital Facilities Plan 2022-2028 and recommended school impact fees. Staff contact: Jenna Kay, jenna.kay@clark.wa.gov, 564-397-4968

JOHNSON: All right, Battle Ground. The next item on our agenda as we get our -- Bryan Halbert is back in the room for the record. CPZ2022-00001, Battle Ground School District Capital Facilities Plan and Jenna.

KAY: Great. Good evening again, Planning Commission. So as Karl just noted, this is CPZ2022-00001, the Battle Ground School District Capital Facilities Plan, 2022-2028. So the Battle Ground School District Board of Directors has modified its capital facilities plan and 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.

As noted in the previous hearing, the Growth Management Act enables school districts to develop capital facility 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 the Growth Management Act and Clark County Code and the required elements are listed on this slide. Next slide.

Criterion A as discussed in the previous hearing relates to the CFP needing to be consistent with applicable provisions of the Growth Management Act, Washington Administrative Code and Comprehensive Plan.

The staff report walks through the details of the applicable provisions for this criterion and a high level summary is that staff found that the CFP includes the required elements and information as mandated in the Growth Management Act and County's Comprehensive Plan.

Staff found that the future needs and facility locations outlined in the CFP are consistent with the Growth Management Act and Comprehensive Plan. Staff found that the financing plan that's outlined in the CFP consists of bond proceeds, State funding assistance and impact fees and those impact fees are only designated for growth related facilities and are also not the sole funding source for facility needs related to growth.

So as such, staff found that the financing plan was consistent with the Growth Management Act and impact fee related State statutes and the Comprehensive Plan.

Based on these findings, staff concluded the proposal meets Criterion A. Next slide.

Criterion B relates to reviewing the school CFPs in accordance with the provisions of County Code listed on this slide. And, again, the staff report walks through this in detail, but in summary, you know, staff found that the district enrollment projections, State and voter approved funding amounts all appear reasonable and reliable based on the approach that the school outlines in their CFP.

Staff found that the standard of service for the district is consistent with the standard of service of the other school districts in Clark County. Staff found that the school district demonstrated appropriately applying the formula in County Code and based on those findings concluded that the proposal also met Criterion B. Next slide.

So to recap, the Battle Ground School District Board of Directors adopted a modified capital facilities plan on May 23rd, 2022. A copy of Resolution No. C-22 and the updated plan with impact fee calculations were provided in your hearing materials 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: \$10,760 for single-family dwellings which would be an increase of 68 percent over the existing amount of \$6,397; and an amount of \$3,845 for multi-family dwellings which would be an increase of 68 percent over the existing amount of \$2,285.

No public comments have been received to date on this request. And as outlined in the staff report, staff is recommending approval of the modified capital facilities plan and proposed impact fees based on the proposal being consistent with all criteria.

So that's it for staff's presentation on this request. We are happy to answer questions and I believe there are representatives again for the school district to present on their behalf.

JOHNSON: Okay. Thank you again, Jenna. Does Planning Commission have any questions for staff? I will call on each PC member one at a time again. Bryant Enge, questions, Battle Ground School District? Bryant, are you there? We'll come back to Bryant. Bryan Halbert, questions for staff for Battle Ground School District?

HALBERT: Yeah, none at this time.

JOHNSON: Thank you. Aldo Lampson Veranzo, questions?

VERANZO: No questions.

JOHNSON: Matt Swindell, questions?

SWINDELL: None at this time.

JOHNSON: Bryant Enge, are you there and do you have a question for staff?

MORASCH: Hey, Karl, can you hear me?

JOHNSON: Yeah, back to you, Steve. Yeah, Steve, you're in.

MORASCH: I'm here too. And I want to let you know I've been here since the very beginning of Battle Ground, I apologize for being late, so but I heard the entire staff presentation on Battle Ground so I have no questions, I just wanted to let you know I've been here for the whole Battle Ground matter so I should be able to vote on that one.

JOHNSON: Okay. Great, Steve. Thank you. Steve Morasch is now present for the record. Okay. I have no -- no questions for staff. Is there an applicant present to speak on behalf of the schools?

HALBERT: You didn't ask Bryant.

JOHNSON: Oh, Bryant. Bryant, can you hear me?

ENGE: Yes, I can hear you. I have no questions at this time.

JOHNSON: Did you have any --

ENGE: No questions at this time.

JOHNSON: Okay. Great. Thank you. All right. Great. Awesome. So we have three applicants to speak. And, again, can you state your names and spell them slowly.

SCOTT: Good evening, Commissioners. Michelle Scott, M-i-c-h-e-l-l-e. Scott, S-c-o-t-t.

JOLMA: Kevin Jolma, J-o-l-m-a.

Applicant Presentation

BREMER: And LeAnne Bremer, B-r-e-m-e-r, representing the Battle Ground School District, and I'll just say I don't have any opening remarks because I made them in the last hearing, but I'll incorporate them by reference into this hearing and then just turn it over to Michelle.

SCOTT: All right. Let's get started. Next slide. So this is just to let you know the Battle Ground

School District resides in not only Clark County, but the City of Battle Ground, the Town of Yacolt as well as the City of Vancouver and fees are remitted to the district from those entities pursuant to interlocal agreements and the districts do control the expenditures as outlined in the capital facility plan. Next slide.

So the district spends those impact fees on construction improvements that add student capacity and related support facilities necessary to serve that growth as well as system-wide construction improvements that benefit additional students from new development. Next slide.

So we followed the process that's already been discussed on the of adopting the capital facility plans and school impact fees. Our school board did adopt those, the plan as well as the school impact fees as outlined in the report. Next slide.

So one of the things that I think that's really important that really hasn't been mentioned is that our last capital facility plan was in 2015, that it was prepared probably around 2014, right, for an adoption in 2015.

A lot has changed since 2015, a lot of growth, a lot of houses being built into the areas of rural lands that have capacity, and so not only that, but there's been some legislative changes that haven't been addressed here yet. So I wanted to bring those to your attention because they're important for capacity.

Full-day Kindergarten began in the '17/'18 school year, so we'd have two classes going, an a.m. and a p.m. Now we have a classroom for each one of those, so that creates a capacity issue as well as the implementation of Initiative 1351 which lowers class size. It lowered the class size ratio down to 17 to 1.

And the final impact that I've noted here is the phase-in of the transitional Kindergarten for students not age 5 by August 31st who score below average in Kindergarten preparedness. The district is starting that phase-in in this upcoming school year, we have four classrooms that have been identified and that program will grow.

So that's an exciting program that the district's able to offer as well as other school districts, and as those students attend school full-day in a classroom and we serve all educational opportunities that our other students receive, PE, art, all of music, anything that's being offered to Kindergartners, so it's a wonderful program.

So forecasting enrollment, it is difficult with the pandemic and trying to understand how the enrollment's going to, you know, what we're looking at, so we took a conservative approach in the enrollment. There is some cohort survival in there, but in general we didn't add a lot for growth because we just don't know when those students, we don't have enough information of when all those students will come.

We do have birth rates though, and that birth rate information we have historical of the birth rate and the percentage of students that actually from those birth rates that actually attend Kindergarten in our district, so we do have that and so we do use that information and we look at that year to year, so...

We do know that we have multiple developments in active stages and hundreds of new homes coming in and enrollment will grow and it will require the need for additional facilities. Next slide.

So this slide here is contained in our facility plan, but I think the important part to note here is our K-4 and our 5-8 do have unhoused students. Unhoused students mean those students are not in permanent facilities and therefore, you know, the -- the proper housing for those are in permanent facilities, portables are not the best place for those students, so... So that is -- we are seeing more as a trend in our -- our lower grades instead of our higher grades.

And when you look at the impact fee calculation, it is broken out into those categories because it's important to note that you can't use, you know, a high school necessarily, you can't shift students around to move them into a high school to try to develop capacity. We -- we look at those, the schools that we have and -- and where the growth is coming, but we do look at the district as a whole for capacity and what the facilities are available in those grade bands and where those students, and we've had some redistricting and we've had some changes in our schools and moved students around to accommodate capacity for those previous, some of those previous to try to smooth it out along the district. Next slide.

So I've already covered this on the facility needs to support the response to unhoused students and the growth and our plan contains the need for two primary schools and two middle schools as well as support facilities and portables to work within all of those students. Of course that all depends on financing and what we can do as a district in financing. Next slide, please.

So we do have some secured financing. We do have some impact fees that have been collected which we are applying to these plans as well as we have the estimated amount of impact fees that will be collected over the next six years as well as bond funding depending on those collections and State funding assistance and it's noted that right now due to the State formula on how they look at the -- the needs of school districts, the State formula funding assistance is not currently embedded in this, but we do anticipate that that would become available as we continue to grow, but it's just not calculated into this right at this time, so... Next slide.

So bonds. So we do have a current bond for previous school facilities that expires in December of '23 and there are ongoing discussions in the district regarding future bonding. It is something that we are taking a slower, a little slower approach due to the pandemic and the rate of inflation and kind of waiting to see how the economy can kind of maybe settle down a little bit.

So it's really, we are looking outward though. We are looking at what can we do to make sure that students have appropriate permanent facilities for school. And then any State funding assistance that would be approved by the State legislature. Next slide.

So when we did our calculation, and every school is different, it's not an apples to apples, as LeAnne, as Ms. Bremer explained earlier. We looked at, you know, what is the -- what is the cost to build a school of a middle school and an elementary school and then we look at the student generation rate of the right now what the average number of students per home in our district are and we have a .4 total in our district is our current student generation rate and that could be very much, that could be very different in the Ridgefield or Camas or other school districts.

Our calculated impact fee rate is for single-family is \$11,535 as well as the multi-family at \$4,963 and I wanted to put up our previously adopted, not just the current one from 2015, but looking at 2009 prior to as we were just starting to come through the recession times and it, you know, the cost of building is a key element into this impact fee calculation and that is what we looked at.

We looked at, next slide, please, we looked at what -- what evidence do we have that would make sense to recommend to our board a, an impact fee amount. We agreed that affordable housing is important in our communities and, but we also have to be able to appropriately house those students and we have to be able to pay for those facilities and it should be through bonding and it should be through community and it should be through new development and so and State funding assistance as available.

So what we did is we looked at our cost per square foot in 2015 as published by OSPI, this was statewide but it really was close to what we would see in Clark County, and then we looked at what our estimate is for State, for construction costs, I mean I think we're pretty close to that almost now, the 550 with hard costs and soft costs included.

So what we looked at is we said what is that increase that we're looking at and so that became a 68 percent increase. And so what we did is we said, okay, well, what is our current impact fee and then let's go ahead and calculate that out and what would that -- what would that be. And we landed with the 10,760 and the 3,845.

And so we did the reduced amount from the calculated amount to support affordable family housing and provide classroom to house students, so it's that combination that I was talking about earlier. Next slide.

Oh, I'm all done. I got there. So the public has our information if they any questions, we're happy to answer those for the public at any time.

JOHNSON: Thank you, Michelle. Does the Planning Commission have any questions for the applicant? And once again I'll go down the list. Bryant Enge, do you have any questions?

ENGE: Yeah, I had one question. Michelle, you explained the operating changes that will impact your elementary school and I also noted when I was looking at your information that the middle school inventory you are already behind capacity, I mean you're already exceeding capacity, so can you tell me what happened, right now you have an enrollment of 3700 and you have a capacity of 3100 in your middle school. Was there some operating changes that caused that?

SCOTT: Yes, I can speak to that. So as I mentioned earlier when we had those impact to those State changes and the Kindergarten classes we had to add 40 classrooms, we had to shift around, and Kevin can recall probably better than I can because I've only been with the district 15 months so it's been, it was prior to that, so it had to do with moving, breaking up the middle schools and the primary schools; is that right?

JOLMA: Yes, I wasn't real involved with transferring around of the students so I can't really answer that very much further.

SCOTT: Yeah, so... Yeah, so it had to do with the moving students and classrooms around, so...

ENGE: Okay. Thank you.

JOHNSON: Thank you. Bryan Halbert, do you have any questions?

HALBERT: No questions.

JOHNSON: Aldo Lampson Veranzo, questions?

VERANZO: I do actually. There it goes. Actually a couple of comments. I appreciate the thoroughness of your research that you've done, how you've broken out and considered affordable housing as part of your formula, that was one of the topics that in our working session among the Planning Commissioners two weeks ago we were looking at that very issue, how can we have affordable housing at the same time with these rising costs per square foot and building schools, it's simply a very expensive activity, so I appreciate you taking that into consideration and in a way sort of leaning towards affordable housing. Let's see here.

I like the way that you gave historical view, not just the last time 2015, but all the way back to 2009, that you could see a change in the baseline on how things were expensive and planned, you know, coming out of 2008 with the change in the economy coming back in 2009 and it's been a roller-coaster ride I'm sure.

You have a lot of particular and distinct either attributes or characteristics in your school district you called out on slide 5 about ways that why Battle Ground is unique and so I have learned something today. Thank you very much, so...

JOHNSON: Thank you, Aldo. Steve Morasch.

MORASCH: Actually I have no questions at this time. Thank you.

JOHNSON: Thank you. Matt Swindell.

SWINDELL: Just a quick comment. I really like the way you did the math on the 68 percent. It really makes a lot of sense. I was looking at it going how did they get to 68 percent above, that's impossible. But, again, I really appreciate the fact that you took that into consideration the building cost and, but even with that having been on a school board this is a drop in the bucket and wanting them to pay for portables, so I mean great job on coming up with that number, but the reality of the impacts of new homes is 50 times, 100 times that so, but anyway, I like the way you did that.

JOHNSON: I have a couple of questions. Thank you, Matt, by the way. Did you take in the Fairground overlay? Is that -- so we understand that a third of that population which is about 6,000 units go to Battle Ground School District.

JOLMA: Yes.

JOHNSON: Okay. Because that seems like a lot of new units out there.

JOLMA: There's a lot of building going on out there.

JOHNSON: The only, the reason I ask the question is because there's two middle schools and a high school that will be at capacity, you know, and I just I keep looking at the 179th interchange and the money has been allocated and it's coming two-thirds to Ridgefield and one-third to basically, basic numbers, and that was I think 6,000 units the whole thing, so that was the first question. And I wanted to know your forecasted, your enrollment numbers I was curious just to get ahead of that.

But so one of the things that -- so we have full-day Kindergarten, we have pre-K and we have a, this is State, unfunded mandates, this is for the record, so we have, am I correct in saying this, I'm out of my wheelhouse here, and the final one was, I was going to throw in the Fairgrounds, we have those three indicators plus the 68 percent. Am I kind of on the right path here, 68 percent construction growth cost?

JOLMA: Yes, absolutely. It's from 327 to 550. Yeah, we just -- as you know Battle Ground has

had trouble passing bonds in the past and we've utilized portable for --

JOHNSON: Yeah, I want to -- I want to speak to that because my position as a rural was -- my appointment to the Commission 13 years ago was for rural above -- I'm in above La Center but that's the same area and it's interesting that, I wanted to be clear about three and four levy failures and I wanted to be clear so I was trying to, I figured you were going to speak to that and I didn't -- I didn't -- I just want to say the difficulty without speaking for the district is, man, that's just some monster numbers, so...

JOLMA: Yeah. I came here in 2003 to build a new school and that was the last bond we passed was in 2005. We built seven schools but we haven't passed any since.

JOHNSON: So if I could interrupt. That's the one that expires in 2023; correct?

JOLMA: Yes. Yes.

JOHNSON: So the new schools which were basically the middle schools and an addition to Battle Ground High School, that's how long ago they -- they built in Battle Ground.

JOLMA: Yes. Yes.

JOHNSON: You're not making it work. I don't understand, Kevin.

JOLMA: I'm making it work as well as I can.

SCOTT: I wanted to comment on the pre-K that it's not required that we provide that. It is -- it is -- it is available to us and having those students get that jump start at age 4 to prepare for Kindergarten is the right thing to do, but it is not a, it's not a State mandate --

JOHNSON: Yeah, but it's a full-day Kindergarten.

SCOTT: -- that we're required for the pre-K, but for the Kindergarten it is.

JOHNSON: Ratios are now.

SCOTT: Yeah. Yes, and the ratios are now, those are State requirements for funding. And the switch from the half-day to full-day Kindergarten there was no State assistance for that to add capacity to schools, and a lot of schools struggle with that and Battle Ground had to struggle with that as well.

JOHNSON: Good presentation. It's odd being on this side with you guys, but it's -- it really was and the enlightening part is as I was a builder and I -- and I've been a builder for like 30 years

before a teacher and I -- I know what's happening, I go to Paradise, California to rebuild that town and it's just stupid money going out the door for construction so that's my wording, it's not a professional chairman.

JOLMA: It sounds professional.

JOHNSON: All right. That's for you, Kevin. Any more questions? All right.

Public Testimony

JOHNSON: With that said, we're now going to open the hearing for the public testimony. I will begin with a summary of the public participation process for the public to understand how to participate in tonight's hearing.

To be a party of record, you must submit written testimony before, during or prior to the close of tonight's hearing or provide oral testimony at the public hearing or request in writing to be a party of record.

No person shall be a party of record who does not furnish their full name, e-mail address or Post Office mailing address. Please also speak slowly and spell your last name for the court reporter who is transcribing.

If written comments were received prior to August 18th, 2022, they were submitted to the PC members and posted on the Planning Commission website. We will now take oral testimony as we did earlier. Staff will now give instructions on how to provide public testimony. Larisa.

SIDOROV: If anyone from the public would like to comment on this proposal, now is your opportunity. We will start with these participants that have joined remotely via computer or phone.

You need to let us know that you would like to be called on either by clicking the raised-hand symbol at the bottom of the list of the participants on your computer screen or pressing star 3 on your phone's number panel.

Staff will unmute if you -- if your hand is raised when it's your turn to speak. Public comment is limited to three minutes. You can raise your hand now. And it looks like there's no one virtually with their hands raised.

Return to Planning Commission

JOHNSON: Okay. We will now close the public testimony portion of the public hearing and return to the Planning Commission. Before we do that, do we have any -- okay. So there's no

public testimony from members that are present.

Return to Planning Commission

JOHNSON: With that said, we will now close the public testimony portion of the hearing and return to the Planning Commission. Staff may now respond to the public testimony. Jenna, anything?

KAY: Nope.

JOHNSON: The Planning Commission will now deliberate -- thank you. The Planning Commission will now deliberate and make recommendations to the County Council. Does the Planning Commission have any comments? I will now call on each Planning Commission member. Bryant Enge, do you have any comments or statements?

ENGE: I do not. Thank you.

JOHNSON: Bryan -- thank you. Bryan Halbert.

HALBERT: No comments.

JOHNSON: Thank you, Bryan. Aldo Lampson Veranzo.

VERANZO: No comments.

JOHNSON: Steve Morasch.

MORASCH: I don't have any comments. I had a question for staff. I didn't see any public comments on our website. Were there any written public comments submitted and/or any comments from the DEAB?

KAY: We did not receive any public comments on this item or we have not received any written comments on any of the hearing items this evening. We did present to DEAB at their August 4th meeting and they primarily just asked clarifying questions on, you know, some of the differences between the districts, but they didn't give us any, you know, any -- any feedback.

MORASCH: Okay. And then just so I don't have to ask for everyone, that was true for all the ones we're looking at tonight?

KAY: That is correct.

MORASCH: Okay. Great. Thank you.

ORJIAKO: Commissioner Morasch, this is Oliver, and Jenna is correct, we did ask DEAB opportunity to provide comment collectively, also show up tonight individually if they have comments or testify if they were against but we didn't receive any comments, I just want to add.

MORASCH: Okay. Great. Thank you very much.

ORJIAKO: You're welcome, sir.

JOHNSON: Thank you for the clarification. Matt Swindell, do you have any questions?

SWINDELL: No questions or comments at this time.

JOHNSON: Okay. My only comment is great presentation once again. And I have no questions. With that said, I'll take a motion.

SWINDELL: I make a **motion** that we accept CPZ2022-00001 as presented.

VERANZO: This is Aldo Veranzo, I **second** the motion.

JOHNSON: There's been a motion and second. Larisa, can we have roll call, please.

HOLLEY: Hold on. Hold on. Who made the motion?

SWINDELL: Sorry. Matt Swindell.

JOHNSON: Matt Swindell.

HOLLEY: Thank you.

ROLL CALL VOTE

ENGE: AYE

HALBERT: AYE

VERANZO: AYE

MORASCH: AYE

SWINDELL: AYE

JOHNSON: AYE

JOHNSON: The motion passes 5/0.

SIDOROV: 6/0.

JOHNSON: Thank you for coming tonight.

SIDOROV: 6/0.

JOHNSON: Excuse me. 6. 1, 2, oh, Matt, I forgot to check Matt. 6/0. Okay. That concludes the public hearing for Battle Ground. So we now, oh, I think we have Green Mountain.

BREMER: That will be faster.

IV. PUBLIC HEARING ITEMS, continued

3. **CPZ2022-00003 Green Mountain School District Capital Facilities Plan:** A proposal to adopt the Green Mountain School District Capital Facilities Plan 2021-2027 and recommended school impact fees. **Staff contact:** Jenna Kay, jenna.kay@clark.wa.gov, 564-397-4968.

JOHNSON: Go fast. So there's no one, oh, sweet. All right. Moving forward, we're on to CPZ2022, Green Mountain School District Capital Facilities Plan, Jenna.

KAY: Good evening again, Planning Commission. As Karl noted, this is the hearing for CPZ2022-00003, Green Mountain School District Capital Facilities Plan 2021-2027. And the Green Mountain School District Board of Directors has modified its capital facilities plan and the district is requesting that the county formally adopt the plan by reference in the 20-year Clark County Comprehensive Growth Management Plan and collect the recommended school impact fees.

As noted in the previous hearings, the Growth Management Act is what enables school districts to develop capital facility plans and impact fee programs for new residential developments in order to offset the impacts of growth on school facilities.

And it further requires these plans and programs to be reviewed and approved as part of the county and city comprehensive plans in which the school district is located. The minimum required elements of a school district's capital facilities plan are defined in the Growth Management Act and in Clark County Code and are listed on this slide. Next slide.

As previously discussed in the evening, Criterion A relates to CFPs needing to be consistent with applicable provisions of the Growth Management Act, Washington Administrative Code and Comprehensive Plan.

And the staff report walks through each provision and the findings in detail, but in summary staff found that the CFP includes the required elements as mandated and staff found that the future

needs and the facility locations outlined in the CFP are consistent with the Growth Management Act and current Comprehensive Plan.

And staff found that the financing plan that's outlined in this CFP is made up of bond proceeds, State funding assistance and secured already collected impact fees. The secured impact fees are outlined as only being used on growth related facilities and are not the sole funding source for facility needs related to growth, and as such staff found that the financing plan is consistent with the Growth Management Act, impact fee related State statutes and current Comprehensive Plan. So based on those findings, staff concluded the proposal meets Criterion A. Next slide.

Criterion B relates to reviewing school CFPs in accordance with the provisions of County Code listed on this slide. And, again, the staff report walks through each of these items in detail, but at a high level staff found that the enrollment projections, State and voter approved funding amounts all appear reasonable and reliable based on their approach that the school district outlines in their CFP.

Staff found the standard of service of the district is consistent with the standard of service of other districts in the county, and staff found that the CFP proposes no new impact fees and therefore the application of the impact fee formula in County Code is not applicable in this case.

And based on those findings, staff concluded Criterion B has been met. Next slide.

So the Green Mountain School District Board of Directors adopted a modified capital facilities plan on May 31st, 2022. A copy of Resolution No. 2022-01, as well as the updated plan were provided in your hearing materials as Exhibits A and B respectively.

The School District Board of Directors recommends that the County formally adopt the plan and collect the school impact fees as follows: \$0 for single-family dwellings which would be a decrease of 100 percent over the existing amount of \$3,387, and I'll just note that zoning prevents multi-family dwellings from being built in this school district and impact fees for that housing type are not applicable.

No public comments have been received on this request. And as outlined in the staff report, staff is recommending approval of the modified CFP and proposed impact fees based on the proposals consistency with all criteria.

And that's it for staff's presentation on this request and we are available to answer questions.

JOHNSON: Does Planning Commission have any questions for staff? I'll call each PC member. Bryant Enge, do you have any questions for staff?

ENGE: Not at this time.

JOHNSON: Bryan Halbert.

HALBERT: Not at this time.

JOHNSON: Aldo Lampson Veranzo.

VERANZO: No questions.

JOHNSON: Steve Morasch.

MORASCH: No questions. Thank you.

JOHNSON: Matt Swindell.

SWINDELL: Not at this time.

JOHNSON: I have no questions. Is there an applicant present to speak on behalf of the schools?

Applicant Presentation

BREMER: There is. LeAnne Bremer, B-r-e-m-e-r. 500 Broadway, Suite 400, Vancouver, 98660. This one should go quickly. This is the first of two tonight where the school district is not recommending an impact fee based on the contents of their capital facilities plan and you already got a flavor for the staff report, but this district is not hugely populated.

To give you some idea of numbers, it's really actually kind of interesting, the total number of housing units in this district is 368 and those are all single-family, there might be an ADU or a duplex in there somewhere, but it's pretty much single-family. The population growth for the entire district is, by 2027, is expected to increase by 87 people and then in for students that's 21 students in the next six years.

So the district is fortunate though to have adequate facilities to accommodate their current students in the modest growth that they're expecting. They did also have some funds to be able to do some improvements back in 2015. They're not complete with those projects so they're -- they're contained in the plan and will -- will be built out, but the numbers did not justify continuing to collect impact fees after the new plan is adopted and honestly I think this is the first time I've ever seen where impact fees were -- were not going to be collected.

We got a question at the Vancouver Planning Commission that why do impact fees go up all the time, well, they don't, in this case they're not going to. So with that, I'm happy to answer any questions. Oh -- oh, let me also say, Dave Holmes, the superintendent, was not able to attend

tonight and he sends his regrets, and a district so small they didn't really have anyone to send in his place.

JOHNSON: You tell Dave Holmes Karl Johnson said he needed to be here for these.

BREMER: Okay. I will.

JOHNSON: Dave's a good friend. Okay. Okay. With that said, is there any questions for the applicant?

HALBERT: I'll go. Bryan Halbert here. Kind of a question, I see that Green Mountain sends their high school students to other districts, so they wouldn't -- would they be able to send their impact fees if they collected them to the districts that are accepting their students?

BREMER: Well, that's an interesting question, Bryan. I -- I don't know, because they can only collect impact fees for facilities within their district so I don't think that would be possible.

JOHNSON: That was a pretty good question though.

VERANZO: That is a good question. Let the fee follow the student.

Public Testimony

JOHNSON: Any more questions for the applicant? Okay. Here we go. We are now opening the public hearing portion for public testimony. I'll begin with a summary of the public participation process for the public to understand how to participate in tonight's hearing.

To be a party of record, you must submit written testimony before, during or prior to the close of tonight's hearing or provide oral testimony at the public hearing or request in writing to be a party of record. No person shall be a party of record who does not furnish their full name, e-mail address or Post Office mailing address. Please also speak slowly and spell your last name for the court reporter who is transcribing.

In written comments, if they were received prior to August 15 (sic), 2022, they were submitted to the PC members and posted on the Planning Commission website. We will now take oral public testimony as we did earlier this evening. Staff will now give instructions on how to provide public comment. Larisa.

SIDOROV: If anyone from the public would like to comment on this proposal, now is your opportunity. We will start with those participants that have joined remotely by computer or phone.

You need to let us know that you would like to be called on either by clicking the raised-hand symbol at the bottom of the list of participants on your computer screen or pressing star 3 on your phone's panel.

Staff will unmute you if your hand is raised when it's your turn to speak. Public comment is limited to three minutes. You can raise your hands now. And remotely I do not see anybody.

JOHNSON: Okay. With that said, we will now close the --

SIDOROV: Karl.

JOHNSON: Yes.

SIDOROV: And just for the record, there's no one signed in too.

JOHNSON: There is no one signed in. So we will officially close all public testimony portion of the hearing and return to the Planning Commission. Staff, would you like to respond to any of the public testimony, Larisa?

KAY: Nothing.

SIDOROV: Bryant Enge.

JOHNSON: Okay. Thank you.

Return to Planning Commission

JOHNSON: The Planning Commission will now deliberate and make a recommend- -- skip that, we got to back up. Bring it back to the Planning Commission and we'll now deliberate and make a recommendation to the Council.

So I'd like to go through your names and if you have anything to say, now's your time. Bryant Enge.

ENGE: No comments at this time.

JOHNSON: Bryan Halbert.

HALBERT: No comments.

JOHNSON: Aldo Lampson Veranzo.

VERANZO: No comments.

JOHNSON: Steve Morasch.

MORASCH: No comments.

JOHNSON: Matt Swindell.

SWINDELL: No comments.

JOHNSON: No comments from the Chair. I will now accept a motion, and please state your name with the motion and the second.

HALBERT: And, Mr. Chair, Bryan Halbert, I'd like to recommend CPZ2022-00003 as recommended to **approve**.

SWINDELL: This is Matt Swindell, I'll **second** it.

VERANZO: Mr. Chair, I'll **second** it.

JOHNSON: Two seconds. We now have a motion and a second. Larisa, will you please take roll call.

ROLL CALL VOTE

ENGE: AYE
HALBERT: AYE
VERANZO: AYE
MORASCH: AYE
SWINDELL: AYE
JOHNSON: AYE

JOHNSON: Motion passes 6/0. This concludes this portion for Green Mountain. We move on now to Ridgefield School District Capital Facilities, CPZ2022-00004.

IV. PUBLIC HEARING ITEMS, continued

CPZ2022-00004 Ridgefield School District Capital Facilities Plan: A proposal to adopt the Ridgefield School District Capital Facilities Plan 2022-2028 and recommended school impact fees. **Staff contact:** Jenna Kay, jenna.kay@clark.wa.gov, 564-397-4968.

KAY: All right. Good evening again, Planning Commission. This is Jenna Kay. And as Karl mentioned, this is CPZ2022-00004, the Ridgefield School District Capital Facilities Plan 2022-2028. The Ridgefield School District Board of Directors modified its capital facilities plan

and 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.

As noted in previous hearings, the Growth Management Act is what enables school districts to develop a capital facility plan and impact fee programs for new residential developments in order to offset the impacts of growth of school facilities and it further requires these plans and programs to be reviewed and approved as part of the county and city comprehensive plans in which the school district is located.

The minimum required elements of a school district's capital facilities plan are defined in the Growth Management Act and in Clark County Code and are listed on this slide. Next slide.

Criterion A relates to the CFP needing to be consistent with applicable provisions of the Growth Management Act, Washington Administrative Code and Comprehensive Plan, and the staff report walks through those provisions and findings in detail, but in summary, staff found that the CFP includes the required elements and information that are mandated.

Staff found that the future needs and facility locations outlined in the CFP are consistent with the Growth Management Act and County's current Comprehensive Plan.

Staff found that the financing plan that's outlined in the CFP consists of bond proceeds, State funding assistance and impact fees and those impact fees are only to be spent on growth related facilities and are not the sole funding source for the facility needs related to growth, and as such staff found the financing plan is consistent with the Growth Management Act, impact fee related State statutes and the current Comprehensive Plan. So based on those findings, staff concluded the proposal meets Criterion A. Next slide.

Criterion B relates to reviewing school CFPs in accordance with provisions of county code that are listed on the slide. And, again, the staff report walks through this in more detail, but staff found that the district enrollment projections, State and voter approved funding amounts all appear reasonable and reliable based on the approach outlined in the plan.

Staff found that the standards of service for the district is also consistent with the standard of service for other Clark County school districts and staff found that the school district demonstrated appropriately applying the formula in Clark County Code and so staff concluded that the proposal met Criterion B. Next slide.

So the Ridgefield School District Board of Directors adopted a modified capital facilities plan on June 14th, 2022. A copy of Resolution No. 2021-2022-013, and the updated plan with impact fee calculations were provided in your hearing materials 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: \$16,880 for single-family dwellings which would be an increase of 67 percent over the existing amount of \$10,100; and an amount of \$8,699 for multi-family dwellings which would be a decrease of 14 percent over the existing amount of \$10,100.

No public comments have been received on this request. And as outlined in the staff report, staff is recommending approval of the CFP and proposed impact fees based on the proposal being consistent with all criteria. And that's it for staff's presentation on this request and we are available to answer questions.

JOHNSON: Okay. Thank you. Does the Planning Commission have any questions for staff? I'll call on each PC member one at a time to ask your question. Bryant Enge.

ENGE: Not at this time.

JOHNSON: Bryan Halbert.

HALBERT: No.

JOHNSON: Aldo Lampson Veranzo.

VERANZO: Not at this time.

JOHNSON: Steve Morasch.

MORASCH: No questions. Thank you.

JOHNSON: Matt Swindell.

SWINDELL: Not at this time.

JOHNSON: I have none right now. Is there an applicant present to speak on behalf of the school district?

Applicant Presentation

BREMER: Yes. Again, for the record, LeAnne Bremer, B-r-e-m-e-r, 500 Broadway, Suite 400, Vancouver, 98660. I'm going to turn it over to Paula McCoy from the school district and we have a presentation. I'm not sure -- oh, it's on.

MCCOY: Hello. I'm Paula McCoy, the Director of Business Services for the Ridgefield School

District. I appreciate your time this evening.

ROSE: And Scott Rose with R&C Management at 11818 S.E. Mill Plain Boulevard in Vancouver.

MCCOY: All right. I appreciate the staff report that really gave some great perspective on our capital facilities plan and I can fortunately skip over some of the duplicate information in our presentation.

So I want to give a little bit of perspective on what has been going on in the Ridgefield School District. As the county is aware there is a lot of buildable land in Ridgefield and just outside of Ridgefield School District and you mentioned the 179th area, Ridgefield has been booming and our capital facilities plan addresses what's been going on in student enrollment in the Ridgefield School District and I want to talk a little bit about what goes into development of our capital facilities plan so let's go into the first slide.

So our capital facilities plan, the goal of that plan is obviously to plan for your growth. And the second part of that -- sorry.

ORJIAKO: Yes. You can talk, I'm on mute.

JOHNSON: Oliver, can you mute your mic, please.

MCCOY: The second part of that plan is really to serve as the mech- -- as a mechanism for determining the impact fee. Our legislature has chosen that as a, as one of the several financing mechanisms for financing public facilities in the State of Washington.

Some of my colleagues from other school districts has mentioned some of the other financing mechanisms, one being State match monies and the third component being bonds which we'll talk about Ridgefield success rate in a few minutes about our bonds over the last few years. So let's go on to the next slide.

So some of the things that we go through with Ridgefield is we work with professionals to develop some of the components that feed into that impact fee calculation. We work with a professional demographer.

This year was really interesting with the impacts of COVID in the Ridgefield School District. Last year we had our first drop in enrollment and it was really only due to COVID. It was a sigh of relief because we knew what was coming with all of the new homes that were under construction in Ridgefield.

This year at the conclusion of last school year we saw 800 new students come into the Ridgefield School District. When we gave that information to our demographer he did a double take, he

didn't believe it and it was just an eye opening experience for him. And I know that you folks have had a chance to review our enrollment forecast for the next few years.

So we when we did our demography, our demographer work, we actually had him run two forecasts, one for what we call conservative which is what we hope is best case for us which is the fewer number of students, and then we had him run a worst case scenario, which is like if things really get bad what does it look like.

What we put in our capital facilities plan is the conservative like what we call our best case scenario. Unfortunately, what has been coming to fruition is our worst case scenario, so that is the starting point for our capital facilities plan.

Then we work with professionals like Scott Rose to say, okay, both for conservative purposes and worst case purposes what is it going to cost to house all those kids that might be coming from 179th and all those, the development that's happening within city limits and Scott Rose uses, he's worked on construction projects both within Clark County and within the greater Vancouver metro area and is very familiar with what's been going on with construction with schools and can talk a little bit about the -- the construction cost index and what's been going on and he comes up with a cost of housing those students and that goes into our formula.

And then we work on the student generation rate and that goes into that formula as well and using the formula outlined in County Code we come up with those impact fee estimates. And then we're going to give a little bit of perspective that goes into when we bring those rates to our Board of Directors, obviously that's -- that's a tough pill to swallow when they see a rate, a single-family rate of \$16,000. Our board is very conservative. Our board does not want to recommend an approval rate that's \$16,000 lightly.

Let me give you some perspective, let's go into some of the other slides so you can kind of at least understand why what led into the decision-making of why they are now asking us to recommend to you that \$16,000.

So what you're seeing is a table from our capital facility plan which shows as of really this last school year, every one of our buildings is over capacity. This includes our last bond which was successful in 2017, we actually built our new Sunset/View Ridge intermediate school which is housing, it's built to house approximately 1100 students, this next school year it's housing over 1200 students, we're already over capacity with that new, the addition of that new school by 338 students as of last school year.

I'm going to show you a slide in a few minutes where we've already added this summer another 200 kids to our school district and we are slated to be over 4,000 students this next school year. Let's go into the next slide here.

So this was our conservative enrollment forecast developed by our demographer for this next year, so this starting this school year this is what we conservatively projected. Right now we're on target unfortunately to hit these numbers. And then you can kind of see, this does take in account that development on 179th. You can kind of see where this is going. I'm going to give you some perspective too.

So I started with the school district in June of 2015. In June of 2015 we -- our enrollment was 2,150 students, in September we will have over 4,000 students, that's seven years. In seven years we have doubled in size. That's like taking the Hockinson School District and placing it in Ridgefield but without all the buildings that Hockinson has. So that's like a picture that you can kind of leave in your head. That is -- that is the growth that our board is kind of faced with right now. Let's go into the next slide.

So now you got that -- that doubling in size kind of in your head. Now the board is looking at, okay, we know we need to add some schools and we've -- we'll talk about what we've done to try to build some schools in a minute, but what does all the -- having all those kids and building all those schools going to cost when we build our capital facilities plan, then we work with Mr. Scott Rose. I'll let you talk about this.

ROSE: All right. Well, we were the (inaudible) construction project manager for Ridgefield in their last bond issue that was passed in 2017 and we have been the project manager for Evergreen Public Schools, their \$695 million bond and about 120 million in State matching, so we're very keyed into what the costs are right now and I'm even working across river in Portland right now and not seeing really any difference, it's affecting the metro region overall.

But as an example Ridgefield did a high school addition in 2019 and the construction costs, and this is construction without all the project cost, but construction cost came in at approximately \$540 per square foot. Mountain View High School last year bid out at \$635 a square feet, so it raised \$85 a square foot in two years, the same architect, many of the same subtrades. So it's -- it's been growing expediently.

So these estimates are assuming taking these current bid amounts and then projecting them out at really a conservative inflation amount of seven percent annually. You know, back in the '80s and '90s I remember when I could just estimate on the back of a napkin and assume three percent inflation every year and I was pretty much dead on.

In '05, '06, '07, that took a huge spike up, there was a lot of concern with or a lot of increase in steel which as you know affect so many things, and then when the increase in steel, increase in wood happens. We had that crash in fall of '08, so we had a bit of decline actually in construction costs.

In '9 and '10 and '11 what happened is a lot of trades could not keep their doors open, so when

we came out of that recession in '13, '14, we had half the trades people and double the work and that has continued really into today.

I mean, with some of the backlog from COVID in terms of factories shutting down, the work orders still come, so we're having a shortage in labor pools right now and I mean you go to an electricians hall, there's nobody there, so electricians are working, you know, extensive hours, that kind of thing, that's just one of a dozen trades, material delays and so forth, and you have to pay premiums to get the materials in a reasonable time frame. So all these things figure into that.

The comment that was made earlier is that, you know, we're looking at will inflation settle and should we wait a little bit, and I think it will, and seven percent is settling. In the last two years it's raised by 30 percent in the last two years.

And so when we look at that fact we're thinking, well, the market can't sustain, it can -- a 15 percent growth rate every year. So we -- we do anticipate that's it's going to settle.

We've been speaking with multiple cost estimators, (inaudible), Rider Levett Bucknall, we've been looking at RSMeans, we've been talking to, we've actually held two different construction (inaudible) with contractors to say what are you seeing out there, where is it going to, if you will wane, we don't see any indication it's actually going to go down like it did in '9 and '10, we just see that the inflation period is going to flatten a little bit but it's not going back down, it might if anything, you know, that we can project. That's -- that's my crystal ball.

We don't know what it's going to do, but these figures assume a seven percent annual inflation, yeah, from where we're at right now.

MCCOY: All right. Next slide. Okay. So we talked a little bit about the inputs into the formula, that's ultimately how we arrived at the impact fee amount. Now let's get into what weighs into, what weighed into the board's decision. So let's go into the, what else has been going on.

So our Board of Directors, let's go into the next slide, our Board of Directors as some of you know Ridgefield has been running a series of bond campaigns. We have been dealing with growth, we have been trying to build buildings to address the unhoused students, that started back in 2019.

We -- from our history we have a sweet spot with our voters of about 58 to 59 percent passage rate. Bonds are one of the ways that you finance public facilities. We have attempted to pass a bond five times and have been unsuccessful. If we were allowed to run a bond -- bond again this year, we've already tried twice and failed, we would be going out again most likely this fall. Let's go into the next slide.

What else is -- what else is weighing into Ridgefield numbers? Let's give you another number. 2017 is a very important year for us because the '16/'17 school year was the school year, the last school year that we actually had a successful bond and that school year we passed our bond that built that brand-new school that I mentioned earlier that is currently housing 1200 students. Between that time and now we've added 999 students.

So you can think in the time that that bond has passed with the growth, we basically have filled that school with new students. And I mentioned earlier the number of new students that we've added since last school to now, and this is just before the start of the school year already, we've added an additional 200 students to our school district.

The City of Ridgefield with their community development update as of July has added 254 new home permits this year. I don't have data from the County, but there have been obviously homes developed in Clark County as well. I've already mentioned the bonds, we've not been successful in building or passing any bonds to build a school. Let's go into the next slide.

How do we use our impact fees? That first building that's on that slide was -- would have been the school that we would have built had we been successful passing the bond this year. This school is fully designed, we actually have permits ready and the land has been purchased all with impact fees, we just need the bond to build the school.

We have been attempting to build the school I think for two years now, so that is how we spend our impact fees. The 2017 bond, the school that we built with that was all predesigned, built, permitted with impact fees. The same thing, we have a history of we -- we do all the front cost with our impact fees so that by the time the bond passes we can build that school.

ROSE: If I -- if I may, the school to the left you all have had enough experience to know what shovel ready is, the district used to do shovel ready, we don't do shovel ready now, we do foundation ready. We actually spend impact fees to completely grade the site, bring utilities onto the site and put in a rock base with a weather (inaudible).

If I had a bond and I had a general contractor I could be digging foundations tomorrow. So we continue to try and push that because of the -- of the volume of growth is that we when we pass a bond we want to be able to open that school as soon as possible, so we are that prepared, so...

MCCOY: Yeah. And the picture on the right of that is actually the same or the new school that we built with the 2017 bond with portables that now occupy the staff parking lot. Unfortunately, that school site can no longer fit any more portables, we are physically out of space to put portables.

So now that campus has no more room, we cannot fit a single more, one single additional portable at that campus. We're coming to the point with our growth on our sites where we

cannot, if we wanted to, put more portables. Let's go to the next slide.

So what does that mean? So we're coming to capacity issues with our sites. We have had already this year to make adjustments to school boundaries. We've shifted kids between our sites to try to rebalance our schools.

We actually after the April bond failed we had to announce to our board some alternatives that we have to now propose to our school or to our families with the possibility with the '23/'24 school year because we will not have enough classrooms to house our growth at our elementary bands, we have to look at potentially AM/PM scheduling or year-round scheduling.

Can you imagine an elementary parent, I have a Kindergartner and a 3rd Grader telling my husband our 3rd Grader may have to go to school at 2:00, that is a reality of Ridgefield. So we're losing spaces that are being used for extracurricular programming.

So you're looking at the picture is our black-box which is used for our theater programming, that currently is still being used for theater class, but that will likely be turned into a space for a classroom in the '23/'24 school year. The other space is being used or was being used to allow students an opportunity to socialize and, you know, do -- do the things that teenagers do that we don't probably care to know about, that is now going to be a classroom next year, they're going to put a curtain up and turn that into a learning space. And now let's go to the, I think there's --

ROSE: Are we still converting the wrestling lab?

MCCOY: Oh, let's go to that one. That's the next, our next and last one.

ROSE: What we, yeah, what we have done over the course of the last few months is worked with the City officials and the Fire Marshal to look at some of these extracurricular spaces to see what can we do from an existing perspective, from a code and safety perspective, can we put desks and chairs and spaces and trying to get a little bit creative with that.

And so that wrestling lab would be at least two classrooms if not three, and so looking to see where our existing exiting is and this is not a decision that the district takes lightly, but we're looking at where are big spaces we can turn into classrooms and, you know.

MCCOY: And about seven days from now what you're looking at now on the screen is our current wrestling room, this will be three classrooms.

ROSE: I didn't know that was your next slide.

MCCOY: Yeah. So that -- that is Ridgefield's reality and so looking at all of that that is why our

board has recommended 16,000 a unit. So that's -- that's all we had.

JOHNSON: Okay. Let me start by turning my microphone back on. Well, again very interesting. Are there any questions for the applicant? Does the Planning Commission have any questions? Let's go through the list. Bryant Enge, do you have any questions?

ENGE: I have none.

JOHNSON: Bryan Halbert.

HALBERT: Just a question for you on your Table 6 in your chart was the best case scenario for growth and you said you didn't put your worst case scenario in but that's kind of what you're hitting and seeing out there. What does that look like today?

MCCOY: Oh, it's about, it's probably about, it depends on the year but it could be as worse as ten percent worse.

HALBERT: Okay. Yeah, just listening to you I feel your anxiety and the anxious laugh about what's happening out there.

MCCOY: Well, it's like but, and literally it's like when you think best case, best case is like not having as many kids because you literally have no place to put them.

HALBERT: It's an incredible growth rate.

MCCOY: Yeah.

HALBERT: I'm good.

JOHNSON: Aldo Lampson Veranzo, questions?

VERANZO: Yeah, I have a question then looking at these staggering numbers and people and the cost of this and that. With this exceedingly high impact fee as an attempt to offset in a way what you're not going to be getting out of these continuous failures of your bond attempts, how much are you gaining percentage-wise with this higher impact fee in a way to offset what you're not getting on the bond side?

MCCOY: It really doesn't factor into this at all.

BREMER: Well, so if I understand the question, the -- they're going to have to pass the bond to build a school no matter what.

VERANZO: So you've tried how many times and you're saying they're going to have to do it so what is the tolerance level that they're finally going to basically say, okay, we'll do this, is it at a most desperate point?

BREMER: It's we're at 59 percent.

MCCOY: We're like and we're 70 votes away from passing, that hurt.

BREMER: Yeah. So and then with these measures that Paula's talking about, that may be enough to put it over the top.

VERANZO: Okay. I just wasn't sure where the pain threshold was.

ROSE: They're going to -- they're going to be starting -- they're going to be starting community committees to evaluate some of the options which is an AM/PM option, which is an all year-round school year option.

So they're looking at those options by engaging the community starting in September to talk about what those might be and there's a hope that those committee meetings will create a buzz, a bad buzz like, yeah, maybe we need to pass this because they're really serious now, they're actually engaging committees for a change in the '23/'24 school year.

So we're hoping just by being open and honest and transparent and saying come meet with us and let us know which of the bad options you want us to do and, yeah.

VERANZO: That would be exactly it, just tell it like it is and, you know, swallow the one that doesn't hurt the most.

MCCOY: There's no sugar coating it.

VERANZO: Yeah, not at all, but --

ROSE: Yeah, or -- or pass a bond so they don't have to go down that path, yeah.

VERANZO: Right. If you present, you know, less desirable options then it's like, okay, which one's going to hurt the least. There's a thing that came to my mind quickly was just the impact on the quality of your education when you have such constraints on you managing the capacity and everybody seems to want to live in Ridgefield these days.

MCCOY: Yeah, they're coming from out of state too.

VERANZO: They're coming from all kinds of places; right? Right. All right. Thank you very

much.

MCCOY: You're welcome.

VERANZO: Thank you.

JOHNSON: Thank you, Aldo. Steve Morasch, questions for the applicant?

MORASCH: No questions. Thank you.

JOHNSON: Matt Swindell.

SWINDELL: Yeah, a couple quick questions. So as someone who was born and raised in Ridgefield, Washington, and most people know I was on the school board, and my dad was on there for 21 years, I've seen the growth and actually coming from the Ridgefield City Council dealing with it that way too, I kind of look at the, I mean the unbridled growth that's happened and how it's affected everything including the school district, and as a citizen there I don't particularly like it honestly.

And I wanted to go to the next slide actually, can we get to the I think it's the next one after this. So what we're seeing is the, I want to make sure I'm understanding this correctly, to serve growth is \$209 million, we need \$209 million to serve the growth that we're expecting; right?

ROSE: That's kids in seat area, correct. Yeah.

SWINDELL: Okay. 242 million is the real number really; right?

ROSE: Right. I mean, we need gyms and locker rooms and cafeterias, to build that capacity.

(BOTH PEOPLE TALKING AT THE SAME TIME.)

SWINDELL: You're not going to build it without that, so...

ROSE: Right.

SWINDELL: And then, Aldo, to answer your question, they're expecting 240 homes I believe just in the next --

MCCOY: Oh, that's -- that's 240 is what's been --

SWINDELL: Built.

MCCOY: -- permitted --

SWINDELL: Permitted.

MCCOY: -- in the city -- in city limits --

SWINDELL: Okay.

MCCOY: -- in 2022.

SWINDELL: So if you look at it that way, now there might be more out there or something, there's probably more like 300 or something, but at that many it's \$3.8 million, \$242 million, so it doesn't even come close.

So when I see it be that 16,000 I go, wow, I can't believe it's not 100,000 a house because the -- the true impact from someone who lives there who's paying taxes and has paid for the schools, I see a real impact of how much it really cost to do this and how it affects all of us, so...

I did want to ask a question, the middle school that I actually went to that is now no longer a school, have you thought about turning that back into a school because that might get you a few votes?

MCCOY: No, we took new in lieu funding to build the new school, so now that there's assisting --

SWINDELL: It's gone.

MCCOY: -- so we can't use that building for K-12, so it's being used as pre-K which is allowed. We're using it actually half of, or not half, but a third of the school is being used for pre-K education.

ROSE: And -- and the other component too is we've had a traffic analysis done, the infrastructure in old town Ridgefield or downtown Ridgefield cannot continue to support a middle school with the growth at Union Ridge.

Right now the Union Ridge traffic for drop off and pick up is outrageous and they share a property line. If we were to bring back 400 students and cars and parents and so forth, that would be just nightmarish, so...

SWINDELL: Okay. I know there's a lot of people that were not real happy about losing that investment as a taxpayer, I know I was one of them that wasn't real happy to see that taken and even though the impacts of the traffic and whatnot, but I do understand that. Yeah. I, yeah, I feel your pain and -- and I'm sure we get a bond passed as soon as you get the word out to

everybody and they understand we're going to do that.

Now one other thought too, and I said -- I said this when I was on the school board and I got laughed -- I got laughed at and my dad told me to just be quiet so, but I'm going to say this because it just only makes sense to me, why don't we treat at least the high school, maybe even the junior highs, as more of like a college campus situation where you've got all year-round but you only go nine months.

So the seniors get to pick their classes first and they go in this quarter and then the next people and then, you know what I mean, and kind of look at it that way. I always thought we could get way more capacity out of it.

Now the teachers union might not like that, but it really does allow for a lot more use because the college gets way more students into their college than a typical classroom, you know, school. Just a thought, throw it out there, probably won't go anywhere, but I've always thought that would be cool.

Let a kid choose what quarters they're going to go, I'll take summer quarter, I'll take winter quarter and spring and, you know, I don't know. I just thought that was, I'd throw it out there.

MCCOY: Well, thank you.

JOHNSON: Thanks, Matt. So I was fine until you showed me the wrestling room.

MCCOY: I know. When you said you were a wrestling coach I was like.

JOHNSON: Yeah, I'm the Battle Ground High School head wrestling coach, it's over, BG. No, I'm kidding. It's not that. There is so much in extracurricular activity that sometimes gets glossed over and obviously, you know, wrestling is my thing and football and music and just all the cool stuff kids do.

And you just look at them and their growth, it's so tight of that and the culture of the school is so tight of that, so when you start hacking and cracking, they took the wood shop at Lauren Middle School which is a, this was before you were there, but it was big, it's an old school, it's got to be rebuilt, but because we're in, you know, we cut it up and it just changed the whole dynamics to the point where the teacher that was there for like 36 years, a wonderful teacher said it just broke his heart, so these programs that get hatcheted like that I'm just --

MCCOY: Yeah. That's also the building that is out of space for portables.

JOHNSON: Yeah. And you can't, you know, put a wood shop in a portable, it's kind of rough, you know. But the other thing is this, is that, you know, look we're in the same boat.

I really I know this is outside of our -- our purview here but this 60 percent super majority and looking at your numbers going, oh, my goodness how many times has it been this way, I mean can we go to 58, can we go to 55 or can somebody please see some reasonableness and I am a very conservative voice in my community.

I represent a community -- conservative area and I just look at that like I don't understand sometimes what people look at this and go, well, do you understand that this is not just your kids going to the district, that it's your kids that this is such a -- we saw what happened when we -- when we pulled the schools out of our lives and it is just on so many levels and we -- we kind of knew it but we were dealing with this -- this -- this tragedy and so somehow we -- we've got to come there.

I feel for you guys. You're -- from what -- and these are quotes that I read, so I don't -- I didn't check the sources, sixth largest in the state growth, La Center's tenth, I'm sure Battle Ground north up there is -- we're just -- and the numbers are just stupid on how people are trying to throw money from like (inaudible) county at our properties up there just to get away from whatever it is they want to get away.

So, again, I'm probably preaching to the choir, but I will say that I couldn't figure out because this is the second time -- okay. So I was back with the last one of these and we had this thing, well, why is Ridgefield, what is Ridgefield doing, you know, and I don't know if anybody was here, you know, when we were looking at the last one, it was a jump and I think we sent you back and said can you guys relook at this because everybody else is kind of here and here and it's great that it makes sense.

The other thing, and in an environment where it's noncombative like a taxpayer versus -- sometimes I wish people would come to these in the middle, you know, at 8:30 at night on a Thursday and just listen and just go, well, what are you saying, you know, what are you saying because you can disagree, I mean that's fine, but I think sometimes, look, there's no one out there except for school districts and the Planning Commission and so they're not getting the message, they're not, because the message it's non-sustainable, that's what it is, it doesn't work and it won't work.

We know about what it does to the social and emotional value of children. We know what it does as educators. We know what school unions are, blah blah blah blah blah, fill in the blank, and it's still there. So I am inclined to say I am sorry, hang in there and I'm sorry, you know, you got a lot coming at you, still hang in there. You know, you're the new Camas. Camas was this way before.

MCCOY: They were, yeah.

JOHNSON: And they had the mill and they couldn't catch up and all of a sudden boom. Now they had a few things called the, you know, the semiconductor and all that stuff went out there, tech went out there, but if done right it's a beautiful place and it's still beautiful and the type of homes that are going in there are great, so except he lives there.

Anyway, any other questions? You guys, thank you so much. We appreciate your testimony. Okay.

Public Testimony

JOHNSON: Now we're going to open the hearing for public testimony. I'll begin with a summary once again for the participation process for the public to understand how to participate in tonight's hearing.

To be a party of record, you must submit written testimony before, during or prior to the close of tonight's hearing or provide oral testimony at the public hearing or request in writing to be a party of record.

No person shall be a party of the record who has not furnished their full name, e-mail address or Post Office mailing address. Please also speak slowly and spell your last name for the court reporter who is transcribing.

If written comments were received prior to August 18th, 2022, they were submitted to the PC members and posted on the Planning Commission website. We will now take oral testimony as we did earlier this evening. Staff will now give instructions how to provide public comment. Larisa.

SIDOROV: If anyone from the public would like to comment on this proposal, now is your opportunity. We will start with those participants that have joined remotely via computer or phone.

You need to let us know that you would like to be called on either by clicking the raised-hand symbol at the bottom of the list of participants on your computer screen or pressing star 3 on your phone numbers panel.

Staff will unmute you if your hand is raised when it's your turn to speak. Please comments -- comments are limited to three minutes. You can raise your hand now. And looking I do not see anyone virtually and there are no people in the, signed up as well.

Return to Planning Commission

JOHNSON: Okay. With that said, we will now close the public testimony portion of the hearing

and return to the Planning Commission. Staff, do you have any response to the public testimony?

KAY: No.

JOHNSON: Thank you. Yes, go ahead. Oh, sorry, Larisa, I was looking one way and not your way. Larisa, or excuse me, not Larisa. Jenna, do you have anything to say?

KAY: No, I do not.

JOHNSON: Okay. Thank you. The Planning Commission will now deliberate and make recommendations. So I'll go through the list. Bryant Enge, do you have any comments?

ENGE: I have no comments.

JOHNSON: Bryan Halbert.

HALBERT: Yeah, it's quite an impact fee added to homes out there and I know we've been concerned about affordable housing, but it also seems like it's a way that it may help slow some housing down or move people into other areas with this impact fee while it's at the same time helping with the infrastructure to get a new school started and hopefully a bond passed in the not too distant future, but no other comments.

JOHNSON: Thank you, Bryan. Aldo Lampson Veranzo.

VERANZO: No comments.

JOHNSON: Steve Morasch.

MORASCH: No comments.

JOHNSON: Matt Swindell.

SWINDELL: No comments.

JOHNSON: And, again, I'll just echo what Bryan said that it made -- affordable housing also it's where, you know, and maybe, you know, in this case it's a place that everybody wants to live and so maybe we slow it down just a little bit for just to get something happening out there.

With that said, I will now accept a motion. Please state your name and for a motion and a second.

VERANZO: I'd like to make a motion to approve the item CPZ2002-00004.

ENGE: This is Bryant Enge, I second that motion.

JOHNSON: We have a motion and a second. Larisa, can we take roll call, please.

ROLL CALL VOTE

ENGE: AYE

HALBERT: AYE

VERANZO: AYE

MORASCH: AYE

SWINDELL: AYE

JOHNSON: AYE

JOHNSON: The motion passes 6 to 0. And --

HOLLEY: Karl, I need to take a few minute break, please.

JOHNSON: Yes.

SIDOROV: That's Cindy.

JOHNSON: Oh, okay, Cindy. So we'll it's a quarter till, so how about five minutes?

HOLLEY: Yes, that's fine.

JOHNSON: Okay. So we'll return back here at ten minutes till.

(Pause in proceedings.)

IV. PUBLIC HEARING ITEMS, continued

5. **CPZ2022-00005 Vancouver School District Capital Facilities Plan:** A proposal to adopt the Vancouver School District Capital Facilities Plan 2022-2028 and recommended school impact fees. **Staff contact:** Jenna Kay, jenna.kay@clark.wa.gov, 564-397-4968.

JOHNSON: Okay. Gentlemen, we are live. The next item on our agenda is the Vancouver School District Capital Facilities Plan. Staff presenting tonight is Jenna Kay. Jenna.

KAY: All right. Good evening again. This is Jenna Kay for the record. And this is the hearing for

CPZ2022-00005, the Vancouver School District Capital Facilities Plan 2022-2028. The Vancouver School District Board of Directors has modified its capital facilities plan and 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.

As noted in previous hearings this evening, the Growth Management Act is what enables school districts to develop capital facility plan and impact fee programs for new residential developments in order to offset the impacts of growth on school facilities and 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 required elements of the school district's capital facilities plan are defined in the Growth Management Act and in Clark County Code and are listed on this slide. Next slide.

Criterion A relates to CFPs needing to be consistent with applicable provisions of the Growth Management Act, Washington Administrative Code and Comprehensive Plan, and the staff report walks through those provisions and findings in detail.

But in summary, staff found the CFP includes the mandated elements and staff found that the future needs of the facility locations outlining the CFP are consistent with the Growth Management Act and current Comprehensive Plan.

And staff found that the financing plan in the CFP is made up of uncommitted property sale funds as well as impact fees and those impact fees are outlined as only being spent on growth related facilities but are not the sole funding source for facility needs related to growth.

And as such staff found the financing plan is consistent with the Growth Management Act, impact fee related State statutes and current Comprehensive Growth Management Plan.

So based on all those findings, staff concluded the proposal meets Criterion A. Next slide.

Criterion B relates to reviewing school CFPs in accordance with the provisions of Clark County Code that are listed on this slide. And, again, the staff report walks through the findings on each of these items in more detail, but in general staff found that the district's enrollment projections and other approved funding amounts all appear reasonable and reliable based on the approach outlined in the CFP.

Staff found that the standard of service for the district is consistent with the standard of service in the other Clark County districts. And staff found that the school district demonstrated appropriately applying the formula in County Code.

So based on those findings, staff concluded the proposal met Criterion B. Next slide.

So the Vancouver School District Board of Directors adopted a modified capital facilities plan on July 12th, 2022. Larisa, could you go to the next slide. There we go. Thank you. A copy of the July 12th Board of Directors meeting minutes as well as updated plan with impact fee calculations were provided in your hearing materials 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: \$2,786.09 for single-family dwellings which would be a decrease of three percent over the existing amount of \$2,880.75; and an amount of \$2,486.64 for multi-family dwellings which would be an increase of four percent over the existing amount of \$2,381.93.

No public comments have been received on this request. And as outlined in the staff report, staff is recommending approval of the modified CFP and proposed impact fees based on the proposal being consistent with all criteria.

And that is it for staff's presentation on this request and we are glad to answer questions.

JOHNSON: Thank you, Jenna. Does Planning Commission have any questions for staff? I will call on each PC member one at a time to ask questions. Bryant Enge, do you have any questions for staff?

ENGE: Not at this time.

JOHNSON: Bryan Halbert.

HALBERT: No questions.

JOHNSON: Aldo Lampson Veranzo.

VERANZO: No questions.

JOHNSON: Steve Morasch.

MORASCH: No questions. Thank you.

JOHNSON: Matt Swindell.

SWINDELL: No questions at this time.

JOHNSON: I have no questions either. Is there an applicant to speak on behalf of the schools?

Applicant Presentation

BREMER: Yes there is. LeAnne Bremer, B-r-e-m-e-r. 500 Broadway, Suite 400, Vancouver, 98660. Also I believe still on the call remotely is Brett Blechschmidt, he's the Associate Superintendent, there he is, for Vancouver Public Schools, and he'll be able to answer any questions that you have that I can't answer.

So as you see in the plan it's -- it includes all the required elements in great detail, but I would still call it a lean plan in terms of what's needed to serve growth. Vancouver Public Schools was in the fortunate position of passing a sizable bond in 2017. They had some \$65 million in State match that went with that.

They've created capacity in their schools to accommodate growth and so what you'll see in their plan is there, with their enrollment projections that they commissioned through a professional demographer, there is some growth in a couple of elementary schools, the Ogden and Sacajawea.

And so in planning for that growth they -- they had some additions to those schools in the plan and their cost is \$7.4 million, so contrast that with what we just saw in Ridgefield, so which is why you see the fee virtually staying the same as it is currently in the \$2,000 range for both single-family and multi-family.

So it's been a long evening, so I don't think I need to belabor anything. If you want -- if you had questions that either I can answer or Brett can answer, please feel free to ask. Or maybe I should, Brett, do you want to say, offer anything at this point?

BLECHSCHMIDT: No. I'm certainly available for any questions, but in the interest of what's been a long evening as you mentioned, I won't belabor what I think is a pretty straightforward plan.

BREMER: Thank you.

JOHNSON: Okay. With that said, does the Planning Commission have any questions for the applicant? Bryant Enge, do you have any questions?

ENGE: None.

JOHNSON: Bryan Halbert.

HALBERT: No questions.

JOHNSON: Aldo Lampson Veranzo.

VERANZO: No questions.

JOHNSON: Steve Morasch.

MORASCH: No questions.

JOHNSON: Matt Swindell.

SWINDELL: None at this time.

Public Testimony

JOHNSON: We have no questions. Okay. With that said, we are now going to open the hearing for public testimony. We'll begin with the summary of the public participation process for the public to understand how to participate in tonight's hearing.

To be a party of the record, you must submit written testimony before, during or prior to the close of tonight's hearing or provide oral testimony at the public hearing or request in writing to be a party of record.

No person shall be a party of record who has not furnished their full name, e-mail address or Post Office mailing address. Please speak slowly and spell your last name for the court reporter who is transcribing. If written comments were received prior to August 18th, they were submitted to the PC members and posted on the Planning Commission website.

We will now take oral public testimony as we did earlier. Staff will now give instructions on how to provide public comment. Do we have anybody that is on there?

SIDOROV: No, we do not.

Return to Planning Commission

JOHNSON: Okay. Do we have any in the back? Meaning that we have said this thing five times I'd like to move on. I will now call on members -- or excuse me -- we will now close the public testimony portion of the hearing and return to the Planning Commission. Staff will now respond to the public testimony which there is none.

Planning Commission will now deliberate and make a recommendation to the Clark County Council. Does anybody on the Planning Commission have any comments? I know I rushed through that but considering we've done this four times already. Bryant Enge, do you have any comments or discussion for the Planning Commissioners?

ENGE: No comments.

JOHNSON: Bryan Halbert.

HALBERT: No comment.

JOHNSON: Aldo Lampson Veranzo.

VERANZO: No comment.

JOHNSON: Steve Morasch.

MORASCH: No comment.

JOHNSON: Matt Swindell.

SWINDELL: No comment.

JOHNSON: I have no comment either. I will now accept a motion, please state your name; and a second, please state your name.

SWINDELL: Matt Swindell. I make a motion we accept CPZ2022-00005 as presented.

VERANZO: Aldo Veranzo. I second the motion.

JOHNSON: We now have a motion and a second. Larisa, will you please take roll call.

ROLL CALL VOTE

ENGE: AYE

HALBERT: AYE

VERANZO: AYE

MORASCH: AYE

SWINDELL: AYE

JOHNSON: AYE

JOHNSON: The motion passes 6/0. This concludes this portion of the public hearing. The Chair's next item on our agenda is the Washougal School District Capital Facilities Plan. Again, Jenna, you're up.

IV. PUBLIC HEARING ITEMS, continued

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6. **CPZ2022-00006 Washougal School District Capital Facilities Plan:** A proposal to adopt the Washougal School District Capital Facilities Plan 2022-2027 and recommended school impact fees. **Staff contact:** Jenna Kay, jenna.kay@clark.wa.gov, 564-397-4968.

KAY: All right. The last hearing. Thanks for hanging in there. This is hearing CPZ2022-00006, the Washougal School District Capital Facilities Plan 2022-2027. The Washougal School District Board of Directors has modified its capital facilities plan and 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.

As noted in the previous hearings, the Growth Management Act is what enables school districts to develop capital facility 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 required elements of the school district's capital facilities plan are defined in the Growth Management Act and in Clark County Code and are listed on this slide. Next slide.

Criterion A as you know outlines that CFPs need to be consistent with applicable provisions of the Growth Management Act, Washington Administrative Code and Comprehensive Plan. The staff report walks through the findings of each provision in detail.

And in summary, staff found that the CFP includes the required mandated elements. And the staff found that the future needs and facility locations outlined in the plan are consistent with the Growth Management Act and Comprehensive Plan.

Staff found that the financing plan that's outlined in the CFP is made up of already secured impact fees as well as capital project funds that will consist of bond and State matched funds. And the secured impact fees are outlined as only being spent on growth related facilities and are not the sole funding source for facilities needed for growth.

And so staff found the financing plan is consistent with the Growth Management Act, impact fee related State statutes and the current Comprehensive Plan.

So based on those findings, staff concluded the proposal was consistent with Criterion A. Next slide.

Criterion B relates to reviewing school CFPs in accordance with the provisions of Clark County Code listed on this slide. And, again, the staff report walks through the findings in more detail, but overall staff found that the district enrollment projections, State and voter approved funding amounts all appear reasonable and reliable based on the approach explained in the CFP.

Staff found that the standard of service for the district is consistent with the standard of service of other Clark County school districts. And staff found that the CFP proposes no new impact fees and therefore the application of the impact fee formula in County Code is not applicable.

And as such, staff concluded that proposal, the proposal meets Criterion B. Next slide.

So in closing, the Washougal School District Board of Directors has adopted a modified capital facilities plan, they did that on May 24th, 2022. A copy of their Board of Directors meeting minutes and a copy of the updated plan were provided in your hearing materials as Exhibits A and B respectively.

The School District Board of Directors recommends that Clark County adopt the plan and collect school impact fees as follows: \$0 for single-family dwellings which would be a decrease of 100 percent over the existing amount of \$5,600; and \$0 for multi-family dwellings which would be a decrease of 100 percent over the existing amount of \$5,800.

No public comments have been received on this request. And as outlined in the staff report, staff is recommending approval of the modified CFP and proposed impact fees based on the proposal being consistent with all criteria.

And that is it for staff's presentation and glad to answer any questions.

JOHNSON: Okay. Thank you, Jenna, and also thank you for a job well done tonight since this is the last one. Does the Planning Commission have any questions of staff? I will call each PC member one at a time to ask for your question. Bryant Enge.

ENGE: No questions.

JOHNSON: Bryan Halbert.

HALBERT: No questions.

JOHNSON: Aldo Lampson Veranzo.

VERANZO: No questions.

JOHNSON: Steve Morasch.

MORASCH: No questions.

JOHNSON: Matt Swindell.

SWINDELL: No questions.

JOHNSON: I have no questions. Is there an applicant present to speak on behalf of the school?

Applicant Presentation

BREMER: Yes. LeAnne Bremer, B-r-e-m-e-r. 500 Broadway, Suite 400, Vancouver, 98660. Also on the line is Kris Grindy, Director of Business and Operations from the Washougal School District.

So this kind of illustrates the point I made at the start of this hearing how different districts are in the same geographic area as we saw with Ridgefield with the enormous growth that's happening, we're not seeing that same kind of thing in Washougal.

And we looked long and hard at this because it seemed counterintuitive that Washougal would not be growing as other districts are in the county, but it is what it is and we can't collect impact fees if we can't demonstrate that we need them to support growth.

And you'll see in the plan, I mean it's starkly demonstrated that there is capacity, current capacity, so it's kind of two things happening, there's current capacity in the schools and then there's declining enrollment except in the elementary school level over the next six years and -- and the increase in at the elementary school level can be absorbed by current capacity in the schools.

So another what I call a lean plan, there's no impact fee calculation to go over. There are projects, this is a capital facilities plan, you need to have your projects listed even if you're not going to collect impact fees, and there -- there are some carried over from the current plan that are still needed for growth, but as in Green Mountain there's no justification to continue collecting impact fees once the new plan is adopted.

So I'll stop there and I'll ask Kris Grindy if she wants to say a few words too if she's still there.

GRINDY: Yes. Thank you, Commissioners. I'm available for questions. I feel like our plan is pretty straightforward like LeAnne has demonstrated. We -- we went through an enrollment process and then we hired a demographer to continue to kind of evaluate our current situation and our future situation with growth related impacts and found that our proposed fee should be \$0 based on that, our findings. So other than that, I'm open for questions.

JOHNSON: Thank you. Questions for applicant? Bryant Enge, do you have any questions for the applicant?

ENGE: No questions.

JOHNSON: Bryan Halbert, questions?

HALBERT: No questions.

JOHNSON: Aldo.

VERANZO: No questions.

JOHNSON: Steve Morasch.

MORASCH: No questions.

JOHNSON: Matt Swindell.

SWINDELL: No questions.

Public Testimony

JOHNSON: I have no questions. Therefore we are now ready to take public testimony. Is there anybody virtually or in the audience?

SIDOROV: There is nobody virtually or in the audience.

JOHNSON: Therefore I will forego my directions. Okay. So, oh, I got more added here, hold on. Okay.

Return to Planning Commission

JOHNSON: With that said, I'm going to bring the deliberations back to the Planning Commission. Does the Planning Commission have any comments? Bryant Enge. Or discussion? Excuse me.

ENGE: No discussion. No comments.

JOHNSON: Bryan Halbert.

HALBERT: Yeah, no comments.

JOHNSON: Aldo Lampson Veranzo.

VERANZO: No comments.

JOHNSON: Steve Morasch.

MORASCH: No comments.

JOHNSON: Matt Swindell.

SWINDELL: No comments.

JOHNSON: The only question, and this is probably one I'll look up, but what is the total build-out dollars in Clark County for? It's got to be an extraordinary number. And I know not, this isn't a Washougal question, but...

BREMER: The total? I'm sorry.

JOHNSON: The total all districts, what are their build, of these five of build-out, I don't know if that number could ever be found, but if I added up all the dollar amounts for these districts that are in these (inaudible)?

BREMER: In terms of the new facilities?

JOHNSON: Yeah. Yep.

BREMER: Yeah. I don't -- I don't know off the top of my head.

JOHNSON: No, I figured that. It's a good number.

BREMER: I'm just trying to think.

JOHNSON: I had it written here as my last question, so...

BREMER: Yeah. So I mean it's going to be probably over 300 million, well, because Ridgefield has a big --

JOHNSON: Yeah, Ridgefield is 200 million.

BREMER: Yeah. And then what was it in Battle Ground, it was like 90 something.

JOHNSON: There's a story for somebody to do an article on, so... Anyways, no questions and thank you for staying, Kristine, for late, and I'm sorry that your school district was --

SIDOROV: Hey, Karl.

JOHNSON: Yes.

SIDOROV: Just for the record, there is one person online but they're not raising their hand, but that's just for the record.

JOHNSON: Okay. Thank you. Kristine, again, Kristine Grindy thank you for staying. I appreciate it. So with that, without any questions, I'll entertain a motion and a second, again with your name please.

HALBERT: Sure. Bryan Halbert and I make a motion for CPZ2022-00006 that we **approve** as presented.

ENGE: This is Bryant Enge, I **second** that.

VERANZO: This is Aldo Lampson Veranzo, I **second** that motion.

JOHNSON: We have a motion and a second. Larisa, could we take the roll call.

ROLL CALL VOTE

ENGE: AYE
HALBERT: AYE
VERANZO: AYE
MORASCH: AYE
SWINDELL: AYE
JOHNSON: AYE

JOHNSON: Motion passes 6/0.

Conclusion of Public Hearing

JOHNSON: This concludes our last public hearing on tonight's agenda. Is there any old business that needs to be brought up? Is there any new business?

OLD BUSINESS

None.

NEW BUSINESS

SWINDELL: Yes I have new business. Oh, go ahead Oliver. Go ahead.

ORJIAKO: Thank you, Planning Commission members. I just want to add that you do receive Planning Commission dockets that your clerk Sonja sends out to you and on it you will see that in September we have one annual reviews that will come before you and then we'll pick up again in October and hopefully November. These dockets change as new projects come that we can bring to your hearing. That's all I wanted to add.

JOHNSON: Oliver, have we heard anything about whether we're going back to full or are we still hybrid for the direction of the Councilors?

ORJIAKO: We are still doing a hybrid, in-person and online, whatever, that's what we are currently doing and you still have the option to come in-person. I appreciate those that are able to come in-person and those that are also participating online, you have that option, it hasn't changed.

JOHNSON: Okay. Thank you.

ORJIAKO: You are welcome.

COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

JOHNSON: Matt.

SWINDELL: Yeah. I just -- I needed to make a statement tonight. I don't know if anybody noticed but I believe we have figured out who the real Santa Claus is. I don't know if anybody noticed Steve Morasch I believe -- I believe he has now become, I think he is Santa.

JOHNSON: Without a doubt.

SWINDELL: No, I'm really -- yeah, that's why he's not here, he's at the North Pole.

VERANZO: I almost said something when he first came on.

SWINDELL: I'm really glad there's no small children watching tonight, I just didn't want that to ruin their Christmas.

VERANZO: He probably really didn't want to have anybody comment on it.

SWINDELL: Love ya, Steve. Love the beard.

JOHNSON: Miss you guys that are not here, hope to see you when you can get here. With that said --

MORASCH: Yeah, thanks everyone. Merry Christmas from the North Pole.

ADJOURNMENT

JOHNSON: There he is. All right. That concludes our public hearing tonight and we're adjourned. Cindy, thank you.

The record of tonight's hearing, as well as the supporting documents and presentations can be viewed on the Clark County Web Page at:

<https://clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

Television proceedings can be viewed on CVTV on the following Web Page at:

<https://www.cvtv.org/program/clark-county-planning-commission>

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