From:	publiccomment
To:	Sue Marshall; Glen Yung; Michelle Belkot; Wil Fuentes; Matt Little
Cc:	Oliver Orjiako; Jose Alvarez; Amy Wooten; Cnty 2025 Comp Plan
Subject:	FW: Council Hearing Public Comment
Date:	Wednesday, September 9, 2026 2:52:19 PM
Attachments:	image001.png

Good afternoon,

Please see the public comment below re: Woodland School District's Capital Facilities Plan (CPZ2025-00008), hearing scheduled for 9/15.

Thank you,
Rebecca

Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

Phone: 564-397-4305
Email: Rebecca.Messinger@clark.wa.gov

From: Clark County <webmaster@clark.wa.gov>
Sent: Saturday, September 5, 2026 12:07 AM
To: publiccomment <publiccomment@clark.wa.gov>
Subject: Council Hearing Public Comment

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.

Submitted on Sat, 09/05/2026 - 12:07 AM

Name
Max Bondar

Phone Number
5035165078

Email Address
maxbondar.usa@gmail.com

Subject
CPZ2025-00008 - CFP Calculation Errors

Date of Hearing
Tue, 09/15/2026

Comment
Dear City Council Members,

After reviewing the Woodland School District Capital Facilities Plan 2025-2031 (CPZ2025-00008), I've identified several major errors and non compliance with local/state laws and procedures:

1. Appendix A, the impact fee calculation, is not in the latest Capital Facilities Packet dated 08/28/2026. I obtained it from the previous version of the Capital Facilities Plan filed with Clark County. It contains an error that accounts for most of the requested school impact increases.

On the single family sheet, every input to the property tax credit is present and computed correctly until the last step. The tax credit multiplier is 7.932206761, the average assessed value is $541,628, and the line "TCM x AAV" correctly reads $4,296,305.28. The next line multiplies that by the tax levy rate of 0.00107572 and shows $0.00. The correct Tax Credit result is $4,621.62. The multi family sheet does the same thing.

Correcting only that one line and changing nothing else in the District's own calculation:

Single family falls from $10,545.93 to $6,617.55, overstated by $3,928.38 per home, or 59 percent.
Multi family falls from $13,664..57 to $11,716.04, overstated by $1,948.53 per unit, or 17 percent.

RCW 82.02.060(1)(b) provides that the formula SHALL incorporate an adjustment for future taxes paid by the new development. Section 6 of the plan states that credit was applied. It was not. In the adopted 2019 calculation the same credit was $5,686.03 per home.

Five further objections are set out in the attached exhibit, each verifiable from the District's own documents:

2. There is no funding gap. Section 5.C identifies $1,000,000 in impact fee revenue toward the project. At the current $5,900 rate, the City's own three year housing forecast produces

$2,360,000..

3. Section 1 states the District has enough capacity for the next six years using portables, and the Superintendent told this Council the same in March 2026. The plan excludes the portable cost from the fee while charging the full $31,300,000 for the school and site.

4. Appendix A allocates 100 percent of a 400 seat school to growth. The revised plan states a growth related elementary need of 112 seats, which is 28 percent.

5. The fee is calculated district wide with no service area and no apportionment among the City, Clark County, and unincorporated Cowlitz County, which imposes no school impact fee at all. RCW 82.02.060(6) requires the ordinance to establish a service area.

I ask the Council to return the calculation to the District for correction and a recalculated Appendix A keyed to the revised plan, to decline to bifurcate the plan adoption from the fee amounts, and if the Council wishes to keep the matter moving, to remand to the Planning Commission.

All arithmetic above and in the exhibit is reproducible from the District's own figures. I would appreciate written confirmation that this comment has been entered into the record.

Respectfully,

Max Bondar, P.E.
Woodland, WA 98674

© 2026 Clark County Washington