



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, October 5, 2022
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

- I. GENERAL SESSION CALL TO ORDER - 6:30 PM**
 - 1. Flag Salute**
 - 2. Roll Call**
 - 3. Late changes to the agenda**
- II. PUBLIC COMMENT**

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the Clerk prior to the meeting.
- III. CONSENT AGENDA**
 - 1. Approval of Minutes from Wednesday, 9/7/22 Meeting**
- IV. BUSINESS**
- V. PUBLIC HEARING**
 - 1. Ridgefield School District 2022-2028 Capital Facilities Plan - Claire Lust, Community Development Director**
- VI. STAFF REPORTS**
- VII. FROM THE COMMISSION**
- VIII. ADJOURN**

**Planning Commission Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
September 7, 2022

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:30 PM](#)

ROLL CALL

Attendee Name	Title	Status	Arrived
Stan Okinaka	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Gary Rightenour	Commissioner	Present	
Amanda Swenson	Commissioner	Present	
Richard Amerman	Commissioner	Present	
Katie Favela	Commissioner	Present	
John Rose	Commissioner	Present	

Late changes to the agenda - [6:31 PM](#)

There were no late changes to the Agenda.

PUBLIC COMMENT - [6:31 PM](#)

Sara Cole submitted a written comment regarding traffic in Cloverhill due to the Royle Rd. closure.

Michelle Galvan, 4220 S Winery Cir Ridgefield, submitted a written comment regarding traffic in Cloverhill due to the Royle Rd. closure.

Both of these comments have been saved to the Planning Commission OneDrive file.

CONSENT AGENDA

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Rose, Commissioner
SECONDER:	Katie Favela, Commissioner
AYES:	Okinaka, Flynn, Rightenour, Swenson, Amerman, Favela, Rose

BUSINESS

1. AWC Housing Update - [6:32 PM](#)

Community Development Director, Claire Lust gave a presentation on the Washington State Housing Market Overview that was put together by ECONorthwest.

Discussion occurred regarding whether the demand of housing is related to supply chain issues, zoning issues or a combination of both.

Discussion occurred regarding whether there is a local attempt to see where Ridgefield falls in the housing affordability/availability compared to the rest of Clark County and the state.

Discussion occurred about whether or not there are state laws that dictate the rate of development. Is there a way to limit growth so that the schools are not over capacity? Ms. Lust stated that the City has the tools to impose moratoriums, however if the City were to place a moratorium it would have to be able to fund the solution and the City cannot fund schools.

Discussion occurred regarding the Growth Management Act and funding for schools.

Discussion occurred regarding whether there is communication/transparency between Clark County and the City of Ridgefield and the impact that the housing in the County's jurisdiction has on the school district.

Discussion occurred regarding the under production in the state and where Ridgefield fits into those numbers since there has been record building permits for the last few years.

Discussion occurred on who votes for school bonds.

Discussion occurred regarding whether or not it's possible to have special Impact Fees for schools.

Discussion occurred about how Ridgefield is doing relative to the rest of Clark County regarding the cost of housing.

Discussion occurred on whether or not there is any data regarding where people moving into Ridgefield are moving from.

Discussion occurred regarding multi family housing.

Discussion occurred regarding what kind of city Ridgefield wants to be in 10-20 years.

STAFF REPORTS - [7:11 PM](#)

Community Development Director, Claire Lust had nothing new to report.

FROM THE COMMISSION - [7:11 PM](#)

Commissioner Amerman followed up on the last Planning Commission Meeting and the discussion on the Tree Ordinance.

Commissioner Rose announced that Wednesday, October 26th from 12:00 to 1:30 the Ridgefield Chamber will be hosting a government affairs and all of the local mayors will be attending to discuss growth planning and housing concerns.

Commissioner Okinaka stated that Octoberfest will be held Saturday, September 10th. This is the biggest fundraiser that Ridgefield Mainstreet hosts. This is a family friendly event that will have corn hole, a dog race, etc.

Commissioner Flynn stated that in light of the current situation between the school district and teachers we all need to be kind to each other.

ADJOURN - [7:17 PM](#)

Trina Siebert

Patrick Flynn

Minutes Acceptance: Minutes of Sep 7, 2022 6:30 PM (CONSENT AGENDA)

CITY OF RIDGEFIELD PLANNING COMMISSION PUBLIC HEARING

MEETING DATE: October 05, 2022

ITEM:

AGENDA ITEM TITLE: Ridgefield School District 2022-2028 Capital Facilities Plan

GOVERNING LEGISLATION:

RCW 36.70A – Growth Management

RCW 82.02 – Excise Taxes – General Provisions

RMC 18.070 – Impact Fees

SUMMARY/BACKGROUND:

RCW 82.02 contains statutory provisions for the imposition of impact fees for certain public facilities inclusive of school district facilities. RCW 82.02.050(5) specifies that impact fees may be collected and spent only for the public facilities defined in RCW 82.02.090 which are addressed by capital facilities plan element of a comprehensive land use plan adopted pursuant to the provisions of RCW 36.70A. RCW 82.02.090(3) defines impact fee to mean a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. The Ridgefield City Council passed Ordinance No. 678 in 1995 establishing Chapter 18.070 (Impact Fees) of the Ridgefield Municipal Code addressing compliance with the provisions of RCW 82.02.060 (Impact fees - Local Ordinances - Required Provisions).

School impact fees (SIF) are calculated for the Ridgefield School District's six-year Capital Facilities Plan (CFP) updates using the following formula:

$$\text{SIF} = [\text{C}(\text{SF}) - \text{SM} - \text{TC} - \text{FC}] \times \text{A}$$

- "C" = cost of improvements for each type of school facility (elementary, middle, high) listed in the school district's Capital Facilities Plan (CFP).
- "SF" = student factor, or the number of students typically generated from one

residential unit for each type of school facility.

- “SM” = state match, or the amount received from the State towards school construction costs.
- “TC” = tax credit, or the amount received in taxes from households.
- “FC” = facilities credit, or the value of any improvements listed in the CFP provided by the developer.
- “A” = adjustment for the portion of anticipated tax revenues, resulting from a development that is proratable to system improvements contained in the CFP. For school impacts, A = 85%.

By default, SIF are updated annually following the adoption of a six-year School CFP based on the Rider Levett Bucknall construction cost index. Increases beyond those dictated by indexing go to Council for approval, as do any increases (including those dictated by indexing) after three years of consecutive increase in SIF.

The Ridgefield School District Board of Directors has requested an increase to the district’s school impact fees under its adopted 2022-2028 Capital Facilities Plan (attached; see Section 7 – School Impact Fees). The requested SIF are \$16,880 for single-family dwelling units and \$8,699 for multi-family dwelling units, which are the maximum amounts allowed by the SIF formula. The requested rates would go into effect January 1, 2023.

SIF collected by the City have changed over time as follows. The City of Ridgefield does not retain the collected SIF, but rather transfers the amount collected to the Ridgefield School District No. 122 pursuant to a previously executed interlocal agreement.

Year	Single-family	1-year Change	%	Multi-family	1-year Change	%
2012-2015	\$3,983.00			\$1,796.00		
2016	\$6,530.00	63.9%		\$6,530.00	263.6%	
2017	\$6,819.23	4.4%		\$6,819.23	4.4%	
2018	\$7,107.00	4.2%		\$7,107.00	4.2%	
2019	\$8,883.75	25.0%		\$8,883.75	25.0%	
2020	\$10,100.00	13.7%		\$10,100.00	13.7%	
2021	\$10,408.05	3.1%		\$10,408.05	3.1%	
2022	\$11,002.35	5.7%		\$11,002.35	5.7%	
<i>Requested</i>	<i>\$16,880.00</i>	<i>53.4%</i>		<i>\$8,699.00</i>	<i>-20.9%</i>	

The current Rider Levett Bucknall index for the Portland metro area is 6.7%. Therefore, had this year not been a School CFP update year, the single-family and multi-family SIF would have each increased by 6.7% to \$11,739.51 effective January 1, 2023.

Clark County single-family SIF rates are as follows. Blank cells unknown at time of publishing:

District	<i>Ridgefield</i>	Battle Ground	Hockinson	Camas	Evergreen	Vancouver	Woodland	La C
Current	\$11,002.35	\$6,397	\$7,790	\$5,371	\$6,432.62	\$2,880.75	\$5,900	\$3,1
Requested for 2023	\$16,880	\$11,535		\$6,650				

Clark County multi-family SIF rates are as follows. Blank cells unknown at time of publishing:

District	<i>Ridgefield</i>	Battle Ground	Hockinson	Camas	Evergreen	Vancouver	Woodland	La C
Current	\$11,002.35	\$2,285	\$3,434	\$5,371	\$3,753.39	\$2,381.93	\$5,900	\$3,1
Requested for 2023	\$8,699	\$4,963		\$6,650				

MOTION AND RECOMMENDATION TO CITY COUNCIL:

Options for a motion include:

“I move to recommend approval to Council of the school impact fees requested by the Ridgefield School District.”

“I move to recommend approval to Council of a single-family school impact fee in the amount of ____ and a multifamily school impact fee in the amount of ____.”

STAFF CONTACT:

Claire Lust, Community Development Director

ATTACHMENTS:

FINAL Ridgefield School District Capital Facilities Plan
(7.22.22) 4881-3375-1594 v.1 (PDF)

**RIDGEFIELD SCHOOL DISTRICT NO. 122
CAPITAL FACILITIES PLAN
2022-2028**

BOARD OF DIRECTORS

**Joe Vance, President
Emily Enquist, Vice President
Brett Jones
Zeniah Bringhurst
Donna Farnsworth**

SUPERINTENDENT

Dr. Nathan McCann

*Amended by the Ridgefield School District Board of Directors
June 14, 2022*

SECTION 1 INTRODUCTION

A. *Purpose of the Capital Facilities Plan*

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Ridgefield School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Clark County (the “County”) and the City of Ridgefield (the “City”) with a schedule and financing plan for capital improvements needed to serve growth over the next six years (2022-2028).

In accordance with the Growth Management Act, Clark County Code Sections 40.620.030 – 40.620.040, and City of Ridgefield Municipal Code Sections 18.070.100 – 18.070.110, this CFP contains the following required elements:

- The District's standard of service, which is based on program year, class size by grade span, number of classrooms, types of facilities and other factors identified by the District.
- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service.
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of public money for such purposes.
- A calculation of impact fees to be assessed and supporting data substantiating such fees.

B. *Overview of the Ridgefield School District*

The Ridgefield School District is situated along the Interstate 5 corridor in northern Clark County. It encompasses the City of Ridgefield, a community that is experiencing accelerated growth, and is bordered by Battle Ground, La Center, Woodland, and Vancouver School Districts.

The District serves a population of 3,730 students (Headcount March 2022) with an early learning center program (pre-K), two elementary schools (grades K-4), one intermediate school (grades 5-6), one middle school (grades 7-8), one high school (grades 9-12), and one alternative learning school (grades K-12).

The District needs to build schools and make improvements at existing schools in order to effectively accommodate growth. As improvements are made to the facilities and new schools come online, the District anticipates that current grade configurations may possibly change.

The most significant issues facing the District in terms of providing classroom capacity to accommodate existing and projected demands are:

- The District is experiencing the fastest enrollment growth rate in Clark County.
- Presently, Union Ridge Elementary, Sunset Ridge Intermediate and View Ridge Middle School are housing students well in excess of the capacity of the facility. Additionally, enrollment projections indicate that all other campuses will exceed capacity by the 2022-2023 school year. Presently, portables are in use for instructional purposes at all schools in the District, except the Early Learning Center and Wisdom Ridge Academy.
- The legislature has indicated that it wants to maintain lower class sizes in K-3 classrooms. The District is uncertain about its ability to offer this with the limited classroom space even if the state were to provide operational funding for staffing due to limited classroom spaces.
- The impact of citizen-approved Initiative 1351 is still unknown. Any significant reduction in class size will require a corresponding increase in the number of classrooms across the district.
- As existing facilities exceed capacity, they are experiencing traffic control and student and staff safety concerns that need to be addressed.

SECTION 2 DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The role that quality school systems play in growing a strong local economy is vital. In order to accomplish the community value of having a vibrant local economy, schools must have quality facilities. These facilities provide the necessary spaces for nurturing the development of the whole child and successfully preparing all Ridgefield children for an increasingly competitive global economy. The educational program standards which typically drive needs for educational space for students include grade configuration, optimum facility size, class size, educational program offerings, supplemental program offerings, specialty spaces, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations affect classroom space requirements. Space is necessary for regular classrooms, the fine and performing arts, physical education, special education, Title I, Highly Capable, bilingual education, STEM, computer labs, preschool and daycare programs, and other specialized programs. Space must be provided for common areas such as media centers, cafeterias, kitchens, and auditoriums. Space is needed for groups of students/staff to work together. These programs can have a significant impact on the available student capacity within school facilities. Further, the community expects all spaces to be well utilized during the school day and available after the school day for public use.

A. District Educational Program Standards:

Core programs include the following:

- Core classroom space for all curriculum areas which includes space for group learning, direct instruction, and individual student work to meet the rigors set forth in state standards.
- Science classroom space that supports advanced coursework (including water, sinks, gas, hoods, safety equipment). Students must achieve rigorous state mandated science standards. This requires specialty space that is not met by adding portables.
- As STEM education continues to expand, there is an increased need to provide flexible classroom space capable of supporting a variety of educational activities.
- Physical education space is needed for students to meet rigorous health and fitness standards. This includes covered areas, fields, gymnasiums, and other multi-use spaces.
- Technological competency is expected for all students. The District supports a 1:1 Chromebook initiative for all students. Space must be allocated for technological equipment and applications in classrooms and specialty spaces. Square footage for this equipment and its infrastructure is not calculated in current state allowances, but must be provided.
- Fine and performing arts spaces are critical to the development of the whole child. Spaces are necessary to adequately meet the rigorous standards of these state required programs.
- Library/Media services and collaboration spaces must be provided for students to successfully meet the rigor of the District's academic programs. In an information-driven environment, student access to information through appropriately sized library/media spaces is essential.
- Extra-curricular activities need adequate space in order to safely support program activities.

Special services are essential to meet the needs of special populations.

- Special Education services are delivered at each of the schools within the District. Program standards and services vary based on the handicapping conditions of the students and their individual education plan (IEP). Implementing each student's IEP often requires large and small specialty spaces, which the District must provide. Program standards change as a result of various external or internal influences. External influences include changing federal mandates, funding changes, and the introduction of new technological applications which meet the needs of students. Internal influences include modifications to the program year, class size, grade configurations, and facility changes.
- Special populations receive special support. Specialty space is essential to delivery of this support. Federal and state programs, including Title I math and reading instruction, Highly Capable, and Bilingual, are limitedly funded. These resources do not include the expense of adding facilities to support them.
- Early Childhood programs, such as every-day kindergarten and preschool are essential educational programs and vital to the community. These programs require specialty space which is not currently funded by the state.
- Supplementary services in core academic areas (tutoring, on-line learning) and providing multiple pathways to prepare students for a broader range of post-secondary learning opportunities require additional spaces that have not been calculated in current state square footage allowance formulas.

Support services are often overlooked core services, and are essential to a quality educational program.

- Food service delivery, storage, preparation, and service require spaces that are specialty designed and equipped also need specific attention. As student populations increase, adequately calculating space requirements for this core service is crucial to the overall planning of the facility. Adequacy in planning for this space has significant impacts on the overall learning environment for students if not done appropriately.
- Transportation support centers are required to handle growing transportation needs.
- Maintenance support facilities must also be considered and are often overlooked as core support services.
- Administrative support facilities must also be considered and are often overlooked as core support services.

B. Elementary Educational Program Standards

The District educational program standards, which directly affect elementary school capacity, include:

- Class sizes for grades K-3 are targeted not to exceed 21 students per class.
- Class sizes for grades 4-6 are targeted not to exceed 25 students per class.
- Music and art instruction will be provided in separate classrooms.
- Physical education instruction must be provided in a full size area.
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized spaces.
- All elementary schools will have a library/media resource center which includes space for a technology lab.

C. Middle and High School Program Standards

The District education programs standards, which directly affect middle school and high school capacity include:

- Class sizes for middle school grades 7-8 are targeted not to exceed an average of 25 students per class, with the exception of PE, music, art, and theatre arts.
- Class sizes for high school grades 9-12 have various targets depending on various program and safety needs. However, the District strives to meet an average of 25 students in the core classrooms with the exception of PE and the fine and performing arts.
- The middle and high school classroom utilization standard is set at a factor of 85% (based on a regular school day).
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized spaces.
- Students will also be provided other programs in classrooms designated as follows:
 - Specialty rooms (computer labs, individual and group study rooms, practice labs, production rooms).
 - Media Center/Library,
 - Program Specific Classrooms (science, music, theatre arts, art, career and technical education).

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's educational program standards.

A. Schools

The District maintains an early learning center (located at Ridgefield Administrative and Civic Center), two elementary schools, one intermediate school, one middle school, one high school, and one K-12 alternative learning program (located in a leased property). Elementary schools currently accommodate grades K-4, the intermediate school serves grades 5-6, the middle school serves grades 7-8, and the high school serves grades 9-12. When the school facilities are improved as contemplated in this Plan, the District will consider alternate configurations.

School capacity is determined based on the number of teaching stations within each building and the space requirements of the District's current educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 1, 2, and 3.

Table 1 – Elementary School Inventory

Elementary School	Location	Acres	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity
South Ridge	502 NW 199 th St. Ridgefield, WA 98642	18.49	59,687	21	542
Union Ridge	330 N. 5 th Ave.. Ridgefield, WA 98642	11.8	81,533	28	655
Total		51.8	141,220	49	1,197

*Space reserved for art, music, and PE as well special education classrooms are not counted as teaching stations in the elementary schools because they are pull-out programs. One of the teaching stations at South Ridge houses the Learning Center. It was counted in calculating the permanent capacity.

Table 2 – Intermediate & Middle School Inventory

Middle School	Location	Acres	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity
Sunset Intermediate & View Ridge Campus	3215 S. Hillhurst Road Ridgefield, WA 98642	20.00	148,932	43	1,157

* The music room and physical education space are counted as teaching stations because these are not special pull-out programs at the middle school.

Table 3 – High School Inventory

High School	Location	Acres	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity
Ridgefield HS	2630 S. Hillhurst Rd. Ridgefield, WA	60	137,008	42	1,020

*The music room and physical education space are counted as teaching stations because these are not special pull-out programs at the high school. The instructional space that is used for shop was not counted as a teaching station because it is used for special/pull-out programs.

B. Portables

Portables are used on an interim basis to house students until funding can be secured to construct permanent facilities. The District currently uses 28 portable classrooms at various school sites for special programs and basic education throughout the District. The number and location of the portables is shown in Table 4.

Table 4 – Portables Inventory

School	Portables	Classrooms
South Ridge Elementary	10	20
Union Ridge Elementary	9	18
Sunset Ridge Intermediate & View Ridge Middle School	4	8
Ridgefield High School	5	10

C. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5- Support Facility Inventory

School	Building Area	Site Location
Administration/Central Office (RACC)	44,079	510 Pioneer Street. Ridgefield, WA
Maintenance Department	8,000	304 Pioneer Avenue, Ridgefield, WA
Ridgefield Community Education Program	2-classroom portable	510 Pioneer Street. Ridgefield, WA (located at RACC)
Ridgefield Family Resource Center	2-classroom portable	510 Pioneer Street, Ridgefield, WA (located at RACC)

D. Land Inventory

The District owns the following sites:

- 27.36-acre site located at 7025 N. 10th St that will house a new K-4 Elementary School
- 23-acre site located at NE 10th Avenue and 239th Street, Ridgefield, WA 98642.
- 2,178 sq. ft. strip located at 45th and Pioneer in Ridgefield.
- Co-owner of Paradise Point Transportation Center as a member of the Kalama, Woodland, Ridgefield and La Center School District Transportation Cooperative.
- Additionally, the District is under contract and in the process of completing the purchase of a 9.399-acre parcel of land at NE 10th Avenue and NE 179th Street.

SECTION 4 STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2022-2028

The District's enrollment projections are based on forecasting work completed by Johnson Economics in April 2022. The approach used in conducting this student enrollment forecast builds on the baseline enrollment forecast provided by an earlier forecast prepared in February 2020 by E.D. Hovee & Company, LLC. With the *baseline forecast*, the model applied the Comprehensive Plan allocation for the Ridgefield Urban Growth Area (UGA) plus a proportionate share of population growth forecast by Clark County for areas outside of UGAs countywide. Grade-to-grade enrollment changes as a share of district population were forecast based on historic experience across each of the K-12 grade levels.

Table 6- Enrollment Forecast

Grade	2022	2023	2024	2025	2026	2027	2028
K	319	341	353	369	398	409	417
1	320	364	393	409	430	460	481
2	326	363	405	430	447	464	493
3	296	361	406	443	471	473	501
4	306	329	395	437	474	494	507
5	314	326	359	425	474	504	525
6	334	336	351	387	458	503	534
Total K-6	2215	2420	2662	2900	3152	3307	3458
7	302	351	355	373	416	484	530
8	315	312	361	367	388	429	498
Total 7-8	617	663	716	740	804	913	1028
9	367	333	326	373	379	397	438
10	323	368	337	331	378	384	402
11	286	318	353	321	313	353	359
12	237	283	311	339	305	296	333
Total 9-12	1213	1302	1327	1364	1375	1430	1532
TOTAL	4045	4385	4705	5004	5331	5650	6018

SECTION 5 CAPITAL FACILITIES NEEDS

A. Facility Needs

The District's facility needs are based on its existing capacity and the forecast enrollment. In 2028, the enrollment forecast projects that the District will be serving 6,018 students, an increase of 2,288 students, representing student enrollment growth of approximately 61%. This includes high school students the District anticipates will return to the District due to facility upgrades at Ridgefield High School. Currently, there are approximately 350 students who live within the boundaries of the Ridgefield School District who attend schools in other public school districts.

Table 7 – Enrollment and Capacity

Facility	Existing Capacity	2021 Enrollment	2021 Need
Elementary Schools (K-4)	1,197	1,449	252
Intermediate/ Middle School (5-8)	1157	1,243	86
High School (9-12)	1020	1,038	18
Totals	3,461	3,730	338

As shown in Table 7, the District needs to expand its capacity to serve 252 K-4th grade students, 86 5-8th grade students and approximately 18 high school students.

B. Planned Improvements

To serve the forecast growth, the District proposes constructing new schools to serve K-8th grade students and expanding capacity at the high school. These projects, the capacity they will add and the estimated cost is shown in Table 8.

Table 8 – Improvements and Costs

Project Description	Estimated Cost ²	Added Capacity	Cost for Capacity to Serve Growth ³
New schools to serve K-8 ¹	\$195,000,000 ⁴	2,132 ⁵	\$164,000,000 ⁶
High School Improvements	\$47,000,000	511	\$45,400,000
TOTAL:	\$242,000,000	2,643	\$209,400,000

¹ The community and District patrons will be engaged to assist the District identify the type of schools and grade configuration.

² The estimated cost is based on data the District's architect has compiled given his experience and knowledge of the school construction industry and District standards.

³ That portion of the total cost that is equal to the percentage of the added capacity that is needed to serve the forecast growth, determined by increased enrollment (1,794 K-8 and 494 high school students).

⁴ Of the \$195,000,000 estimated cost, \$154,000,000 is attributed to K-6 and \$41,000,000 is attributed to 7-8.

⁵ Of the 2,132 in added capacity, 1,684 is attributed to added K-6 capacity & 448 is attributed to added 7-8 capacity.

⁶ Of the \$164,000,000 estimated cost serving growth, \$130,000,000 is attributed to K-6 & \$34,000,000 attributed to 7-8.

Portable classrooms are not considered permanent facilities so they are not used to determine future capital facility needs. Facility needs are expressed in terms of “unhoused students” or students that cannot be housed in permanent (brick/mortar) facilities. To serve the “unhoused students” on a short-term and immediate basis to serve growth, the District will purchase and utilize portable classrooms. This plan incorporates those facilities. The cost of the portables is not included in the impact fee calculation; however, impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

A. Finance Plan

The District will finance the \$242,000,000 in planned improvements using bonds, state match and impact fees.

Table 9 – Anticipated Finances

	Bonds	State Match	Impact Fees
Secured	\$0	\$0	\$18,078,481
Unsecured	\$182,648,565	\$10,656,342	\$30,616,612
TOTAL	\$182,648,565	\$10,656,342	\$48,695,093

The District's planned improvements that will add capacity are dependent upon the passage of a bond and receipt of state match and impact fees. Below is a summary of these funding sources.

B. Funding Sources

General Obligation Bonds

Bonds are used to fund site acquisition, construction of new schools, and other capital improvement projects. A 60% majority vote is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

State Match Funds

State Match funds primarily come from the Common School Construction Fund. School districts may qualify for State Match funds for specific capital projects based on eligibility requirements and a state prioritization system. Based on the District's assessed valuation per student and the formula in the State regulations, the District is currently eligible for State Match funds for new schools at the 56.61% match level.

Impact Fees

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the Cities and County on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools.

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees

The County's and City's impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA. Impact fees are calculated in accordance with the local jurisdiction's formula, which are based on projected school facility costs necessitated by new growth and are contained in the District's CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

The District's impact fees have been calculated utilizing the formula in the Clark County and City of Ridgefield Impact Fee Ordinances. The resulting figures in the attached Appendix A are based on the District's cost per dwelling unit to construct new schools and increase capacity at Ridgefield School District, both of which add capacity that is needed to serve new development. Credits have also been applied in the formula to account for future state match funds the District could receive and projected future property taxes that will be paid by the owner of the dwelling unit.

C. Proposed Ridgefield School District Impact Fee Schedule

The school impact fee calculation results in a fee of \$ \$16,879.55 per single-family home and \$8,698.55 per multi-family home.

The District requests collection of school impact fees in the following amounts:

Single Family: \$16,880 in 2023

Multi-Family: \$ 8,699 in 2023

The District will be requesting an increase in the amount the City collects each year based on the Rider Levett Bucknall Construction Cost Index in accordance with City code, and may seek increases in the County based on the process in County code. Future increases in fees will not exceed the calculated impact fee amounts.

Ridgefield School District 2022 Impact Fee Calculation

$$\left[\frac{(1+i)^{10} - 1}{i(1+i)^{10}} \right] AAV \times$$

Single Family Residence:

Elementary	Middle School	High School	Formula
\$130,000,000.00	\$34,000,000.00	\$45,400,000.00	Facility Cost
1684	448	511	Additional Capacity
\$77,197.15	\$75,892.86	\$88,845.40	Cost per Student (CS)
0.159	0.136	0.114	Student Factor (SF)
\$12,274.35	10,321.43	\$10,128.38	CS x SF
\$246.83	\$246.83	\$246.83	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
56.61%	56.61%	56.61%	State Match Eligibility %
\$1,999.54	\$2,223.39	\$2,070.81	State Match Credit (SM)
\$10,274.80	\$8,098.04	\$8,057.57	CS x SF - SM
		\$26,430.41	Cost per Single Family Residence
		0.0220	Average Interest Rate
		0.243108277	Tax Credit Numerator
		0.027348382	Tax Credit Denominator
		8.889311106	Tax Credit Multiplier (TCM)
		\$491,140.00	Average Assessed Value (AAV)
		\$4,365,896.26	TCM x AAV
		0.00150533	Tax Levy Rate (TLR)
		\$6,572.11	TCM x AAV x TLR = (TC)
		\$19,858.30	Cost per Single Family Residence - Tax Credit
		\$2,978.75	15% reduction (A)
		\$16,879.55	Calculated Single Family Fee Amount
		\$16,880	Recommended Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$130,000,000.00	\$34,000,000.00	\$45,400,000.00	Facility Cost
1684	448	511	Additional Capacity
\$77,197.15	\$75,892.86	\$88,845.40	Cost per Student (CS)
0.124	0.030	0.050	Student Factor (SF)
\$9,572.45	\$2,276.79	\$4,442.27	CS x SF
\$246.83	\$246.83	\$246.83	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
56.61%	56.61%	56.61%	State Match Eligibility %
\$1,559.39	\$490.45	\$908.25	State Match Credit (SM)
\$8,013.05	\$1,786.33	\$3,534.02	CS x SF - SM
		\$13,333.41	Cost per Multi-Family Residence
		0.0220	Average Interest Rate
		0.243108277	Tax Credit Numerator
		0.027348382	Tax Credit Denominator
		8.889311106	Tax Credit Multiplier (TCM)
		\$231,652.00	Average Assessed Value (AAV)
		\$2,059,226.70	TCM x AAV
		0.00150533	Tax Levy Rate (TLR)
		\$3,099.82	TCM x AAV x TLR = (TC)
		\$10,233.59	Cost per Multi-Family Residence - Tax Credit
		\$1,535.04	15% reduction (A)
		\$8,698.55	Calculated Multi-Family Fee Amount
		\$8,699	Recommended Fee Amount