



CITY OF NAPA VINE PLANNING COMMISSION WORKSHOP
Monday – April 17, 2023 – 5:00 PM

Deborah Graham,
Position 1

Amy Hollinger
Position 2

Arnold Haberstroh,
Position 3

Amy Morris
Position 4

Scott Collins
Position 5

Bryan Morris
PW/CD Director

WORKSHOP NOTICE

APRIL 17, 2023– 5:00 PM

NAPA VINE CITY HALL - COUNCIL CHAMBERS

AGENDA:

- **Discussion of School Impact Fees**

City of Napavine
407 Birch Ave SW
P O Box 810
Napavine, WA 98565
360-262-3547

City Website
www.cityofnapavine.com

Planning Commission Meetings are held in person and via Teleconference.

Teleconference Information

Dial-in number (US): (720) 740-9753

Access code: 8460198

To join the online meeting:

<https://join.freeconferencecall.com/rdenham8>



Community Development Department's Research on School Impact Fees

4/17/23

- Fees are calculated by the school district via a study. There is a state formula for calculating.
- Impact fees will need to be on school districts capital facilities plan. The capital facilities plan has certain elements that need to be included for the school impact fee. The City would adopt their capital facilities plan, then the city and school district would enter into an interlocal agreement.
- Impact fees graph of Thurston County Schools is Thurston County's fee schedule. Olympia and Tumwater school districts collect impact fees from both city and county.
- Rainier School District (via City Clerk) has a \$2100 per new single family home fee. The school district collects the fee, and the city requires a receipt of payment before the building permit is issued. City Limits only. (Rainier City clerk will send more information)
- Lewis County Board of Commissioners in 2014 approved school impact fees for the Birchfield Community for Onalaska and Chehalis School Districts. *Not sure if it is still active. Lewis County Code 18.20 provides detailed instruction on the School Districts requirements to collect the fees. EXHIBIT D
- Napavine School Districts last capital facilities plan is from 2014, they were advised recently to wait and do it when/if the bond passed. (Per Mr. Schutz)

EXHIBITS

- Exhibit A – City of Tumwater School Impact Fee Code
- Exhibit B – Olympia SD Capital Facilities Plan – Simplified
- Exhibit C - Rochester SD & Thurston County Interlocal Agreement
- Exhibit D - Lewis County Impact Fee Code 18.20
- Exhibit E – Tumwater SD Capital Facilities Plan – Simplified
- Exhibit F – City of Napavine School Impact Fee Ordinance
- Exhibit G- Planning Commission Minutes from 2022 regarding Impact Fees
- Exhibit H – Thurston County Schools Impact Fees
- Exhibit I – Population of City Limits & Population of Napavine School District Boundaries

Chapter 3.50

IMPACT FEES

Sections:

- 3.50.010 Findings and authority.
- 3.50.020 Definitions.
- 3.50.030 Assessment of impact fees.
- 3.50.035 Single-family residential deferral program.
- 3.50.040 Exemptions.
- 3.50.050 Credits.
- 3.50.060 Adjustments.
- 3.50.070 Appeals.
- 3.50.080 Establishment of impact fee accounts for transportation, fire protection facilities, the Olympia School District No. 111, and the Tumwater School District No. 33.
- 3.50.090 Refunds.
- 3.50.100 Use of funds.
- 3.50.110 Annual review.
- 3.50.125 Fire protection facility impact fee schedule.
- 3.50.130 Transportation impact fee schedule.
- 3.50.135 Olympia School District No. 111 and Tumwater School District No. 33 school impact fee schedule.
- 3.50.140 Independent fee calculations.
- 3.50.150 Existing authority unimpaired.

3.50.010 Findings and authority.

The council hereby finds and determines that new growth and development, including but not limited to new residential, commercial, retail, office, and industrial development, in the city will create additional demand and need for public facilities in the city, and the council finds that new growth and development should pay a proportionate share of the cost of facilities needed to serve such new growth and development. The city of Tumwater has conducted extensive studies documenting the procedures for measuring the impact of new developments on public facilities, has prepared a transportation impact fee program and a fire impact fee rate study, and hereby incorporates both studies into this chapter by reference. **In addition, Olympia School District No. 111 conducted a study documenting the impact of new development within the Olympia School District on Olympia School District facilities, and Tumwater School District No. 33 conducted a study documenting the impact of new development within the Tumwater School District on Tumwater School District facilities. The city of Tumwater hereby incorporates the Olympia School District study and the Tumwater School District study into this chapter by reference. Therefore, pursuant to Chapter 82.02 RCW, the council adopts this chapter to assess impact fees for transportation, fire protection facilities, and public schools within Olympia School District No. 111 and within Tumwater School District No. 33. The provisions of this chapter shall be liberally construed in order to carry out the purposes of the council in establishing the impact fee program.**

(Ord. O2010-008, Amended, 05/04/2010; Ord. O2007-024, Amended, 03/18/2008; Ord. O2004-026, Amended, 01/04/2005; Ord. O2002-029, Amended, 04/01/2003; Ord. 1357, Amended, 06/01/1993; Ord. 1333, Added, 10/20/1992)

3.50.030 Assessment of impact fees.

A. The city shall collect impact fees, as set forth in TMC 3.50.125, 3.50.130, 3.50.135 and 3.50.140, from any applicant seeking development approval from the city, for any development activity within the city, where such development activity requires the issuance of a building permit, except that nonresidential development shall not be assessed an Olympia schools impact fee, or a Tumwater schools impact fee.

B. Impact fees shall be collected from the feepayer prior to issuing the development approval, using the impact fee schedules in effect on the date of the application for the development activity, except as provided in TMC 3.50.035.

(Ord. O2016-008, Amended, 06/21/2016; Ord. O2007-024, Amended, 03/18/2008; Ord. O2004-026, Amended, 01/04/2005; Ord. O2002-029, Amended, 04/01/2003; Ord. 1357, Amended, 06/01/1993; Ord. 1333, Added, 10/20/1992)

3.50.080 Establishment of impact fee accounts for transportation, fire protection facilities, the Olympia School District No. 111, and the Tumwater School District No. 33.

A. Transportation and fire protection impact fee receipts shall be earmarked specifically and deposited in special interest-bearing accounts. The fees received shall be prudently invested in a manner consistent with the investment policies of the city. **Olympia School District No. 111 and Tumwater School District No. 33 impact fees shall be deposited in an agency fund to be withdrawn and remitted to the districts according to the terms of interlocal agreements.**

B. There are hereby established four separate impact fee accounts for the fees collected pursuant to this title: the transportation impact fee account, the fire protection facilities impact fee account, the Olympia schools impact fee account, and the Tumwater schools impact fee account. Funds withdrawn from these accounts must be used in accordance with the provisions of TMC 3.50.100. Interest earned on the impact fees shall be retained in each of the accounts and expended for the purposes for which the impact fees were collected.

C. On an annual basis, the director shall provide a report to the council on each of the impact fee accounts showing the source and amount of all monies collected, earned, or received, and the public improvements that were financed in whole or in part by impact fees.

D. Impact fees shall be expended or encumbered within ten years of receipt, unless the council identifies in written findings an extraordinary and compelling reason or reasons for the city to hold the fees beyond the ten-year period. Under such circumstances, the council shall establish the period of time within which the impact fees shall be expended or encumbered.

(Ord. O2016-021, Amended, 01/03/2017; Ord. O2011-002, Amended, 03/01/2011; Ord. O2010-008, Amended, 05/04/2010; Ord. O2007-024, Amended, 03/18/2008; Ord. O2004-026, Amended, 01/04/2005; Ord. O2002-029, Amended, 04/01/2003; Ord. O94-038, Amended, 12/06/1994; Ord. 1333, Added, 10/20/1992)

3.50.100 Use of funds.

A. Pursuant to this chapter, impact fees:

1. Shall be used for system improvements that reasonably benefit the new development; and
2. Shall not be imposed to make up for deficiencies in public facilities serving existing developments; and
3. Shall not be used for maintenance or operation of public facilities.

B. With respect to roads, impact fees may be spent for system improvements, including but not limited to transportation planning, engineering design studies, land surveys, right-of-way acquisition, engineering, permitting, financing, and administrative expenses, the construction of all the necessary features for any road construction project, and capital equipment pertaining to roads.

C. **Olympia schools impact fees may be spent for system improvements within Olympia School District No. 111, including but not limited to construction of facilities and/or the expansion of existing facilities, and auxiliary facilities, such as cafeterias and principals' offices, including the cost of land, design, structures, equipment and furniture, site improvements, and legal and administrative costs.**

D. Fire protection facility impact fees shall be used to accelerate payment of the general obligation bonds issued to build the headquarters fire station.

E. **Tumwater School District impact fees may be spent for system improvements within the Tumwater School District No. 33, including but not limited to construction of facilities and/or the expansion of existing facilities, and auxiliary facilities, such as cafeterias and principals' offices, including the cost of land, design, structures, equipment and furniture, site improvements and legal and administrative costs.**

F. Impact fees may be used to recoup system improvement costs previously incurred by the city in anticipation of new growth and development to the extent that the development activity will be served by the previously constructed improvements or the incurred costs.

G. In the event that bonds or similar debt instruments are or have been issued for the advanced provision of system improvements for which impact fees may be expended, impact fees may be used to pay debt service on such bonds, or similar debt instruments, to the extent that the facilities or improvements provided are consistent with the requirements of this section and are used to serve the development activity.

(Ord. O2007-024, Amended, 03/18/2008; Ord. O2004-026, Amended, 01/04/2005; Ord. O2002-029, Amended, 04/01/2003; Ord. 1357, Amended, 06/01/1993; Ord. 1333, Added, 10/20/1992)

3.50.110 Annual review.

The impact fee schedules set forth in TMC 3.50.125, 3.50.130, and 3.50.135 shall be reviewed by the council as it may deem necessary and appropriate in conjunction with the annual update of the capital facilities plan of the city's comprehensive plan.

(Ord. O2007-024, Amended, 03/18/2008; Ord. O2002-029, Amended, 04/01/2003; Ord. 1357, Amended, 06/01/1993; Ord. 1333, Added, 10/20/1992)

3.50.135 Olympia School District No. 111 and Tumwater School District No. 33 school impact fee schedule.

A. An Olympia schools impact fee will be assessed to all new residential land use development within that portion of the city of Tumwater which lies within the Olympia School District according to the type of housing and per the fee resolution of the city council.

B. Impact fees for any residential housing type not listed above will be calculated using the formulas described in the Olympia School District study.

C. A Tumwater schools impact fee will be assessed to all new residential land use development within that portion of the city of Tumwater which lies within the Tumwater School District according to the type of housing and per the fee resolution of the city council.

D. Impact fees for any residential housing type not listed above will be calculated using formulas described in the Tumwater School District study.

(Ord. O2004-026, Amended, 01/04/2005; Ord. O2002-029, Amended, 04/01/2003; Ord. O99-043, Amended, 12/21/1999; Ord. O94-038, Added, 12/06/1994)

Olympia School District
Capital Facilities Plan
2022-2027

Final, 10-11-2021

Student Generation Rates Used to Generate School Forecasts and Calculate Impact Fees

Enrollment forecasts for each school involved allocating the district medium projection to schools based on assumptions of differing growth rates in different service areas. Two sources of information were used for this forecast of student data. First, housing development information by service area, provided by the City and County. Second, student generation rates are based on City and County permits and OSD in-district enrollment data, 2013-2017¹. The student generation rates are applied to future housing development information to identify where the growth will occur.

The process of creating the student generation rates involved comparing the addresses of all students with the addresses of each residential development in the prior 5 completed years. Those which matched were aggregated to show the number of students in each of the grade groupings for each type of residential development. A total of 905 single family residential units were counted between 2013 and 2017 within the school district boundary. There are a total of 519 students from these units. A total of 757 multiple family units were counted. There are 162 students associated with these units.²

Based on this information, the resulting student generation rates are as follows:

Student Generation Rates

(Olympia only, not including Griffin; based on cumulative file 2013-2017 permits)

School Type	Single-Family	Multi-Family	Multi-Family Downtown ^{3*}
Elementary Schools (K-5)	0.304	0.100	0.023
Middle Schools (6-8)	0.127	0.059	0.015
High Schools (9-12)	0.143	0.054	0.038
Total	0.573	0.214	0.075
Change from August 2009 Study	3.5% Decrease	8.5% Decrease	Change cannot be measured because data was not measured in 2009

Based on this data, the district enrolls about 57 students for every 100 single family homes permitted over a five-year period. The rate is highest in the most mature developments. The rates are lowest in the most recent years because it is likely that the district has not yet seen all the students.

Using the above student data, the district enrolls about 21 students for every 100 multi-family units, but the rate varies considerably from year to year (most likely due to the type of development- rental, condo, townhome, and the number of bedrooms of each).

¹ Student generation rate study was conducted by Casey Bradfield, 3 Square Blocks, January 2019.

² Bradfield, January 2019.

³ Downtown student generation rate study was conducted by Rebecca Fornaby, 3 Square Blocks, October 2019.

The CFP continues to include expenditures for portables, as these represent a foundation investment where enrollment is faster than expected. Portables are considered to be a last-resort and are utilized where other options are not possible.

Cost of Converting Portables to Permanent Construction

Further, the value of converting a portable into permanent construction is included in full in the calculation of the impact fee. This bears further explanation. The impact fee calculation is based on construction costs (costs that are within the timeframe of the CFP) associated with growth, divided by the number of growth/ seats/ students. So, if the CFP includes a plan to construct a \$10 million structure to house 100 students, and 90 students are generated by new housing/ developments, then the per student cost of construction to accommodate growth is \$90,000 ($(\$10,000,000 / 100) * (90/100) = \$90,000$). This is the amount that is included in the calculation of the impact fee. Even if the new building replaces 50 portable seats, the calculation is the same: what is the cost of planned construction, and what proportion is associated with seats needed to accommodate growth, and therefore, what is the per growth seat cost of construction regardless of prior use of portables?

The number of students expected to be driven by growth is the key factor (90 in this example). The student growth must be based on upcoming growth and cannot be based on prior growth (from the example above, it could not be based on 50 + 90). It is important to note that, regardless of the number of portables being converted, a proportional cost of a \$6.5 million mini-building is included based on expected growth; portable conversion is not deducted from the calculation.

IV Finance Plan

Impact Fees

Impact fees are utilized to assist in funding capital improvement projects required to serve new development. For example, local bond monies from the 1990 authority and impact fees were used to plan, design, and construct Hansen Elementary School and Thurgood Marshall Middle School.

The district paid part of the costs of these new schools with a portion of the impact fees collected. Using impact fees in this manner delays the need for future bond issues and/ or reduces debt service on outstanding bonds. Thurston County, the City of Olympia and the City of Tumwater all collect school impact fees on behalf of the district.

Impact fees must be reasonably related to new development and the need for public facilities. While some public services use service areas or zones to demonstrate benefit to development, there are four reasons why the use of zones is inappropriate for school impact fees: 1) the construction of a new school benefits residential developments outside the immediate service area because the new school relieves overcrowding in other schools; 2) some facilities and programs of the district are used by students throughout the district (Special Education, Options and ALPS programs); 3) school busing is provide for a variety of reasons including special education students traveling to centralized facilities and transportation of students for safety or due to distance from schools; 4) a uniform system of free public schools throughout the district is a desirable public policy objective.

The use of zones of any kind, whether municipal, school attendance boundaries, or some other method, conflict with the ability of the school board to provide reasonable comparability in public school facilities. Based on this analysis, the district impact fee policy shall be adopted and administered on a district-wide basis.

Current impact fee rates, current student generation rates, and the number of additional single and multi-family housing units projected over the next six-year period are sources of information the district uses to project the fees to be collected.

These fees are then allocated for capacity-related projects as recommended by a citizens' facilities advisory committee and approved by the Board of Directors.

Capital Facilities Plan (CFP) Inclusions into Impact Fee Calculation

Table 9 below describes several components of the CFP analysis. First, the table describes the recommended construction built into the district's facilities plan. The second column identifies if the project is included in the Impact Fee Calculation. The third column identifies the reason the project is included or not.

Table 9: CFP Considerations

Project	Included in 2022 Impact Fee?	Reason
Centennial Elementary	No	This project is complete.
Roosevelt Elementary	No	This project is complete.
McLane Elementary	No	This project is complete.
Hansen Elementary	No	This project is complete.
Pioneer Elementary	No	This project is complete.
#6 th Mini-Building	Yes	This project is possible within the 6 year horizon of the Capital Facilities Plan.
Olympia High School	Yes	This project will add capacity to accommodate additional growth of 235 students
Portables	No	The plan includes the cost of 5 portables but these are a second priority to mini-buildings
Capital High School	Yes	This project will add capacity for 112 students.
Avanti High School	Yes	This project will add capacity for 100 students.

The fee calculation is prescribed by law:

- The calculation is designed to identify the cost of the new classrooms space for new students associated with new development.
- The cost of constructing classrooms for current students is not included in the impact fee calculation.
- The calculation includes site acquisition costs, school construction costs, and any costs for temporary facilities.
 - Facility Cost / Facility Capacity = Cost per Seat / Student Generation Rate = Cost per Single Family Home (or Cost Per Multi-Family Home).

- The Cost per Single Family home is then discounted for 1) any state construction funding the district receives and 2) a credit for the taxes that the home will generate for the upcoming 10 years.
- As an example, a \$15,000,000 facility, and a .20 single-family home student generation rate is calculated as such: $\$15,000,000 / 500 = \$30,000 * .20 = \$6,000$. This \$6,000 is then reduced by state construction funds (\$9 per home in 2015) and a 10-year tax credit (\$1,912 in 2015). This leaves a single-family home rate of \$4,079 (*example amount only*).
- The Olympia School District Board of Directors would then reduce the \$4,079 by a “discount rate”. This is the margin that districts use to ensure that they do not collect too much impact fee (and possibly pay back part of the fees if construction costs are reduced or state construction funding is increased.) The Olympia School District has typically used a discount rate of 15%, which would leave a single-family home impact fee of \$3,467 or ($\$4079 * .85$).

The prescribed calculation, the district’s construction plan in the CFP planning horizon, expected state revenue and expected taxes credited to new housing developments, and the district’s decision with regard to the discount applied, yield an impact fee as follows:

- Beginning January 1, 2022 Single Family residences: \$6,029 (Includes Downtown Area Single Family) (15% Discount)
- Beginning January 1, 2022, Non-Downtown Area Multi-family: \$2,477 (15% Discount)
- Beginning January 1, 2022, Downtown Area Multi-family: \$2,040 (30% Discount)

Rates above represent the 2022 rates.

Table 10 identifies the impact fee history.

(See next page.)

Table 10: Historical Impact Fees

Year	Discount Percentage	Single Family Home Fee	Multi-Family Home Fee	Downtown Residence Fee	Manufactured Home Fee
1995	70	\$1,754	\$661	---	\$1,033
1996	52	\$1,725	\$661	---	\$1,176
1997	51	\$1,729	\$558	---	---
1998	56	\$1,718	\$532	---	---
1999	50 & 70	\$2,949	\$1,874	---	---
2000	50 & 70	\$2,949	\$1,874	---	---
2001	50 & 70	\$2,949	\$1,874	\$841	---
2002	50 & 70	\$2,949	\$1,874	\$841	---
2003	50 & 70	\$2,949	\$1,874	\$841	---
2004	50 & 70	\$2,949	\$1,874	\$841	---
2005	40 & 60	\$4,336	\$3,183	\$957	---
2006	45 & 60	\$4,336	\$3,183	\$957	---
2007	15	\$5,042	\$1,833	\$874	---
2008	15	\$5,042	\$1,833	\$0	---
2009	15	\$4,193	\$1,770	\$0	---
2010	15	\$2,735	\$1,156	\$0	---
2011	15	\$659	\$1,152	\$0	---
2012	15	\$2,969	\$235	\$0	---
2013	15	\$5,179	\$0	\$0	---
2014	15	\$5,895	\$1,749	\$0	---
2015	15	\$4,978	\$1,676	\$0	---
2016	15	\$5,240	\$2,498	\$0	---
2017	15	\$5,298	\$2,520	\$0	---
2018	15	\$5,350	\$2,621	\$0	---
2019	15	\$4,972	\$2,575	\$0	---
1-Jan-20*	15	\$5,177	\$2,033	\$0	---
1-Jul-20*	15 / 32	\$5,177	\$2,033	\$1,627	---
2021	15 / 30	\$5,448	\$2,133	\$1,756	---
2022	15 / 30	\$6,029	\$2,477	\$2,040	---
Prior 10-Yr Avg	---	\$5,062	\$1,825	\$308	---
10-Yr Avg Incl 2022	---	\$5,357	\$2,028	\$542	---

*In 2020, this is the fee for multi-family homes in the Downtown Area, which begins July 1, 2020. Single family homes are levied the same impact fee districtwide; \$5,177 for the 2020 calendar year, beginning January 1, 2020.

Eligibility for State Funding Assistance

The district will always apply to the state for state construction funding assistance and attempt to maximize this support.

Bond Revenue

The primary source of school construction funding is voter-approved bonds. Bonds are typically used for site acquisition, construction of new schools, modernization of existing facilities and other capital improvement projects. A 60% super-majority voter approval is required to pass a bond. Bonds are then retired through the collection of local property taxes. Proceeds from bond sales are limited by bond covenants and must be used for the purposes for which bonds are issued. They cannot be converted to

a non-capital or operating use. As described earlier, the vast majority of the funding for all district capital improvements since 2003 has been local bonds.

The projects contained in this plan exceed available resources in the capital fund, and anticipated School Impact and Mitigation Fee revenue. The Board of Directors sold bonds in June 2012 allowing an additional \$82 million in available revenue for construction projects.

Voters have approved \$161 million in bond sales to finance Phase II of the Master Plan. Of this amount, all bonds have been sold.

Finance Plan Summary

Table 11, on the following page, represents preliminary estimates of revenue associated with each group of projects.

Table 11: Financial Summary

Item Description	Project Amount
1. New Classrooms (Minis at Pioneer, Hansen, Centennial, Roosevelt, McLane, + 1 additional	\$37,063,000
2. Phase II of 2011 Master Plan (Multiple Items Above)	\$136,559,394
3. Capital High School Theater	\$12,665,000
4. Small Works Projects, Categorized as Immediate Need	\$10,733,848
5. John Rogers Demolition and Re-seed	\$520,000
6. Security- Access Control Systems	\$2,000,000
7. Heating/ Ventilation Improvements and Energy Savings	\$8,484,000
8. Field and Playground Renovations	\$6,873,845
Subtotal of Planned Investments	\$214,899,087
Existing Resources (Capital Fund Balance)	Minus \$42,200,000
Estimated New State Construction Funding	Minus \$12,000,000
New Construction Bond Authority Approved by Voters in 2016	Equals \$ 160,699,087

V Appendix A – Inventory of Unused District Property

Future School Sites

The following is a list of potential future school sites currently owned by the district. Construction of school facilities on these sites is not included in the six-year planning and construction plan

- **Mud Bay Road Site**
This site is a 16.0-acre parcel adjacent to Mud Bay Road and Highway 101 interchange. The site is currently undeveloped. Future plans include the construction of a new school depending on growth in the student enrollment of adjoining school service areas. In the interim, the district has partnered with the City of Olympia to develop an off-leash dog park.

- **Muirhead Site**
This is a 14.92-acre undeveloped site directly adjacent to Centennial Elementary School, purchased in 2006. The district currently utilizes this property for an Olympia High School farm and science program. Further development of this property involves approval of a formal plan to mitigate negative impact on an endangered species, the prairie Pocket Gopher.

- **Harrison Avenue Site**
This is a 27-acre undeveloped site on Harrison Avenue and Kaiser Road. The district purchased this land in 2020 as a potential future school site.

Other District Owned Property

- **Henderson Street and North Street (Tree Farm) Site**
This site is a 2.25-acre parcel across Henderson Street from Pioneer Elementary School and Ingersoll Stadium. The site is currently undeveloped. Previously, the site was used as a tree farm by Olympia High School's vocational program.

Future Site Acquisition

The district is seeking additional properties for use as future school sites. Construction of school facilities for these sites is not included in the six-year planning and construction plan.

The district has identified the following priorities for acquisition:

- New west side elementary school site – approximately 10-acres
- New east side elementary school site – approximately 10-acres
- The district is actively seeking partnership to build a high school on east side of the district collocated on a park property.

VI Appendix B – Detail of Capital Facilities Projects

Elementary School Modernization Grades K-5

Project Name:

Centennial Elementary School Modernization

Location:

2637 45th Ave SE, Olympia

Site:

11.8-acres

Capacity:

602 students capacity

Square Footage:

45,345 s.f.

Cost:

Total project \$27.9 million, including a \$6.3 million mini-building of 10 classrooms and \$800,000 field renovation.

Project Description:

Major modernization of existing school facility. Modernization work will include all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.

Status:

The facility was substantially completed in 2020, but remain under construction for minor issues.

Elementary School Modernization Grades K-5

Project Name:

McLane Elementary School Modernization

Location:

200 Delphi Road SW, Olympia

Site:

8.2-acres

Capacity:

538 students capacity

Square Footage:

45,715 S.f.

Cost:

Total project: \$23.5 million, including a \$6.3 million mini-building of 10 classrooms and a \$700,000 field renovation.

Project Description:

Major modernization of existing school facility. Modernization work will include all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.

Status:

The facility was substantially completed in 2020, but remain under construction for minor issues.

Elementary School Modernization Grades K-5

Project Name:

Roosevelt Elementary School Modernization

Location:

1417 San Francisco Ave NE, Olympia

Site:

6.4 acres

Capacity: 622

students capacity

Square Footage:

47,616 s.f.

Cost:

Total project: \$22.4 million, including a \$6.3 million mini-building of 10 classrooms and \$800,000 field renovation.

Project Description:

Major modernization of existing school facility. Modernization work will include all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.

Status:

The facility was substantially completed in 2020, but remain under construction for minor issues.

High School Modernization Grades 9-12

Project Name:

Capital High School modernization

Location:

2707 Conger Ave NW, Olympia

Site:

40-acres

Capacity:

1802 students capacity

Square Footage:

254,772 s.f.

Cost: Total project: \$20.6 million

Project Description:

Modify classroom pod areas and other portions of the existing school in order to support educational trends and students matriculating from the Jefferson Advanced Math and Science program. Replace older failing exterior finishes and roofing.

Status:

Project is under construction in fall 2021.

High School Addition Grades 9-12

Project Name:

Olympia High School Addition/ portable replacement

Location:

1302 North Street SE, Olympia

Site:

40-acres

Capacity:

2,200 students capacity

Square Footage:

233,960 s.f.

Cost:

Total project: \$24.3 million

Project Description:

Provide additional permanent building area to replace ten portable classrooms. Support educational trends with these new spaces.

Status:

Project is under construction in spring 2021.

Elementary School Expansion Grades K-5

Project Name:

Pioneer and Hansen Elementary Schools

Capacity: Add 176 students capacity by building a 2-story mini-building, 10 classrooms each

Cost:

Each structure will cost \$6.3 million. Pioneer costs associated with growth and therefore, impact fees total \$2.1 million; Hansen growth costs total \$700,000.

Status:

Projects are complete.

High School Addition/ Admin. Center Grades 9-12

Project Name: Avanti High School Addition and Modernization & Re-location of district Administrative Center

Location:

Avanti HS: 1113 Legion Way SE, Olympia (Currently located on 1st floor of district Administrative Center.)

District Administrative Center: Newly purchased The Olympian Building.

Site: Avanti HS: 7.5-acres

Capacity: Avanti HS: will limit to 250 students
(current Utilization Standard)

District Administrative Center: To be determined

Square Footage: Avanti HS: 78,000 s.f.

District Administrative Center: 111 Bethel Street

Cost: Avanti HS: Total project: \$9.9 million

District Administrative Center: Estimated \$7.8 million

Project Descriptions: Avanti HS:

Expand Avanti High School by allowing the school to occupy all three floors of the District Administrative Center. Expanding the school will allow additional programs and teaching and learning options that might not be available at the comprehensive high schools.

District Administrative Center: Provide a new location for administrative offices somewhere in the downtown vicinity.

Status: The facility was substantially completed in 2019, but remains under construction for minor issues.

VII Appendix C- Figure 12: Single Family and Multi- Family Residences Impact Fee Calculations for 2021

Figure 12 is a picture of the legal calculation of the impact fee.

[Figure 12 is intentionally blank until the final rates can be calculated]

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Olympia School District						
YEAR	2021 - SF and MF Residence						
School Site Acquisition Cost:							
((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Bemental	10.00	\$ -	400	0.204	0.100	\$0	\$0
Middle	20.00	\$ -	600	0.127	0.059	\$0	\$0
High	40.00	\$ -	1,000	0.142	0.054	\$0	\$0
					TOTAL	\$0	\$0
School Construction Cost:							
((Facility Cost / Facility Capacity) x Student Generation Factor) x (permanent / Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Bemental	94.8%	\$ 2,320,000.00	176	0.204	0.100	\$9,286	\$2,087
Middle	94.8%	\$ -	1	0.127	0.059	\$0	\$0
High	94.8%	\$ 15,000,000.00	250	0.142	0.054	\$8,124	\$2,072
					TOTAL	\$17,520	\$6,159
Temporary Facility Cost:							
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Bemental	5.20%	\$ 200,000	25	0.204	0.100	\$190	\$62
Middle	5.20%	\$ 200,000	25	0.127	0.059	\$29	\$27
High	5.20%	\$ 200,000	25	0.142	0.054	\$89	\$24
						\$258	\$113
State Matching Credit:							
Boeckh Index x SPI Square Footage x District Match % x Student Factor							
	Boeckh	SPI	District	Student	Student	Cost/	Cost/
	Index	Footage	Match %	SFR	MFR	SFR	MFR
Bemental	\$238.22	90	57.1%	0.204	0.100	\$2,774	\$1,242
Middle	\$238.22	117		0.127	0.059	\$0	\$0
High	\$238.22	130		0.142	0.054	\$0	\$0
						\$2,774	\$1,242
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$422,027	\$128,877
Capital Bond Interest Rate						1.53%	1.53%
Net Present Value of Average Dwelling						\$2,895,040	\$1,186,641
Years Amortized						10	10
Property Tax Levy Rate						\$1,8000	\$1,8000
Present Value of Revenue Stream						\$7,011	\$2,120
Fee Summary:				Single	Multi-		
				Family	Family		
Site Acquisition Cost				\$0	\$0		
Permanent Facility Cost				\$17,520	\$6,159		
Temporary Facility Cost				\$258	\$113		
State Match Credit				(\$2,774)	(\$1,242)		
Tax Payment Credit				(\$7,011)	(\$2,120)		
FEE (AS CALCULATED)				\$7,092	\$2,914		
FEE (AS DB-CO LIMITED 1.5%)				\$6,029	\$2,477		

INTERLOCAL AGREEMENT FOR THE COLLECTION, DISTRIBUTION, AND
EXPENDITURE OF SCHOOL IMPACT FEES

THIS AGREEMENT is entered into in duplicate on this 27 day of FEBRUARY 2013, by and between Thurston County ("County") and Rochester School ("District").

WHEREAS, the Washington State Legislature passed the Growth Management Act of 1990 now codified at Ch. 36.70A RCW, and RCW 82.02.050 -.110 et. seq. (the "Act"), which authorizes the collection of impact fees on development activity to provide public school facilities to serve new growth and development; and

WHEREAS, the Act requires that impact fees may only be collected for public facilities which are addressed by a capital facilities element of a comprehensive land use plan; and

WHEREAS, in 2012 the District requested that the County, on behalf of the District, implement a fee program based on the Act; and

WHEREAS, the County Commissioners adopted Ordinance No. 14819, now codified at *Title 25 Thurston County Code (TCC) IMPACT FEES* for the purpose of implementing the Act and authorizing the collection of school impact fees; and

WHEREAS, the District annually prepares a Capital Facilities Plan in compliance with the Act for adoption by the District's School Board; and

WHEREAS, the District agrees to annually provide a copy of its adopted Capital Facilities Plan to the County for consideration and incorporation pursuant to Title 25.08.030; and

WHEREAS, the County and the District desire to enter into this new Agreement pursuant to and in accordance with the Interlocal Cooperation Act, Chapter 39.34 RCW, for the purposes of administrating and distributing the authorized school impact fees.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES HEREIN, IT IS AGREED AS FOLLOWS:

I. GENERAL AGREEMENT

A. The County and the District agree to comply with the terms of this Agreement which govern the collection, distribution, and expenditure of school impact fees.

II. RESPONSIBILITIES OF THE DISTRICT

The District, by and through its employees, agents, and representatives, agrees to:

A. Annually submit to the County a six-year capital facilities plan or provide an update of a previously adopted plan on or before October 31, of each year.

- B. As a condition of the interlocal agreement, the school district shall establish a School Impact Fund with the Office of the Thurston County Treasurer, who serves as the Treasurer for the school district. The fund shall be an interest-bearing fund, and the school impact fees received shall be invested in a manner consistent with the investment policies of the school district.
- C. Expend impact fee revenues provided to the District under this Agreement, and all interest proceeds on such revenues, solely for expenditures authorized by 82.02 RCW, as written or hereafter amended, and as set forth in the adopted Capital Facilities Plan.
- D. Prepare an annual report in accordance with the requirements of 82.02.070(1), RCW and TCC 25.04.110 E. The annual report shall be provided to the County no later than August 1 of each year for the preceding calendar year.
- E. Refund impact fees and interest earned on impact fees when a refund is required pursuant to RCW 82.02.080, as written or hereafter amended.
- F. Maintain accounts and records necessary to ensure proper accounting for all impact fee funds in compliance with this Agreement, the Act, and Title 25, Thurston County Code (TCC).
- G. Comply with Title 25 TCC, and comply with all responsibilities therein.

III. RESPONSIBILITIES OF THE COUNTY

The County, by and through its employees, agents, and representatives, agrees to:

- A. Timely review and take action on the District's updated Capital Facilities Plan and the District's impact fee schedule, provided that the District has complied with Section II A, D, and G herein.
- B. Assess and collect impact fees pursuant to TCC 25.04.040, as written or hereafter amended.
- C. For administrative convenience while processing the fee payments, school impact fees may be temporarily deposited in a county account. As soon as practicable, the county shall transmit the school impact fees collected and any interest for the school district to the school district. The school district shall deposit the fees in the School Impact Account established by the school district.
- D. Determine whether applicants are excluded from the application of the impact fee pursuant to TCC 25.04.060, as written or hereafter amended.

IV. GENERAL TERMS

A. This Agreement shall be effective when approved by the governing body of both parties. The execution of this Agreement shall serve to terminate the prior agreement between the parties pertaining to SEPA fees.

B. It is recognized that amendments to this Agreement may become necessary, and such amendment shall become effective only when the governing body of each party has approved a written addendum to this Agreement.

C. The parties acknowledge that, except as otherwise specifically provided for herein, the County shall in no event be responsible for the payment of any funds to the District, except for impact fees actually collected for the District.

D. This Agreement shall remain in effect until terminated in writing.

E. No separate legal or administrative entity is created under this Agreement.

F. No financing structure or budget is hereby created under this Agreement.

G. No real or personal property will be acquired under this Agreement.

H. This Agreement will be administered by the County Manager for the County of Thurston, or his/her designee.

V. AUDIT

A. Both party's records and documents with respect to all matters covered by this Agreement shall be subject to inspection, review, or audit by the other party or by an appropriate state agency.

B. The District agrees to cooperate with any monitoring or evaluation activities conducted by the County that pertain to the subject of this Agreement. The District agrees to allow the County, or appropriate state agencies and/or any of their employees, agents, or representatives to have full access to and the right to examine during normal business hours, all of the District's records with respect to all matters covered by this Agreement. The County and/or any of its employees, agents, or representatives shall be permitted to audit, examine, and make excerpts or transcripts from such records and to make audits of all invoices, materials, payrolls, and record of matters covered by this Agreement. The County will give fifteen days advance notice to the District office of fiscal audits to be conducted.

C. The results and records of said audit shall be maintained and disclosed in accordance with Chapter 42.56 RCW.

VI. PARTICIPATION IN DEFENSE

In the event that the County and/or District is named in a cause of action relating to Title 25 TCC, or any amendment thereto, the County and District agree to consult with each other as soon as practicable. The intent of this Section is to encourage collaborative action among the parties in the defense of said action. Unless otherwise agreed, the participation of the County and the District shall be as follows.

A. In the event that the County is required to defend the legality of Title 25 TCC, the County may tender its defense to the District, and the District shall then defend said action, provided that, if the District offers to defend said action, the District shall not be liable for any of the County's attorney's fees or litigation costs incurred after such offer to defend is made and rejected by the County; provided further that, if the County decides not to tender the defense, the County shall be liable for its own attorney's fees and all costs of litigation.

VII. HOLD HARMLESS

A. The District shall, at its cost and expense, protect, defend, indemnify, and hold harmless the County, its officers, employees, and agents, from any and all costs, claims, judgments, or awards of damages, arising out of or in any way resulting from the acts or omissions of the District, its officers, employees, or agents, relating in any way to the County school impact fee program. By way of example, and not of limitation, of the foregoing, the District shall protect, defend, indemnify, and hold harmless the County, its officers, employees, and agents, from any and all costs, claims, judgments, or awards of damages arising out of or in any way resulting from the District's (by its officers, employees, agents, or representatives) negligent acts or omissions; intentional acts or omissions; any liability arising from an audit of the District's impact fee account; or failure for any reason to comply with the terms of this Agreement, the terms of the Act, or the terms of Title 25 TCC, all as may be amended from time to time.

B. The District further agrees that the District shall protect, defend, indemnify, and hold harmless the County, its officers, employees, and agents from any and all costs, claims, judgments, or awards of damages, arising out of or in any way resulting from the District's failure to refund impact fees, including but not limited to, a determination that impact fees from the development activity that was not completed are not refundable because the funds were expended or encumbered by the District whether or not the District's determination was made in good faith; provided, however, that if the District offers to defend, the District shall not be liable for any of the County's attorney's fees or costs incurred after such offer to defend is made.

C. The District's duties to the County under this section shall not be diminished or extinguished by the prior termination of this Agreement pursuant to Section VIII.

D. The County shall, at its own cost and expense, protect, defend, indemnify, and hold harmless the District, its officers, employees, and agents from that portion of any costs, claims, judgments, or awards of damages that exceed the amount of impact fees the County has collected on behalf of the District resulting from the County's (by its officers, employees, agents, or representatives)

negligent acts or omissions; intentional acts or omissions; or failure for any reason to comply with the terms of this Agreement, the terms of the Act, or the terms of Title 25 TCC, all as may be amended from time to time. It is the intent of this Section (VII. D.) that any liability created by the County's performance of its duties under this Agreement, the Act, or the terms of Title 25 be satisfied first out of any impact fees attributable to the activity out of which the liability arises, that have been collected by the County on behalf of the District for the particular development activity at issue, and only in the event that such impact fees collected for the particular development activity at issue are insufficient, shall the County be liable to satisfy the liability.

E. The County's duties to the District under this section shall not be diminished or extinguished by the prior termination of this Agreement pursuant to Section VIII.

VIII. TERMINATION

A. The obligation to collect impact fees under this Agreement may be terminated without cause by the either party, in whole or in part, at any time, upon written notice to the District. All other obligations under this Agreement shall remain in effect so long as the County or the District retain unexpended or unencumbered funds. The obligations under Section VII of this Agreement shall be continuing and shall not be diminished or extinguished by the termination of this Agreement.

B. The County, as the official fiscal agent, shall have the authority to ensure that upon termination of this Agreement, any remaining unexpended or unencumbered funds are refunded pursuant to RCW 82.02.080.

C. Nothing herein shall limit, waive, or extinguish any right or remedy provided by this Agreement or law that either party may have in the event that the obligations, terms, and conditions set forth in this Agreement are breached by the other party.

IX. SEVERABILITY

In the event any term or condition of this Agreement or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions, or applications of this Agreement which can be given effect without the invalid term, condition or application. To this end the terms and conditions of this Agreement are declared severable.

X. RIGHTS TO OTHER PARTIES

It is understood and agreed that this Agreement is solely for the benefit of the parties hereto and conveys no right to any other party.

XI. GOVERNING LAW AND FILING

Prior to its entry into force, an agreement made pursuant to this chapter shall be filed with the Thurston County auditor or, alternatively, listed by subject on Thurston County's web site or

other electronically retrievable public source. In the event that an agreement entered into pursuant to this chapter is between or among one or more public agencies of this state and one or more public agencies of another state or of the United States the agreement shall have the status of an interstate compact, but in any case or controversy involving performance or interpretation thereof or liability thereunder, the public agencies party thereto shall be real parties in interest and the state may maintain an action to recoup or otherwise make itself whole for any damages or liability which it may incur by reason of being joined as a party therein. Such action shall be maintainable against any public agency or agencies whose default, failure of performance, or other conduct caused or contributed to the incurring of damage or liability by the state.

XII. ADMINISTRATION

A. The County's representative shall be:

Name: Donald Krupp

Title: County Manager

Address: Building 1, 2000 Lakeridge Drive SW, RochesterWA, 98502

Telephone Number: (360) 786-5440

B. The Rochester School District representative shall be:

Name: Kim Fry

Title: Superintendent

Address: Rochester School District, 10410 Hwy 12 SW, Olympia, WA 98579

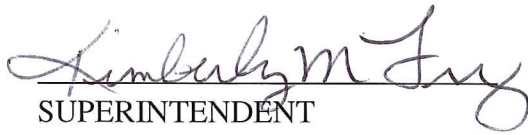
Telephone Number: (360) 273-9242

XIII. ENTIRE AGREEMENT/WAIVER OF DEFAULT

The parties agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Both parties recognize that time is of the essence in the performance of the provisions of this Agreement. Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of the Agreement shall not be deemed to be waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval by the County, which shall be attached to the original Agreement.

ROCHESTER SCHOOL DISTRICT

THURSTON COUNTY


SUPERINTENDENT


COUNTY MANAGER

Date: March 18, 2013

Chapter 18.20 IMPACT FEES

Sections:

- 18.20.010 Findings and authority.**
- 18.20.020 Definitions.**
- 18.20.030 Assessment of impact fees.**
- 18.20.040 Exemptions.**
- 18.20.050 Eligibility for school impact fees.**
- 18.20.060 School district capital facilities plan requirements.**
- 18.20.070 School impact fee component.**
- 18.20.080 School district impact fees.**
- 18.20.090 Transportation impact fee formula.**
- 18.20.100 Transportation impact fee.**
- 18.20.110 Updates.**
- 18.20.120 Credits.**
- 18.20.130 Appeals.**
- 18.20.140 Use of fees.**
- 18.20.150 Impact fee funds.**
- 18.20.160 Refunds.**
- 18.20.170 Severability.**
- 18.20.180 Effective date.**

- 18.20.010 Findings and authority.**

(1) The Lewis County board of commissioners finds and determines that new growth and development within the Birchfield fully contained community will create additional demand and need for new public facilities, including roads and schools, and the board finds that new growth and development within this area should pay a proportionate share of the cost of these new roads and schools. Therefore, pursuant to Chapter 82.02 RCW, the board adopts this chapter to assess impact fees on new development for road and school facilities within the area of the Birchfield fully contained community. This chapter is intended to be, and should be interpreted to be, consistent with RCW 82.02.050 through 82.02.100.

(2) The provisions of this chapter do not preclude the county from requiring new development within the area of the Birchfield fully contained community to mitigate impacts on roads and schools that are not mitigated by these impact fees, pursuant to other authority including the State Environmental Policy Act (Chapter 43.21 RCW) and the state Subdivision Act (Chapter 58.17 RCW), concurrency (WAC 365-196-840), and Chapter 12.60 LCC (Road Development Standards). [Ord. 1259 §1, 2014]

18.20.020 Definitions.

The following words and terms shall have the following meanings for the purposes of this chapter, unless the context clearly requires otherwise. Terms otherwise not defined herein shall be defined pursuant to RCW 82.02.090, or given their usual and customary meaning.

“Applicable development” means any subdivision or short subdivision of land; or the construction, reconstruction, or change in use of any building or building space, where county approval is required, and such action is reasonably expected to result in an increase in traffic or additional demand and need for school facilities. The term shall not include temporary uses or structures, or replacement of a mobile home within an approved mobile home park.

“Building permit” means the permit required for new construction and additions pursuant to Chapter 15.05 LCC.

“County capital facilities plan” means the capital facilities plan element of the Lewis County comprehensive plan as amended, including the capital facilities plans of the Onalaska and Chehalis school districts once those school district plans have been adopted, on or after the effective date of this chapter, by both the school district board and the board of county commissioners and incorporated into the county capital facilities plan.

“Development approval” means any written authorization from the county, including but not limited to issuance of a building permit that authorizes the commencement of applicable development or residential development activity.

“Encumbered” means to reserve, set aside, or otherwise earmark impact fees in order to pay for commitments, contractual obligations, or other liabilities incurred for road or school facilities.

“Growth-related transportation projects” are improvements to county-owned or operated roads and intersections, including pedestrian and bicycle facilities, that are identified in the capital facilities and utilities element of the comprehensive plan and needed to serve new growth and development. Such projects shall include facilities in existence at the time of adoption or amendment of this chapter, to the extent that such existing facilities include the capacity to serve traffic generated by new growth and development. These projects are identified in Table 1 to the transportation impact fee program report.

“Impact fee” means the fee or fees levied pursuant to this chapter as a condition of issuance of a building permit or other final development approval in order to help pay for road or school facilities that are needed to serve new growth and development.

“Low income housing” means housing with a monthly housing expense that is no greater than 30 percent of 80 percent of the median family income adjusted for family size for Lewis County, as reported by the United States Department of Housing and Urban Development; provided, that if the state amends the definition of low income housing in RCW 82.02.060, this definition shall be deemed simultaneously amended to correspond to the new state definition.

“Multifamily dwelling units” includes attached dwelling units with more than two units, such as apartments, triplexes, and manufactured or mobile homes in a manufactured or mobile home park.

“Project improvements” means site improvements and facilities that are planned and designated to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project, and are not system improvements. No road facility or school facility included in the county’s capital facilities plan shall be considered a project improvement.

“Residential development activity” means applicable development of residential buildings or structures, unless that construction, expansion or conversion will not create additional demand and need for school facilities.

“School” includes any primary or secondary public school or school facility operated by a school district whose boundaries include areas in unincorporated Lewis County.

“School district” means either the Onalaska or Chehalis school district.

“School district system improvements” means school facilities that are included in the school district capital facilities plans adopted by the board and that are designed to provide service to the school district, in contrast to project improvements.

“School facilities” are schools and their ancillary facilities built by school districts to wholly or partly serve new growth and development that occurs in unincorporated Lewis County, including school facilities in existence at the time of adoption of this chapter to the extent that such existing facilities include the capacity to serve students who will use the facilities as a result of new residential development activity.

“Single-family dwelling units” includes detached single-family homes, condominiums, duplexes and mobile homes or manufactured homes on individual lots.

“System improvements” are road facilities that are included in the county capital facilities plan and are designed to provide service to the community at large, in contrast to project improvements.

“Transportation impact fee program report” is the document approved and identified by date in LCC 18.20.100 that explains and applies the methodology used to calculate transportation impact fees. This document shall be prepared and updated as directed by the county engineer.

“Transportation service area” or “TSA” means the geographic area(s) depicted in Figure 2 to the transportation impact fee program report, in which a defined set of road facilities provides service and benefit to growth and development within that area. [Ord. 1259 §1, 2014]

18.20.030 Assessment of impact fees.

(1) No building permit or other final development approval shall be issued for applicable development unless impact fees are calculated and paid pursuant to this chapter.

(2) For subdivisions and short subdivisions, the amount of the impact fees shall be determined at the time of final plat or short plat approval and paid on a per-lot basis at the time of building permit issuance. For developments that receive binding site plan approval, including mobile home parks, the amount of the impact fee shall be determined at the time of site plan approval and paid at the time of issuance of the first building or other construction permit for each lot. No impact fee is required for the replacement of existing mobile homes in an existing mobile home park.

(3) For projects that are not subdivisions or short subdivisions, or are not subject to binding site plan approval, the amount of the impact fee shall be determined at the time of application for the first project permit for which the project is sufficiently defined to permit calculation of the fee. The impact fee shall be paid at the time of, and as a condition of, building permit issuance or, if no building permit is required, at the time of issuance of the final development approval.

(4) Notwithstanding subsections (2) and (3) of this section, if after the effective date of this chapter, the county grants final approval to a subdivision, short subdivision, or binding site plan for residential development activity, and then before issuance of a building permit for a lot created by such

approval, incorporates into the county capital facilities plan the capital facilities plan of the school district that serves that lot, the amount of the school impact fee shall be both determined and paid at the time of building permit issuance.

(5) The developer may request from the county engineer a reduction or elimination of the impact fee based on unusual circumstances in specific cases, in order to ensure that the impact fee is fairly imposed, or the developer may request an adjustment of the fee based upon studies and data that demonstrate that the proposed development in fact will create less need for new school or transportation facilities than is projected in the formulas in LCC 18.20.070 and 18.20.100.

(6) If more than three years lapse between the date the amount of the impact fee is determined and payment, the amount of the fee shall be adjusted to reflect the fee in effect after the lapse of three years. If a project changes in a manner that affects the amount of the impact fee, the fee shall be adjusted to reflect the changes to the project and the fee in effect at the time the adjustment is made.

(7) Each school district shall pay the county an administrative fee to cover the county's costs in collecting and disbursing impact fees, in an amount to be determined in the interlocal agreement required by LCC 18.20.050(2). [Ord. 1259 §1, 2014]

18.20.040 Exemptions.

(1) School Impact Fees. The following development shall be exempt from the requirement to pay school impact fees:

(a) Low income housing shall receive an exemption of 80 percent of the school impact fee set forth in LCC 18.20.080 if the school district approves such exemption. Such exemption shall be conditioned on the developer recording a covenant with the county assessor in a form approved by the county engineer that prohibits use of the property for any purpose other than low income housing as defined in this chapter. The covenant shall state the price restrictions and household income limits for the housing, and shall state that if the property is converted to a use other than low income housing, the property owner must pay, at the time of conversion, the impact fees in effect at that time for the new use.

(b) Age-Restricted Housing. For purposes of this chapter, "age-restricted housing" means housing which by restrictive covenant, in a form that is approved by the school district, is used exclusively for persons 62 years of age or older.

(2) Transportation Impact Fees. The following development shall be exempt from the requirement to pay transportation impact fees:

(a) Low income housing shall receive an exemption of 80 percent of the transportation impact fee set forth in LCC 18.20.100. Such exemption shall be conditioned on the developer recording a covenant with the county assessor in a form approved by the county engineer that prohibits use of the property for any purpose other than low income housing as defined in this chapter. The covenant shall state the price restrictions and household income limits for the housing, and shall state that if the property is converted to a use other than low income housing, the property owner must pay, at the time of conversion, the impact fees in effect at that time for the new use.

(b) Public schools.

(c) Public transit facilities. [Ord. 1259 §1, 2014]

18.20.050 Eligibility for school impact fees.

(1) Any school district whose boundaries include all or a portion of the Birchfield fully contained community shall be eligible to receive school impact fees once the board, on or after the effective date of this chapter, adopts the district's capital facilities plan and incorporates it into the county capital facilities plan as part of the county's annual process to amend its comprehensive plan. No school district shall be eligible to receive, nor shall the county collect, school impact fees from any development proposed or constructed wholly outside of the Birchfield fully contained community. Whenever a school district updates its capital facilities plan, it must submit the updated plan to Lewis County community development no later than September 1st in order for the plan to be included in that year's county amendment process.

(2) School impact fees shall not be disbursed by the county to a school district until that district enters into an interlocal agreement with the county providing for fund administration, report of expenditures, allocation of risk, and other appropriate matters. [Ord. 1259 §1, 2014]

18.20.060 School district capital facilities plan requirements.

A school district's capital facilities plan shall contain the following elements:

(1) The district's standard of service describing the way in which it determines capacity for its facilities;

(2) The district's capacity over the next six years based upon an inventory of the district's facilities and the district's standard of service;

(3) A forecast of future needs for school facilities based upon the district's enrollment projections;

(4) A six-year financing plan component, updated as necessary to maintain at least a six-year forecast period, for financing needed school facilities within projected funding levels; and

(5) Application of the formula set out in LCC 18.20.070 based upon information contained in the capital facilities plan. Separate fees shall be calculated for single-family and multifamily dwelling units, based upon the student generation rates determined by the district for each type of dwelling unit. [Ord. 1259 §1, 2014]

18.20.070 School impact fee component.

School impact fees shall be calculated using the following formula: $SIF = [CS (SF) - (TC) - (SM)] \times A - FC$.

(1) "SIF" means the school impact fee.

(2) "CS" means the cost of each type of facility improvement listed in the district's capital facilities plan attributable to new growth divided by the cost of the improvement. "Type of facility improvement" means elementary school, middle school and high school.

(3) "SF" means student factor. The student factor is the number of students typically generated from one residential unit for each type of school facility.

(4) "SM" means state match. State match is that amount the district anticipates will be received from the state towards school construction costs. The state match component of the formula is that amount representing the per-student amount of state matching funds. This is calculated for each type of facility as: student factor times Boeckh index (average annual construction cost of a school facility per square foot) times square foot standard per student established by the Office of the Superintendent of Public Instruction (OSPI) times state match percentage (that percentage of the total cost of a school facility funded by state funds). The projected state match for each school district shall be calculated each time the impact fee is revised.

(5) "TC" means tax credit. This is calculated as:

$$TC = \frac{((1 + i)^{10} - 1) \times (AAV)}{i(1+i)^{10}} \times (PTL)$$

"i" is the average annual interest rate as stated in the Bond Buyer 20-Bond General Obligation Bond Index.

"AAV" is the average assessed value for the dwelling unit within the district.

"PTL" is the district's capital property tax levy rate.

The tax credit shall be calculated each time the impact fee is revised.

(6) "FC" means facilities credit. This is the value of any improvement listed in the district's capital facilities plan that is provided by the developer.

(7) "A" means an adjustment for the portion of the anticipated increase in the public share resulting from exempt residential development that is prorated to system improvements. This adjustment for school impacts is determined to be 85 percent.

(8) Once a school district calculates school impact fee pursuant to this formula, the board of county commissioners shall determine the final fee, which shall not be more than the calculated fee, and shall set forth that fee in LCC 18.20.080. The school impact fees shall be updated when the board of commissioners adopts an updated school district capital facilities plan.

(9) The school impact fees shall be collected and remitted to the district in accordance with an interlocal agreement that the district shall enter into with the county. [Ord. 1259 §1, 2014]

18.20.080 School district impact fees.

School district impact fees shall be paid according to the following schedule: (Reserved). [Ord. 1259 §1, 2014]

18.20.090 Transportation impact fee formula.

The transportation impact fee shall be calculated using the following formula: service area transportation impact fee = BC x BTR x PBTA x TLA. This fee shall be assessed per unit of development as set forth in Appendix A to the transportation impact fee program report.

(1) "BC" is the base cost in dollars for each new p.m. peak hour trip generated within a TSA. The base cost is calculated by (a) estimating the cost of growth-related transportation project(s); (b) estimating, by means of the county's travel demand model, the portion of the cost of these growth-related transportation projects that is attributable to growth within the TSA; (c) identifying the total number of growth-related p.m. peak hour trips that will either begin or end within the TSA; and (4) dividing the portion of the cost of the growth-related transportation project(s) that is attributed to growth by the number of these growth-related p.m. peak hour trips that begin or end within the TSA.

(2) "BTR" is the base trip rate. This is the rate of p.m. peak hour trips generated per unit of development by various residential, institutional, commercial, office, and industrial uses as set forth in the Trip Generation Manual published by the Institute of Transportation Engineers, 9th Edition,

2012, or by such subsequent edition as is current at the time the transportation impact fee program report is updated at the direction of the county engineer.

(3) "PBTA" is the pass-by trip adjustment. This factor is applied to each land use category based on the percentage of expected pass-by trips. This factor shall be established in the transportation impact fee program report for each land use category.

(4) "TLA" is the trip length adjustment. This factor is applied based on the relative length of trips generated by each land use category compared to an average trip length. This factor shall be established in the transportation impact fee program report for each land use category. [Ord. 1259 §1, 2014]

18.20.100 Transportation impact fee.

The transportation impact fee formula shall be applied as set forth in the transportation impact fee program report dated October 2013, which is hereby approved for this purpose, and the resulting transportation impact fees shall be imposed per unit of development as set forth in Appendix A to this report. [Ord. 1259 §1, 2014]

18.20.110 Updates.

(1) The transportation impact fee program report shall be updated at the direction of the county engineer. The county engineer shall annually determine whether the base cost should be updated to reflect inflation in the cost of growth-related transportation projects, using the Washington State Department of Transportation Construction Cost Index or other method approved by the county engineer. The county engineer also shall direct periodical updates to the components of the transportation impact fee formula to reflect new data about trip rates, new information about pass-by trip rates and relative trip length, or changes in the number or design and cost of growth-related transportation projects.

(2) An updated report shall be used to assess transportation impact fees in accordance with LCC 18.20.030 when the updated report is approved and identified by date in LCC 18.20.100. [Ord. 1259 §1, 2014]

18.20.120 Credits.

(1) The developer shall be entitled to a credit for dedicating land for, or constructing system improvements to, road and school facilities identified in the county capital facilities plan; provided,

that the county makes the dedication or construction of those facilities a condition of approval for the development proposal.

(2) For credit against school impact fees, the developer shall direct the request for a credit or credits to the school district as well as the county. The district shall determine the consistency of the land, improvements, and/or construction with the district's adopted capital facilities plan as it has been incorporated into the county capital facilities plan and shall forward its determination to the county. The developer is entitled to the credit if the school district and county determine that the land, improvements and/or facilities are consistent with the county capital facilities plan, and if the county requires the dedication or construction of those school facilities as a condition of its development approval.

(3) The credit shall be calculated by multiplying the proportion of the total system improvement the developer is providing by the improvement's estimated cost in the county's capital facilities plan, as adjusted to reflect any extraordinary and unanticipated costs of construction beyond the developer's control.

(4) For school facilities, the developer may pay for an independent appraisal, by an appraiser of the school district's choosing, of the fair market value of land to be dedicated, and the credit shall be based upon this appraised value.

(5) Where impact fees are owing before developer-undertaken system improvements are completed, the impact fee may be secured by a bond or other guarantee satisfactory to the county that insures the fee will be paid if the developer-undertaken improvements are not completed by the date of occupancy approval of the project for which the fees are paid, or by such other date as is agreed to by the county and the developer, and, for school impact fees, by the school district.

(6) If the amount of the credit is more than the amount of the impact fee due and owing by the developer, neither the county nor the school district shall be liable for the difference. [Ord. 1259 §1, 2014]

18.20.130 Appeals.

(1) An impact fee determination made by the county engineer pursuant to LCC 18.20.030(5) is appealable to the county hearing examiner within 14 days of the county engineer's decision. If the fourteenth day falls on a county holiday or weekend, the appeal is due the next day that is not a county holiday or weekend.

(2) To invoke hearing examiner jurisdiction, the appellant must timely file the appeal; pay the applicable appeal fee; identify with specificity the portion(s) of the determination he or she is prejudiced by; and explain the basis for the requested relief.

(3) The impact fee is presumed valid, and the burden of proof is on the appellant to demonstrate (a) that the decision to impose the fee or the amount of the fee is clearly erroneous or (b) that the fee should be modified in light of unusual circumstances based on principles of fairness. [Ord. 1259 §1, 2014]

18.20.140 Use of fees.

Impact fees shall be expended by the county and by school districts only in conformance with the county capital facilities plan and the requirements of RCW 82.02.050 through 82.02.090. Impact fees shall be expended or encumbered for a permissible use within 10 years of receipt, unless there exists an extraordinary and compelling reason for fees to be held longer than 10 years. Such extraordinary or compelling reasons shall be identified in written findings by the board for transportation impact fees and by the school district board for school impact fees. [Ord. 1259 §1, 2014]

18.20.150 Impact fee funds.

(1) The county hereby establishes a special purpose, non-lapse impact fee fund for transportation impact fees. The county auditor shall establish separate accounts within such fund and maintain records for each such account whereby impact fees collected can be segregated by type of facility and by transportation service area.

(2) The county hereby establishes a separate special purpose, non-lapse impact fee fund for school impact fees. The county auditor shall establish separate accounts within such fund for each school district in which to hold the fees collected for that district until they are disbursed pursuant to interlocal agreement.

(3) All interest shall be retained in each account and expended or disbursed for the purposes for which the impact fees were imposed.

(4) By April of each year, the county auditor shall provide a report of the previous calendar year on each impact fee account showing the source and amount of moneys collected, and for transportation impact fees, road facilities that were financed in whole or in part by impact fees. [Ord. 1259 §1, 2014]

18.20.160 Refunds.

(1) The current owner of property for which an impact fee has been paid may receive a refund of such fee if the county or a school district fails to expend or encumber the impact fees for a permissible use within 10 years of when the fees were paid or such later period of time established pursuant to LCC

18.20.120. In determining whether impact fees have been encumbered, impact fees shall be considered encumbered on a first-in, first-out basis.

(2) The county, for transportation impact fees, and the school district, for school impact fees, shall notify potential claimants by first class mail deposited with the United States Postal Service at the last known address of claimants. The request for refund must be submitted in writing to the county or, for school impact fees, to the school district with a copy to the county, within one year of the date the right to claim the refund arises or the date notice is given, whichever is later. Any impact fees, for which no application for refund has been made within this one-year period, shall be retained by the county or the school district and expended in conformance with this chapter.

(3) The county and the school district shall refund fees for which a timely request is made consistent with this chapter. Refunds of impact fees under this section shall include interest earned on the impact fees.

(4) A developer also may request and receive a refund, including interest earned, when the building permit or other development approval for which the impact fee has been paid has lapsed for noncommencement of construction. [Ord. 1259 §1, 2014]

18.20.170 Severability.

If any portion of this chapter is found invalid by a court of competent jurisdiction, the remainder of the provisions shall remain in full force and effect. [Ord. 1259 §1, 2014]

18.20.180 Effective date.

The ordinance codified in this chapter shall become effective five days after its passage and publication as required by law. [Ord. 1259 §1, 2014]

CAPITAL FACILITIES PLAN

2021 – 2027



**Tumwater
School District**

Tumwater, Washington

October 2021

Please contact the

Capital Projects Department with any questions

360-709-7005

CHAPTER TWO **BACKGROUND-GROWTH LEGISLATION**

The Tumwater School District serves residents in the City of Tumwater and portions of Thurston County. The City of Tumwater has adopted a school impact fee ordinance pursuant to the Growth Management Act (GMA). Until 2013, Thurston County provided for school mitigation under the State Environmental Policy Act (SEPA). In 2013, the County adopted a GMA-based Impact Fee Ordinance that includes school impact fees and replaces mitigation under SEPA. The basis for both of these programs is discussed below.

State Environmental Policy Act (SEPA)

In an effort to acknowledge the effect of growth and mitigate those conditions, RCW 43.21C, the State Environmental Policy Act, authorizes local governmental jurisdictions to impose conditions on the approval of development projects subject to SEPA review. In addition, RCW 58.17.110 requires local jurisdictions, in their review of subdivision applications, to determine and make findings that the particular subdivision makes adequate provisions for, among other things, schools and school grounds. The subdivision statute allows for dedication of land, provision of public improvements to serve the subdivision and/or the imposition of mitigation fees as a condition of subdivision approval. Absent a specific finding of appropriate provisions for schools and school grounds, a plat must be denied. There are no avenues for securing school mitigation from projects exempt from SEPA review and not subject to the subdivision statute.

RCW 82.02.020 specifically prohibits imposition of fees on construction of buildings or subdivision of land except for impact fees as defined by statutes (RCW 82.02.050-.090) and except for voluntary agreements. Dedications of land within a proposed plat are not precluded if such dedications are reasonably necessary as a direct result of the proposed development.

RCW 82.02.020 allows voluntary agreements in lieu of a dedication of land or to mitigate an impact as a consequence of development. The voluntary agreements have specific qualifying provisions.

The State Environmental Policy Act prohibits a jurisdiction from requiring a person to pay for a system improvement where that person is otherwise required to pay an impact fee pursuant to RCW 82.02.050 - .090 for those same system improvements. WAC 392-343-032 states that "mitigation payments as provided for in RCW 43.21C.060 of the State Environmental Policy Act may be used by the district as local match funding and may not be substituted for the amount of state assistance that would otherwise be provided for school capital projects."

Growth Management Act

The Growth Management Act (GMA) provides an opportunity for school districts to broaden the source of funds to meet the needs to provide additional school facilities as a

result of growth in residential housing. The Act, originally passed in 1990 and amended in subsequent years, includes elements addressing the impacts of development on municipal corporations, such as school districts.

RCW 58.17.110, the State Subdivision Act, requires denial of any plat unless the county legislative body makes written findings that appropriate provisions are made for schools and school grounds. Dedication of land, provision of public improvements to serve the subdivision, and/or impact fees imposed under the act may be required as a condition of subdivision approval.

RCW 82.02.050 through RCW 82.020.090 set forth the legislative intent and authority to use growth impact fees to assist in capital construction projects.

The intent of the legislation is to ensure adequate public facilities are available to serve new growth, to establish standards which growth pays a proportionate share of the cost of those facilities, and that the fees are not arbitrary or duplicative. In addition, the fees are to be included as part of a capital financing plan which balances impact fees with other sources of public funds. The fees are to reasonably relate to and benefit new growth.

GMA impact fees are imposed through local ordinances which include a schedule adopted for each type of development activity. The schedule is based upon a formula designed to determine the proportionate share of the costs of public facilities necessitated by new development. In the case of school districts, the local city and/or county must adopt the district's plan by reference as a part of the jurisdiction's comprehensive plan.

The fees collected must be earmarked specifically and retained in special interest-bearing accounts and spent only in conformance with the capital facilities plan element of the comprehensive plan. The fees must be expended or encumbered within ten years of receipt, except for extraordinary reasons, or they are to be refunded to the then current property owner.

Finally, fees cannot be collected for system improvements under the GMA if fees are collected under RCW 43.21C.060 (SEPA) for those same improvements.

WAC 362-343-032 addresses the use of impact or mitigation fees by the school district as it relates to OSPI State Funding. Districts are able to use impact fees and/or mitigation fees to assist in capital construction projects as part of the local share for those projects receiving state financial assistance.

Thus, the statutory scheme for school mitigation may involve:

1. Imposition of mitigating conditions under SEPA, based upon adopted policies, to correct specific adverse environmental impacts identified in the environmental documents. RCW 43.21C.060.

2. Satisfaction of mitigating conditions under SEPA, or the State Subdivision Act through a voluntary agreement in lieu of dedication of land or to mitigate a direct impact of a development. RCW 82.02.020.
3. A finding of adequate provision for schools under the State Subdivision Act based upon dedication of land or provision of improvements for a subdivision of land. RCW 58.17.110.
4. Imposition of impact fees for system improvements reasonably related and beneficial to new development, and identified in the capital facilities element of a comprehensive plan. RCW 82.02.050-.090.

CHAPTER FOUR ENROLLMENT FORECAST

The Office of the Superintendent of Public Instruction (OSPI) provides enrollment projections for funding purposes only, based on the "Cohort Survival Method". Basically, this method of enrollment projection uses historic patterns of student progression by grade level to measure the portion of students moving from one grade level up to the next higher cohort or grade. This ratio or survival rate is used in conjunction with current live birth rates as a base for state-wide enrollment projections. The OSPI system is useful but has obvious inadequacies in representing the unique growth conditions of individual school districts. Historically, OSPI projections in growing school districts tend to underestimate the actual student enrollment growth. Furthermore, the OSPI projections do not anticipate new student enrollment as a result of residential development.

To account for special growth conditions within the District, the District has developed a modified forecast of enrollment. This forecast relies upon growth projections from Thurston Regional Planning, consultants, and past enrollment trends within the District. Two factors that cause these projections to be updated yearly are varying kindergarten enrollment and unanticipated student in-migration. The current six-year enrollment forecast is shown in **Table 2**.

As part of the elementary boundary review process, an enrollment forecast was commissioned that showed that the current enrollment decrease is an anomaly and enrollment will continue to grow. This forecast is included as **Attachment-D**. This forecast is for the schools before the attendance areas are changed.

The number of students per household is the factor that the District uses to plan for new schools to service the enrollment growth from new development. This factor is commonly known as the "Student Generation Rate" (SGR). Typically, two different kinds of dwelling units are studied that generate different numbers of students. Specifically, single family units generate more students than multi-family units. In addition, each type of housing unit will generate a different number of students at each school grade level. For example, more students are generated per dwelling unit at the elementary level because there are six grades at that level and only three or four grades each at the upper levels. The SGR study is updated every two years and was last updated in August 2020 for use in this year's Capital Facilities Plan update. The next update will be done in 2022.

In order to utilize SGR multipliers that reflect the housing located within the School District boundaries, the District conducts a Student Generation Rate study. The results of the 2020 study are included as **Attachment C**. The following is a summary of the rate study:

<u>Housing Type</u>	<u>TSD Study SGR</u>
<u>Single Family</u>	
Elementary	0.301
Middle School	0.172
<u>High School</u>	<u>0.089</u>
Total	0.561
(Total does not add due to rounding)	
<u>Multifamily</u>	
Elementary	0.050
Middle School	0.050
<u>High School</u>	<u>0.058</u>
Total	0.158

The Tumwater School District SGR multipliers produced as a result of this study and adopted by the District are also on **Table 8** and used in **Appendix B** to calculate the school impact fee.

CHAPTER FIVE LEVEL OF SERVICE CAPACITY

Adequate instructional space is generally based on the educational program adopted by the District. Instructional capacity is the classroom space required for the educational program in each building. The number of students a building can serve adequately is determined by the type and number of programs placed in each building, and the number of regular classrooms it contains. Generally, instructional capacity is determined by examining the number of regular teaching stations in the buildings and the adopted class sizes of the educational program. The instructional capacity of two buildings with the same number of teaching stations or similar square footage may be different as a result of differences in the design of the school as well as its educational program.

OSPI uses formulae based on square footage of school buildings (see WAC 362-343) for providing state assistance for school facilities. Those formulae, which are for funding purposes only, do not represent the amount of space for current program needs. The purpose of the formulae is to specifically identify the maximum amount of state assistance to be provided for a project. WAC 362-343-035 sets space allocations for funding assistance. The allocations have been subject to question for years by school districts and, although they have been recently adjusted somewhat, they do not represent actual new construction in this State. Furthermore, even if the District receives State funding assistance on eligible projects, the District must take into account the timing and amount of those funds in its capital facility planning process. However, in planning new schools, the educational program needs must be the driver of the design and capacity of those facilities.

Level of service capacity is defined as the number of students a school is designed to accommodate. The capacity standard includes only permanent regular classrooms and is based solely on the District's calculations. Some districts use a square footage standard to determine the level of service capacity for a facility. Other districts have adopted a standard utilizing a given number of students per classroom. This method fits well with agreements negotiated with teacher organizations relating to the number of students a teacher is expected to supervise in a classroom. In this District, an average of 25 students per regular classroom for every grade level has been a standard used for planning purposes for many years. However, with the change in class sizes at grades K-3, elementary schools now use a blended average for K-5 of 22 students per regular classroom.

Based upon the enrollment forecasts and level of service capacities, the demand vs. supply of existing schools and projected new classrooms is shown on **Table 3**. Table 3 projects the need for a new elementary school during the six-year planning period to address growth-related capacity needs.

CHAPTER SIX FINANCING

The Washington State Constitution mandates educational opportunity for all children in Article IX Section 1:

"It is the paramount duty of the State to make ample provision for the education of all children residing within its borders, without distinction or preference on account of race, color, caste or sex."

Court cases have subsequently determined that the legislature is responsible for "full funding of basic education" and the Office of Superintendent of Public Instruction has been assigned overall responsibility for assuring the operations of public education for grades kindergarten through 12. The state provides the funds for the basic education through a formula based on student enrollment and special student needs. The districts, through use of a local levy which is not to exceed 28 percent of the state authorized support, may "enrich" the educational program from local property tax sources. Capital needs are addressed separately.

School districts utilize budgets consisting of a number of discrete funds, including a general fund for district operations and building and debt service funds for meeting capital needs.

SOURCES

General Fund

The General Fund constitutes the main operational budget source for the district, utilizing state apportionment, categorical, and local levy enrichment funds to pay for the educational program. Salaries, benefits, purchases of goods and services and the like are the responsibility of the general fund.

Building Fund

The Building Fund is used for capital purposes: to finance the purchase and improvement of school sites; the construction of new facilities and remodeling or modernization of existing facilities; and the purchase of initial equipment, library books, and text books for those new facilities. Revenues accruing to the Building Fund may come from the General Fund apportionment, sale of properties, contributions, bond sale proceeds, capital levy collections, impact fees and earmarked state revenues.

Debt Service Fund

The Debt Service Fund is established as the mechanism to pay for bonds. When a bond issue is passed, the district issues bonds which have a face value and an interest rate. Property taxes are adjusted to provide the funds necessary to meet the approved periodic payments of interest and principal. The proceeds from the taxes collected for this purpose are deposited in the Debt Service Fund and then drawn out for payments at the appropriate times.

Bonds

Bonds are financial instruments having a face value and an interest rate which is determined at the time and by the conditions of sale. Bonds are backed by the "full faith and credit" of the issuing government and must be paid from proceeds derived from a specific increase in the property taxes for that purpose. The increase in the taxes results in an "excess levy" of taxes beyond the constitutional limit, so the bonds must be approved by a vote of the people in the jurisdiction issuing them. The total of outstanding bonds issued by the jurisdiction may not exceed five percent of the assessed value of property within that jurisdiction at the time of issuance.

Bonds are multiyear financial instruments, generally issued for 10, 20, 25, or 30 years. Because of their long-lasting impact, they require both a sixty percent super-majority of votes and a specific minimum number of voters for ratification. The positive votes must equal or exceed 60 percent of the total votes cast. The total number of voters must equal or exceed 40 percent of the total number of voters in the last general election.

Proceeds from bond sales are limited by bond covenants and must be used for the purposes for which the bonds are issued. They cannot be converted to a non-capital or operating purpose. The life of the improvement resulting from the bonds must meet or exceed the term of the bonds themselves.

Levies

School Boards can submit levy requests to the voters of the district. They too are measures which will raise the property tax rate beyond the constitutional limits. Levy approval differs from the approval requirements for bonds in that a levy measure is approved with a simple majority of the votes cast.

The Secretary of State issues a schedule of approved election dates each year. The school board must place its proposed measures on one of those dates. If the measure fails at the first election, the board can re-submit it to the voters after a minimum period of 45 days. If the measure fails for a second time during a calendar year (a double levy loss) it cannot be submitted again during that year.

Capital Levies differ from bonds in that they do not result in the issuance of a financial instrument and therefore does not affect the "bonded indebtedness" of the district. The method of financing is an increase in property tax rates to produce a voter-approved dollar amount. The amount generated from the capital levy is then available to the district in the approved year. The actual levy rate itself is determined by dividing the number of dollars approved into the assessed valuation of the total school district at the time the taxes are set by the County Council.

Capital levies can be approved for a one to six year period at one election. The amounts to be collected are identified for each year separately and the tax rates set for each individual year. Like bond issues, capital levies must be used for the specified purpose. They may not be transferred to operating cost needs.

Operating levies are used to supplement the district's educational program offerings. Note, due to legislative changes, the entire “operating” levy structure has undergone radical change. These levies are now called “enhancement” levies used to supplement district education beyond the State definition of “basic education”. Levies generally will support athletics, art, physical education and other programs not addressed by the state apportionment for basic education. They also support special categorical funded programs for disabled, bilingual, early childhood and others. Funds can be transferred from operating levy sources to help pay for capital needs, although it is very rarely done.

Operating levies are limited in size by the total of approved state apportionment and categorical funds (a calculation involving not only State funds but some federal pass-through funds as well). Future “enrichment” levies will be limited by a revised set of formulas. Operating levies may be approved for one to four years at a single election.

Miscellaneous Sources

Other minor sources of funding include grants, bequests, proceeds from sales of property and the like. They are usually a small part of the total financing package.

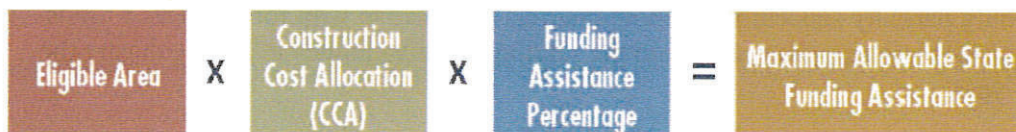
State School Construction Assistance Program (SCAP) Funding

The State of Washington has a Common School Capital Construction Fund. The Office of Superintendent of Public Instruction (OSPI) administers the funds.

The Tumwater School District assistance percentage as of July 2021 was set at 62.65 percent for eligible project costs.

The construction cost allowance for school construction costs for July 1, 2021 funded projects is \$242.26 per square foot.

The calculation for determining state matching support is:



ELIGIBLE AREA: Square footage of instructional space for which the state will provide funding assistance. It compares the district’s current inventory of instructional space to its projected enrollment multiplied by the Student Space Allocation (SSA), the amount of square feet per student established by the legislature to determine funding allocation level and may not reflect what is adequate to meet district’s educational program requirements.

CONSTRUCTION COST ALLOCATION (CCA): The State’s recognized costs per square foot of new construction. Not to be confused with actual costs per square foot, which is usually higher.

STATE FUNDING ASSISTANCE PERCENTAGE: A unique number calculated for each district, used to determine the amount of state assistance. Calculated annually, it is a ratio of a district’s assessed land value per student compared to the statewide average of assessed land value per student. Minimum percentage is 20% up to a maximum percentage of 100% of recognized project costs. Additional points are provided for district-anticipated growth.

The construction cost allowance is only an index for funding and must not be used to estimate or set construction costs. Typically, actual construction costs for schools are significantly higher than the construction cost allowance. In addition, State assistance funding does not apply toward many of the costs necessary to complete a project. State assistance typically accounts for less than 25% of the total project cost.

Qualifying for SCAP funding involves an application process that has six rounds of District applications and OSPI approvals. Districts submit information for consideration to the State Board. If approved, the district project is given a priority ranking number based upon information provided in the application. The project is then placed on the funding list along with all other projects submitted. OSPI funds projects each July at the beginning of the State fiscal year starting at the top of the list with those projects having the highest priority number and proceeding down the list until the funds allotted for that year are committed. In short, the higher the priority ranking, the better prospect the district has in receiving state matching funds. Failure by the district to proceed with a project in a timely manner can result in loss of the district's state funding assistance.

Funds for the state funding assistance come from the Common School Construction Funds. Bonds are sold on behalf of the fund and then retired from revenues accruing from the sale of renewable resources, primarily timber, from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the legislature can appropriate additional funds, or OSPI can prioritize projects for funding (Chapter 392, Sections 341-347 of the Washington Administrative Code).

Supply and market conditions affecting timber and wood products has changed over the past decade or so, resulting in a substantial decrease in state revenue. Efforts in the State Legislature to supplement timber-generated revenues with general fund moneys have been only partially successful. School districts have had to wait for assistance funds because there were more projects on the funding list than money available during the fiscal year.

RESIDENTIAL CONSTRUCTION DEVELOPMENT MITIGATION

Impact Fees

According to RCW 82.02.050, the definition of impact fee is "*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. 'Impact fee' does not include a reasonable permit or application fee.*"

Impact fees can be calculated on the basis of "un-housed student need" which is related to new residential construction. A determination projected student enrollment growth within the six year planning period and insufficient permanent school space to serve that growth allows the district to seek imposition of the fees. The amounts to be charged are then calculated based on the costs for providing the space and the projected average number of students in each residential unit as based on the student generation rate analysis. The School Board must first approve the calculation of the impact fees as a part of the Board's adoption of this Capital Facilities Plan and in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district -- counties, cities and towns. In the Tumwater School District, those general government jurisdictions include the City of Tumwater and Thurston County. Both the City of Tumwater and Thurston County have adopted school impact fee ordinances.

SEPA Mitigation

Prior to the City of Tumwater and Thurston County, adopting Growth Management Act school impact fee ordinances, the District had requested that mitigation requirements apply to all residential developments throughout the District subject to SEPA to mitigate the direct impacts of the development on schools. Because all jurisdictions within the District's boundaries are now collecting impact fees for schools, the District will generally no longer request mitigation for new housing developments located in the unincorporated areas in the District.

The Capital Facilities Plan is designed to support the use of fees as provided for under the Growth Management Act. It consists of: (a) an inventory of existing educational facilities owned by Tumwater School District, showing the locations and capacities of these facilities; (b) a forecast of the future needs for school facilities; (c) the proposed capacities of new school facilities; and (d) a plan that will finance proposed new school facilities within projected funding capacities and clearly identifies sources of public money for such purposes.

Where necessary, the Six Year Capital Facilities Plan provides for acquisition and development of new school sites and, in some cases, modernization of existing school facilities in addition to new construction.

CHAPTER SEVEN CONSTRUCTION PROGRAM

The gap between available space and need increases when residential growth accelerates while the planning, financing, permitting and construction period for school construction has lengthened. As a result, school capacities typically lag behind the increase in housing. Schools are categorized as Elementary, Middle, and High Schools. There will be variations from district to district of grade configurations, class size, and curriculum based needs depending on the district's educational program. Adjustments to the construction cost can be managed according to the choices made by the district and the effects of inflation.

The first element of project costs consists of the cost of acquiring the site and the developing of the site. The cost of the site usually consists of the price paid for the land, costs of the purchase, and cost of easements required for roads and utilities. Development costs consist of the costs to provide roads, utilities, and other necessary on-site and off-site improvements to the site in order that a school facility may be built thereon. These costs are not eligible for State funding assistance and must be paid for by local funds exclusively. Site costs will vary widely depending on the real estate market and on the circumstances of the site such as location and availability of utility services. OSPI has recommended minimum site sizes of five acres for an elementary school plus one acre for every 100 students and ten acres for grades 7 and above plus one acre per 100 students. This acreage is supposed to provide for the buildings and the appropriate support facilities such as play fields, athletic facilities, parking, and storage. The District uses the following as the practical acreage needed for school sites:

Elementary:	10-15 acres
Middle Level:	20-25 acres
High:	45-55 acres

Site sizes above and below these are evaluated and considered based on available land.

The second element is the construction cost that includes the building, site (parking lots, play fields, site furnishings and private utilities.) and off-site costs (public utilities and public street improvements) The third part includes the other costs associated with a construction project which include planning, design, engineering, construction management, furniture, equipment, agency fees, and sales taxes. The general project cost estimate for the new elementary school and a typical double-classroom modular unit are shown in **Table 4.**

The District anticipates using a mixture of funding sources to meet the costs of building the schools, including local bond issues, capital levies, State funding assistance and impact fees. The bond issues are the primary source of local funding, and are dependent on voter approval. State funding assistance provides the secondary source of school construction funds. Those funds are available from the State based upon specific project eligibility, priority ranking by the State and available funds. If the sale of bonds is not approved by the public or State funding assistance is not available, the District will not be able to implement the Capital Facilities program as planned. The District may then

utilize other means to house the students including purchase of modular classrooms or any other means available to the district. If the District experiences accelerated growth above and beyond that expected and/or funds are not available, then the district may not be able to provide housing for students. This may require a moratorium on any new housing until funding becomes available.

The District has identified three areas for new elementary schools. These are in the southeast near the Olympia Airport (where a 12-acre site was purchased in 2008 and a 10-acre site in 2020), one and possibly two sites near Black Hills High School (where one 15-acre site was purchased in 2011), and potentially west of Black Lake. Schools in these areas will be used to accommodate planned growth. New middle and high school sites will be needed in the next twenty years as new elementary schools are built. The District purchased a 21-acre site near Black Hills High School in 2011 for a future middle school. The District includes in its long-range plan an element that provides funds for the acquisition of school lands for future capacity needs.

The District owns 2.2 acres of vacant land adjacent to Peter G. Schmidt Elementary School and 6.9 acres of vacant land adjacent to New Market Skills Center. Both of these parcels are deemed too small for a stand-alone school.

Attachment-B is a map locating the vacant properties the District owns as well as conceptual site plans for the new schools on each.

The District recognizes the need to move forward in a timely manner to identify potential school sites and conduct the studies necessary to determine which sites meet District criteria for schools. Over the years, many criteria have been added to the already long list which must be studied to determine whether a site can support a particular school facility. A feasibility period of one to three years is not unexpected in the District's experience. Urban growth boundaries, land use, zoning, storm water, availability of utilities, critical areas ordinances and a willing seller are just some of the factors to be considered. Additionally, the size of property needed for a school ranging from 10 to 55 acres within the urban growth boundary is a big issue. Available sites are becoming more scarce, especially those which have the potential for sewer and water service.

After an approved site has been secured, other factors influence the timeline for producing a school facility ready for occupancy. First, the District must pass a local bond issue for its portion of the funds necessary to complete the project. Second, the District must house excess students within the existing facilities and/or housing students in modular classrooms for a period of up to five years. Third, the District must qualify for and receive State funding assistance. Finally, the planning and construction process may range from three years for an elementary school to as much as five years for a secondary school from start to occupancy.

Therefore, it is incumbent on the District to move forward in a timely manner with its Capital Facilities Plan to acquire and develop needed sites and facilities. As such,

multiple sources of funding are required including existing capital funds, bond issue funds, mitigation/impact fees, and State funding assistance.

Construction projects that are planned to increase capacity within the six-year planning period are:

1. Building a new elementary school for added capacity to serve growth at the K-5 level to open in 2025. This has been delayed by the pandemic from 2024. This will require future approval of bonds by voters.
2. Adding modular classrooms to elementary schools until a new school is built; potential addition of modular classrooms at the middle and high school as needed to provide for interim capacity solutions.

Construction projects planned to update existing facilities are:

1. New Market Skills Center – minor capital improvements funded primarily with State grants. Five projects were granted State capital budget approval in the 2019-21 State capital budget. These projects will be completed this year. Two projects were funded on the 2021-23 biennium. A full renovation of existing facilities and possible additions is planned to begin in 2025, depending on State funding.
2. Tumwater and Black Hills High Schools – unspecified renovations in a future bond.
3. Bush and Tumwater Middle Schools – the parts of the original buildings not included in the additions and renovations to accommodate sixth grade will be eligible for State construction grants for major renovations in 2024 (BMS) and 2025 (TMS). The majority of funds will come from bonds approved in a future election.
4. A capital facilities levy of \$10 million was approved by voters in 2020 that will pay for technology, health, safety and security improvements as well as major maintenance over the three years school fiscal years.
5. A renewal capital levy is being planned for possible voting in February 2022. This is to bridge the gap between the bonds approved in 2014 and the next anticipated bond approval request in 2023.

CHAPTER ELEVEN IMPACT FEE CALCULATIONS

The school impact fee formula ensures that new development only pays for the cost of facilities necessitated by new development. The Growth Management Act (GMA) school impact fee calculations (**Appendix B**) examine the costs of housing the students generated by each new single family dwelling unit and each new multi-family dwelling unit and then reduce that amount by the anticipated state match and future tax payments. The calculations are driven by the facilities costs identified in **Table 4** for the District's new planned growth-related capacity projects (as identified in **Table 3**). By applying the student generation factor (as shown in **Table 8**) to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The resulting impact fee may be discounted by an additional amount at the discretion of the District Board of Directors. Importantly, the GMA does not require new development to contribute toward the costs of providing capacity to address existing needs.

APPENDIX B

SCHOOL IMPACT FEE CALCULATION

ATTACHMENT C

**TUMWATER SCHOOL DISTRICT
STUDENT GENERATION RATE STUDY**



MEMORANDUM

DATE: August 26, 2020

TO: Mel Murray, Director of Facilities, Tumwater School District

FROM: Rebecca Fornaby, Associate, BERK Consulting
Kevin Gifford, Senior Associate, BERK Consulting
Bryce Anderson, Associate, BERK Consulting

RE: Tumwater School District Findings for Student Generation Rates 2020

Findings for Student Generation Rates

This memorandum contains findings for the Tumwater School District's 2020 student generation rates (SGR).

To calculate the SGR, BERK used current student address data provided by the District¹ and current land use and property records available from the Thurston County Assessor. BERK geocoded student addresses using GIS software and matched address points to County property records; each matched address was as single-family or multifamily, based on County property records.

The SGR was calculated based upon (1) housing units inside the District boundaries and constructed within the last 5 years (2015 – 2019) and (2) the number of enrolled students currently living at those addresses. Based on Thurston County Assessor records, the District contains 722 single-family homes and 240 multifamily housing units constructed in the last five years. An estimated 443 students live in these housing units (405 in single-family homes and 38 in multifamily units).

The resulting findings are presented in the summary tables on the following page.

¹ Some provided student addresses either could not be accurately geolocated or corresponded to parcels with no verifiable residential uses present. Addresses corresponding to temporary lodgings (hotels, motels, etc.) were also excluded. 128 records were excluded based on these criteria.

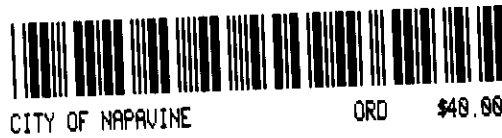
Exhibit 1. 2020 Tumwater School District Student Generation Rates

2020 Tumwater School District Student Generation Rates		
	Single Family	Multifamily
Elementary (K through 5)	0.301	0.050
Middle School (6 through 9)	0.172	0.050
High School (10 through 12)	0.089	0.058
Total	0.561	0.158

Exhibit 2. Tumwater School District Student Generation Rates by Grade Level

2020 Tumwater School District Student Generation Rates by Grade Level		
	Single Family	Multifamily
Kindergarten	0.043	0.008
Grade 1	0.046	0.004
Grade 2	0.062	0.013
Grade 3*	0.055	-
Grade 4	0.047	0.021
Grade 5	0.047	0.004
Grade 6	0.051	0.021
Grade 7	0.037	0.008
Grade 8	0.043	0.013
Grade 9	0.040	0.008
Grade 10	0.037	0.013
Grade 11	0.030	0.038
Grade 12	0.021	0.008
Total (All Grades)	0.561	0.158

* No addresses for 3rd Grade students matched multifamily housing units constructed in the previous 5-year period. As such, a grade-level student generation rate could not be calculated for this group.



AFTER RECORDING RETURN TO:
City of Napavine
PO Box 810
Napavine, WA 98565

ORDINANCE NO. 413

AN ORDINANCE ESTABLISHING A SCHOOL IMPACT FEE PROGRAM, ADOPTING PROVISIONS REGARDING THE IMPOSITION, COLLECTION AND EXPENDITURE OF SCHOOL IMPACT FEES AND ADOPTING THE NAPAVINE SCHOOL DISTRICT NO. 14 CAPITAL FACILITIES PLAN AND INCORPORATING IT AS A SUPPLEMENT TO THE CITY OF NAPAVINE COMPREHENSIVE LAND USE PLAN

THE CITY COUNCIL OF THE CITY OF NAPAVINE DO FIND AS FOLLOWS:

WHEREAS, the State of Washington enacted the Growth Management Act in 1990 amending RCW 82.02 to authorize the collection of school impact fees from new development under specified conditions, including the adoption of a GMA Comprehensive Plan as defined in RCW 36.70A; and

WHEREAS, the Napavine City Council adopted a GMA Comprehensive Plan and updated it in April, 2006; and

WHEREAS, the City of Napavine Comprehensive Plan includes a Capital Facilities Element; and

WHEREAS, the Capital Facilities Element applies to public facilities, including public K-12 schools; and

WHEREAS, the Napavine City Council finds that development activity in the City of Napavine will create additional demand and need for public K-12 school facilities; and

WHEREAS, the Napavine City Council finds that new growth and development within the City should pay a proportionate share of the cost for public K-12 school facilities to serve new growth and development through the assessment of school impact fees, and where appropriate, may be required to mitigate impacts on schools under the State Environmental Policy Act (Chapter 43.21 RCW) or the State Subdivision Act (RCW 58.17.060 and RCW 58.17.110); and

WHEREAS, the City of Napavine is authorized by RCW 82.02 to impose school impact fees on new development that creates additional demands on public K-12 school facilities and to collect the impact fees on behalf of the Napavine School District No. 14; and



WHEREAS, school impact fees may be collected and spent for public facilities that are included in the City of Napavine Comprehensive Plan, including the 2006-2012 Napavine School District No. 14 Capital Facilities Plan, which the Council is adopting hereunder as a supplement to the City of Napavine Capital Facilities Plan; and

WHEREAS, the 2006-2012 Napavine School District No. 14 Capital Facilities Plan is consistent with the provisions in this ordinance and identifies the school facilities that are needed to serve new growth and development; and

WHEREAS, the Napavine School District Board of Directors adopted the 2006-2012 Napavine School District Capital Facilities Plan and a recommendation that the City collect school impact fees in the amounts of \$4,931 for single family homes and \$4,931 for multi-family units; and

WHEREAS, the recommended school impact fees have been calculated in accordance with the impact fee formula being approved in this ordinance and represent the fair and proportionate share of the cost new growth and residential development should pay for their impacts on public school facilities; and

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

Section 1. Findings and authority. The Napavine City Council finds and determines that new growth and residential development in the City will create additional demand and need for school facilities in the City and the Council finds that new growth and development should pay a proportionate share of the cost of new school facilities needed to serve the new growth and development. Therefore, pursuant to Chapter 82.02 RCW the Council adopts this ordinance to assess school impact fees on new residential development within Napavine School District No. 14. The provisions of this ordinance shall be liberally construed in order to carry out the purposes of the Council in establishing the impact fee program. The provisions in this ordinance do not preclude the City from requiring new development to mitigate its impacts on schools pursuant to the State Environmental Policy Act (Chapter 43.21 RCW) or the State Subdivision Act (RCW 58.17.060 and RCW 58.17.110) and any limitations contained therein.

Section 2. Definitions. The following words and terms shall have the following meanings for the purposes of this ordinance, unless the context clearly requires otherwise. Terms otherwise not defined herein shall be defined pursuant to RCW 82.02.090, or given their usual and customary meaning.

“Building permit” means an official document or certification which is issued by the City’s building official and which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, placement, demolition, moving or repair of a building or structure.

“City” means the City of Napavine.



“Development activity” means any construction or expansion of a building or structure that creates additional demand and need for school facilities.

“Development approval” means any written authorization from the City which authorizes the commencement of a development activity.

“District” means the Napavine School District No. 14, Lewis County, Washington.

“Encumbered” means to reserve, set aside, or otherwise earmark the impact fees in order to pay for commitments, contractual obligations, or other liabilities incurred for public facilities.

“Feepayer” is a person, corporation, partnership, an incorporated association, or any other similar entity, or department or bureau of any governmental entity or municipal corporation commencing a land development activity which creates the demand for additional capital facilities, and which requires the issuance of a building permit.

“Impact fee” means a payment of money imposed by the City on development activity pursuant to this chapter as a condition of granting development approval in order to pay for the school facilities needed to serve new growth and development.

“Impact fee” does not include a reasonable permit fee, an application fee, the administrative fee for collection and handling school impact fees, or the cost of reviewing independent fee calculations.

“Owner” means the owner of record of real property, or a person with an unrestricted written option to purchase property; provided that if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the owner of the real property.

“Project improvements” mean site improvements and facilities that are planned and designated to provide service for a particular development or users of the project, and are not system improvements. No improvement or facility included in a capital facilities plan adopted by the Council shall be considered a project improvement.

“Schools” include any primary or secondary public school or support facility operated by a school district whose boundaries include incorporated areas of the City.

“System improvements” mean school facilities that are included in the City’s capital facilities plan and are designed to provide service to service areas within the community at large, in contrast to project improvements.

Section 3. Capital facilities plan and school impact fees. (1) In order to collect school impact fees on behalf of the District, the District shall submit a six year capital facilities plan for adoption with the City's comprehensive land use plan. The District's capital facilities plan shall be submitted no less often than once every two years and shall contain the following elements:

- (a) The District's standard of service describing the way in which it determines capacity for its facilities;
- (b) The District's capacity over the next six years based upon an inventory of the district's facilities and the district's standard of service;
- (c) A forecast of future needs for school facilities based upon the District's enrollment projections;
- (d) A six-year financing plan component, updated as necessary to maintain at least a six-year forecast period, for financing needed school facilities within projected funding levels; and



(e) Application of the formula set out in Section 4 of this ordinance based upon information contained in the capital facilities plan. Separate fees shall be calculated for single-family and multifamily types of dwelling units, based upon the student generation rates determined by the district for each type of dwelling units. If insufficient information is available for the District to calculate a multifamily student generation rate, a county-wide average shall be utilized. For purposes of this chapter, mobile homes and each unit of a duplex shall be treated as single family dwellings.

(2) No new or revised school impact fees shall be effective until adopted by the school board following a duly advertised public hearing to consider the District's capital facilities plan or plan update.

(3) School impact fees shall be collected and remitted to the District in accordance with an interlocal agreement that the District shall enter into with the City.

Section 4. School impact fee component. School impact fees shall be calculated using the following formula: $SIF = [CS (SF) - (TC) - (SM)] \times A - FC$.

(1) "SIF" means the school impact fee.

(2) "CS" means the cost of each type of facility improvement listed in the District's capital facilities plan attributable to new growth divided by the capacity of the improvement. Type of facility improvement means elementary school, middle school and high school.

(3) "SF" means student factor. The student factor is the number of students typically generated from one residential unit for each type of school facility.

(4) "SM" means state match. State match is that amount the District anticipates will be received from the state towards school construction costs. The state match component of the formula is that amount representing the per student amount of state matching funds. This is calculated for each type of facility as: student factor times Boeckh index (average annual construction cost of a school facility per square foot) times square foot standard per student established by the Office of the Superintendent of Public Instruction (OSPI) times state match percentage (that percentage of the total cost of a school facility funded by state funds). The projected state match for each school district shall be calculated each time the impact fee is revised.

(5) "TC" means tax credit. This is calculated as:

$$TC = \frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times (AAV) \times (PTL)$$

"i" is the average annual interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index.

"AAV" is the average assessed value for the dwelling unit within the District.

"PTL" is the District's capital property tax levy rate.

The tax credit shall be calculated each time the impact fee is revised.

(6) "FC" means facilities credit. This is the value of any improvement listed in the District's capital facilities plan that provided by the developer.

(7) "A" means an adjustment for the portion of the anticipated increase in the public share resulting from exempt residential development that is prorated to system improvements. This adjustment for school impacts is determined to be 85 percent.

(8) As of the effective date of this ordinance, the impact fee amounts for the District are:



CITY OF NAPAVINE

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Lewis Co, WA

- (a) Four thousand nine hundred and thirty one dollars (\$4,931) per single-family residential unit, which includes a manufactured or mobile home residential unit placed on an individual lot; and
- (b) Four thousand nine hundred and thirty one dollars (\$4,931) per multi-family residential unit to include a manufactured or mobile home residential unit placed within a manufactured or mobile home park.

Section 5. Assessment of impact fees. (1) No building and/or development permit shall be issued for development activity in the City limits of the City of Napavine unless the impact fee is paid pursuant to this ordinance.

(2) For development activity that requires a building permit, the impact fee shall be imposed, due and payable at the time of building permit issuance.

(3) For development activity that does not require a building permit, the impact fee shall be imposed, due and payable at the time of other permitting requirements, including but not limited to site plan approval, utility permits, curb cut permits or occupancy permits.

(4) For mobile home parks, the impact fee shall be imposed, due and payable at the time of site plan approval. A mobile home park that has paid the school impact fee shall not be assessed school impact fees a second time if existing mobile homes are replaced with new mobile homes.

(5) In addition to paying the school impact fee, the feepayer shall also pay an administrative service fee of one percent of the total amount of the impact fee(s), which the City shall retain and use to cover its costs to collect and disburse the school impact fees.

(6) This chapter does not apply to a preliminary plat approved by the City prior to January 1, 2006 or to existing mobile home parks. Unless this or another exemption applies, the City shall not issue the required building and/or development permit unless the impact fees have been paid.

Section 6. 15.45.060 Credits. A feepayer can request that a credit or credits be awarded to him/her for the value of dedicated land, improvements or construction provided by the feepayer if the land, improvements and/or the facility constructed are included within the adopted capital facilities plan or the District makes the finding that such land, improvements, and/or facilities would serve the goals and objectives of the capital facilities plan. The feepayer shall direct the request for a credit or credits to the District. The District shall first determine the general suitability of the land, improvements, and/or construction for the District's adopted capital facilities plan or the board of directors for the District may make the finding that such land improvements, and/or facilities would serve the goals and objectives of the District's capital facilities plan. The District shall forward its determination to the City, including cases where the District determines that the dedicated land improvements and/or construction are not suitable for the District's purposes. The City may adopt the determination of the District and may award or decline to award a credit, or the City may make an alternative determination and set forth in writing the rationale for the alternative determination. In the event the land, improvements and/or facilities are accepted by both the District and the City, the feepayer shall be responsible for supplying an independent appraisal based on objective standards which indicates the fair market value of the dedicated land, improvements and/or



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facilities. The credit amount shall be applied to the impact fee calculated for the particular development. If the amount of the credit is more than the amount of the impact fee due and owing by the feepayer, neither the District nor the City shall be liable to the feepayer for the difference.

Section 7. Appeals. (1) Any feepayer may pay the impact fees imposed by this chapter under protest in order to obtain a building permit. Appeals regarding the impact fees imposed on any development activity may only be taken by the owner of the property where such development activity will occur. No appeal shall be permitted unless and until the impact fees at issue have been paid.

(2) Determinations of the City staff with respect to the applicability of the impact fees to a given development activity or the availability or value of a credit, can be appealed to the City Council pursuant to this section.

(3) Appeals shall be taken within 10 working days of payment of the fee or within 10 working days of the City's issuance of a written determination of a credit or exemption decision by filing with the City a notice of appeal specifying the grounds thereof, and depositing the necessary fee, which is set forth in the existing fee schedules for appeals of land use decisions.

Section 8. Authorization for school interlocal agreement. (1) The Mayor, or the Mayor's designee, is authorized to execute, on behalf of the City, an interlocal agreement for the collection, expenditure and reporting of school impact fees; provided, that such interlocal agreement complies with the provisions of this section.

(2) School impact fees will not be disbursed to the District until the District enters into an interlocal agreement with the City providing for submittal of a capital facilities plan, fund administration, report of expenditures, allocation of risk, and other appropriate matters.

Section 9. Refunds. (1) If the District fails to expend or encumber the impact fees within six years of when the fees were paid unless extraordinary or compelling reasons exist, the current owner of the property on which impact fees have been paid may receive a refund of such fees. The District shall notify potential claimants by first class mail deposited with the United States Postal Service at the last known address of claimants that they are entitled to a refund. In determining whether impact fees have been expended or encumbered, impact fees shall be considered expended or encumbered on a first in, first out basis.

(2) Owners seeking a refund of impact fees must submit a written request for a refund of the fees to the City and/or the District, within one year of the date the right to claim the refund arises, or the date that notice is given, whichever is later.

(3) Any impact fees for which no application for a refund has been made within this one-year period shall be retained by the District and expended on the appropriate public facilities.

(4) Refunds of impact fees under this section shall include any interest earned on the impact fees.

Section 10. Use of funds. (1) School impact fees:

(a) Shall be used for system improvements that will reasonably benefit school facilities;



(b) Shall not be imposed to make up for deficiencies in school facilities serving existing developments; and

(c) Shall not be used for maintenance or operation.

(2) School impact fees may be spent for public improvements, including but not limited to school planning, land acquisition, site improvements, portables, necessary off-site improvements, construction, engineering, architectural, legal, permitting, financing and administrative expenses, applicable impact fees or mitigation costs, capital equipment pertaining to educational facilities, and any other expenses which can be capitalized.

(3) School impact fees may also be used to recoup public improvement costs previously incurred by the district to the extent that new growth and development will be served by the previously constructed improvements or incurred costs.

(4) In the event that bonds or similar debt instruments are or have been issued for the advanced provision of public improvements for which school impact fees may be expended, school impact fees may be used to pay the principal on such bonds or similar debt instruments to the extent that the facilities or improvements provided are consistent with the requirements of this section and are used to serve the new development.

Section 11. **Review.** School impact fees shall be reviewed by the Council if it deems it necessary and appropriate in conjunction with the update of the capital facilities plan element of the City's comprehensive plan and a review is not underway by the District.

Section 12. **School impact fees – Reductions and Exemptions.** The school impact fees set forth herein are generated from the formula for calculating impact fees, also set forth herein. The amount of the impact fees is determined by information contained in the District's capital facilities plan, as appended to the City's comprehensive plan. All new residential developments in that portion of the district located in the City will be charged the school impact fee, except for the following:

(1) Any development activity or project which has submitted a technically complete building permit application prior to the effective date of this ordinance shall be exempted from the payment of the impact fees.

(2) Any fee payer that has constructed an improvement or dedicated property for a future school site that is in the capital facilities plan, or any fee payer that enters into a voluntary agreement with the District to mitigate school impacts, may receive a reduction in the school impact fees equal to the value of the improvements, property or voluntary payments that are made. The feepayer shall direct the request for reduction in the fee to the District with a copy to the City. The District shall first determine the general suitability of the land, improvements, and/or construction for the District's adopted capital facilities plan or the board of directors for the District may make the finding that such land improvements, and/or facilities would serve the goals and objectives of the District's capital facilities plan. The District shall forward its determination to the City. The City shall then determine the amount of the reduction that will be awarded to the feepayer. The City's determination shall be based on an independent appraisal, which the feepayer shall submit, establishing the value of the improvements or property.

(3) Development activity that consists solely of:



- (a) The replacement of a structure with a new structure of the same use at the same site or lot when such replacement is within 12 months of the demolition or destruction of the prior structure;
- (b) ~~The replacement of an existing approved mobile home with a new mobile home;~~
- (c) The alteration or expansion or enlargement or remodeling or rehabilitation or conversion of an existing dwelling unit where no additional units are created and the use is not changed;
- (d) The construction of accessory residential structures that will not create impacts on school facilities;
- (e) Miscellaneous improvements, including, but not limited to, fences, walls, swimming pools and signs;
- (f) Demolition or moving of an existing structure within the district;
- (g) Housing which by restrictive covenant, in a form that is approved by the District, is used exclusively for persons 62 years of age or older. If the development for which approval is sought contains a mix of uses, the impact fee must be separately calculated for each type of use.
- (4) Upon application, the developer may request from the City a reduction or elimination of the impact fee based on unusual circumstances in specific cases, provided that the developer's request is supported by studies and data that supports the request.
- (5) The impact for an exempt development shall be calculated as provided for in this chapter and paid for with other public funds. Such payment may be made by including such amount(s) in the public share of system improvements undertaken by the District.

Section 13. Existing authority unimpaired. Nothing in this chapter shall preclude the City from requiring the fee payer or the proponent of a development activity to mitigate adverse environmental impacts of a specific development pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, based on the environmental documents accompanying the underlying development approval process, and/or Chapter 58.17 RCW, governing plats and subdivisions; provided, that, the exercise of this authority is consistent with the provisions of Chapters 43.21C and 82.02 RCW.

Section 14. Capital facilities plan adopted. The 2006 – 20012 Napavine School District No. 14 Capital Facilities Plan (CFP), on file in the office of the City clerk and incorporated herein by this reference, is approved as meeting the requirements of this chapter and is hereby adopted as a supplement to the City's comprehensive land use plan. In accordance with the adopted CFP, school impact fees in the amount of \$4,931 for single family homes and \$4,931 for multi-family units are hereby adopted and imposed on residential development.

Section 15. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unlawful or invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, clauses and phrases be declared unlawful or invalid.



Section 16. **Publication.** The City Clerk is hereby ordered and directed to cause this ordinance to be published in a newspaper of general circulation.

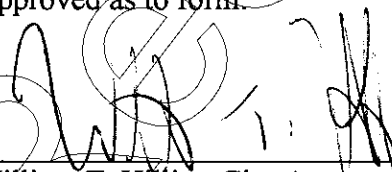
Section 17. **Effective date.** This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect immediately upon being passed, approved and published as required by law.

PASSED by the City Council of the City of Napavine, Washington, and **APPROVED** by its Mayor at a regular scheduled open meeting thereof, this 22 day of August, 2006.



Robert C. McNelly, Mayor

Attest:

Approved as to form:


William T. Hillier, City Attorney



Laverne Haslett, City-Clerk Treasurer

Unofficial



NAPAVINE PLANNING COMMISSION WORKSHOP MINUTES
November 7, 2022 5:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA

CALL TO ORDER:

Workshop Meeting started at 5:00 pm.

ROLL CALL:

Planning Commission present: Deborah Graham, Scott Collins, Amy Hollinger, and Amy Morris. Napavine School District Superintendent Shane Schutz and City of Napavine Director of Public Works Bryan Morris

School Impact Fees:

Discussion was held on possible school impact fees. Discussed funding possibilities of levies, bonds, grant writing, and what can be spent with impact fees.

Next workshop meeting is scheduled for January 2, 2023 at 5 pm.

Due to a variety of topics/conversations, minutes are simplified, recording is available.

ADJOURNMENT 6:54 pm

These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://fccdl.in/9mGJZlhcJe>

Respectfully submitted,

Bryan Morris, Community Development/Public Works Director

Planning Commission Chairperson



**NAPAVINE PLANNING COMMISSION
WORKSHOP MINUTES
September 19, 2022 5:00 P.M.
Napavine City Hall, 407 Birch Ave SW, Napavine, WA**

School Impact Workshop Discussion : 5:00 pm

Commissioner Graham opened the workshop meeting at 5:00 pm.

Napavine Superintendent Shane Schutz - Superintendent of Napavine School District, growth is a good thing but from a school district perspective with how the school is funded through bonds and such, the buildings are full. That is why he has come to planning and council to maybe reinstate prior impact fees or come up with a plan to address the issues. Currently working on running another bond, but not many have passed in other districts in the prior years. Looking to reevaluate the fee through mitigation or impact fee.

Commissioner Hollinger – Stated that when the school district receives the information of the project, why isn't the school district reaching out? Why have they not run for a bond in 12 years?

Superintendent Shane Schutz – Stated he found out about the project on Facebook. Last bond that was ran in 2015 and it failed at 68 percent. Such then we had a lot of change in administration, then covid hit. When he started, he realized they lost the window to run again.

Commissioner Morris – Why doesn't the school encompass the Rush Road exit; all the revenue goes to Chehalis.

Superintendent Shane Schutz – Stated the reason why the school district couldn't go is because there were no students in that area, to change those boundaries, it must be changed by a resident within the boundaries. Which there is none. He claimed that the school district would only gain 4 cents per 100,000.

Commissioner Graham – If the city has anyway to help you, it would be with that. That should be

Director Morris – Has a possible solution with having a student within those boundaries that may be able to start that request. The school district used to provide the city a form that was included in the new water applications that would ask the new applicant how many school age children, what grades, etc. We would collect them and then give them to the school so they could track new enrollment. Regarding Impact fees there is a whole bunch of school action items that are in place to do mitigation, which a lot of the financial cost is on the school. And since the school district boundary encompasses more than just the city, are they going to do a fee requirement for the county?

Commissioner Hollinger – What would be the kid count be if they took all the choice students out? Would you still be at full capacity?

Superintendent Shane Schutz – Would lose support staff, it changes the structure on what you have for personnel. There is a formula on how you employ your employees. Less paras.

Commissioner Hollinger - We can't get federal or state funding for future growth but if the school was under/or at capacity without those students that would make a big difference.

Superintendent Shane Schutz – Has 100 choice students, 770 students' total. Don't have the count for what students live inside the city limits only. Has rejected the most out of district students in the county, hence why the housing is tight because people know that to enroll you must live in Napavine. We must find a way to handle the growth.

Director Morris – Has watched it change in the last few months, developers are already sitting on stuff, if we do impact fees it will be even worse.

Commissioner Haberstroh – Impact isn't the answer, you won't collect enough to be able to do anything with it. There must be another way.

Superintendent Shane Schutz – He believes with mitigation that there are less strings attached on what you can use it for.

Commissioner Haberstroh – It would be a good idea to get a hold of Joe Clark, he has done an outstanding job finding additional resources.

Commissioner Morris – Asked what the reason was they won't deny choice students at this point? At the school she works at they denied every single choice student because they don't have the capacity.

Superintendent Shane Schutz – We are getting to the point where we may need to start denying the students that have been going to the school since third grade. We are trying to see those students through their education, but we are getting to the point where the policy numbers are making it difficult to not deny.

*Napavine Planning Commission Workshop Meeting
September 19, 2022
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Commissioner Morris – At a parent standpoint running for a bond, I would ask are you going after the rush road deal, or just sitting back and waiting on that? Are you going after other things instead of denying choice students and taking on Napavine? Are you just going after my money or addressing the needs of Napavine?

Director Morris – Would love to see the numbers on how many kids are inside the city. Have noticed a lot more elderly citizens moving in.

Executive Assistant Katie Williams – Need to move in the right direction, the city can't control any development that happens outside of the city.

Director Morris – Knows a lot about impact fees, but nothing about mitigation. Needs to get his feet wet on mitigation.

Commissioner Haberstroh – The word mitigation goes over a lot better than any other word.

Commissioner Graham – Set up another workshop meeting for November 7th at 5pm.

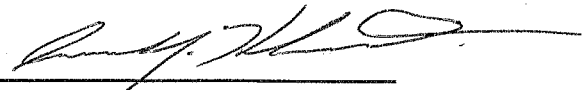
Commissioner Graham closed the workshop meeting at 5:50 pm.

These minutes are not verbatim. If so desired, a recording of this meeting is available online at <https://fccdl.in/jDnxDd4CsV>.

Respectfully submitted,



Bryan Morris, Community Development/Public Works Director



Planning Commission Chairperson

****Thurston County Impact Fees for school districts EXHIBIT H**

2022 SCHOOLS IMPACT FEES	
Housing Type	Impact Fee per Dwelling Unit
North Thurston	
Single-family	\$4,582
Multi-family	\$2,748
Olympia	
Single-family	\$6,029
Multi-family	\$2,477
Rochester	
Single-family	\$3,856
Multi-family	\$2,423
Tumwater	
Single-family	\$5,066
Multi-family	\$1,170
Yelm	
Single-family	\$4,500
Multi-family	\$1,900

2022 PARKS IMPACT FEES	
Housing Type	Impact Fee Per Dwelling Unit
Single-family Homes	\$1,615.48
Multi-Family Dwelling Units	\$1,152.02
Mobile Home Units	\$1,456.41

**April 1, 2022 Population of
Cities, Towns and Counties
Used for Allocation of Selected State Revenues
State of Washington**

<u>County Municipality</u>	<u>Census 2020</u>	<u>Estimate 2021¹</u>	<u>Estimate 2022</u>	<u>County Municipality</u>	<u>Census 2020</u>	<u>Estimate 2021¹</u>	<u>Estimate 2022</u>
Lewis <i>continued</i>				Pend Oreille <i>continued</i>			
Morton	1,036	1,055	1,070	Metaline	162	160	160
Mossyrock	768	775	780	Metaline Falls	272	275	275
Napavine	1,888	1,895	1,955	Newport	2,114	2,120	2,130
Pe Ell	642	640	650				
Toledo	631	635	685 *	Pierce	920,393 \$	928,200	937,400
Vader	629	645	655	Unincorporated	430,248	435,135	440,800
Winlock	1,472	1,585	1,695	Incorporated	490,145 \$	493,065	496,600
				Auburn <i>part</i>	10,013	10,040	10,060
Lincoln	10,876	10,900	11,050	Bonney Lake	21,750 \$	23,510	22,990
Unincorporated	5,290	5,320	5,440	Buckley	5,114	5,300	5,315
Incorporated	5,586	5,580	5,610	Carbonado	734	740	740
Almira	318	315	320	DuPont	10,151	10,180	10,180
Creston	213	215	215	Eatonville	2,845	2,875	2,890
Davenport	1,703	1,705	1,710	Edgewood	12,327	13,110	13,520
Harrington	429	425	430	Enumclaw <i>part</i>	0	0	0
Odessa	896	890	890	Fife	10,999	11,150	11,130
Reardan	637	640	650	Fircrest	7,156	7,195	7,215
Sprague	495	495	500	Gig Harbor	12,029	12,200	12,540
Wilbur	895	895	895	Lakewood	63,612	63,600	63,800
				Milton <i>part</i>	7,057	7,065	7,065
Mason	65,726	65,750	66,200	Orting	9,041	9,010	9,055
Unincorporated	55,355	55,340	55,770	Pacific <i>part</i>	41	40	40
Incorporated	10,371	10,410	10,430	Puyallup	42,973	43,060	43,260
Shelton	10,371	10,410	10,430	Roy	816	815	815
				Ruston	1,055	1,060	1,060
Okanogan	42,104	42,350	42,700	South Prairie	373	375	620
Unincorporated	25,943	26,105	26,325	Steilacoom	6,727	6,745	6,790
Incorporated	16,161	16,245	16,375	Sumner	10,621	10,700	10,800
Brewster	1,983	1,995	1,990	Tacoma	219,346	218,700	220,800
Conconully	193	190	190	University Place	34,866	35,100	35,420
Coulee Dam <i>part</i>	1,011	1,010	1,010	Wilkeson	499	495	495
Elmer City	239	245	245				
Nespelem	180	180	180	San Juan	17,788	17,850	18,150
Okanogan	2,379	2,395	2,415	Unincorporated	15,175 \$	15,220	15,470
Omak	4,860	4,870	4,950	Incorporated	2,613 \$	2,630	2,680
Oroville	1,795	1,800	1,805	Friday Harbor	2,613 \$	2,630	2,680
Pateros	593	590	590				
Riverside	329	325	325	Skagit	129,523	130,000	131,250
Tonasket	1,103	1,095	1,085	Unincorporated	52,606	52,750	52,970
Twisp	992	1,015	1,035	Incorporated	76,917	77,250	78,280
Winthrop	504	535	555	Anacortes	17,637	17,750	17,880
				Burlington	9,152	9,290	9,800
Pacific	23,365	23,425	23,600	Concrete	801	805	810
Unincorporated	15,763	15,815	15,960	Hamilton	299	295	295
Incorporated	7,602	7,610	7,640	La Conner	965	970	980
Ilwaco	1,087	1,085	1,100	Lyman	423	420	425
Long Beach	1,688	1,700	1,715	Mount Vernon	35,219	35,390	35,500
Raymond	3,081	3,075	3,090	Sedro-Woolley	12,421	12,330	12,590
South Bend	1,746	1,750	1,735				
				Skamania	11,604 \$	11,750	11,900
Pend Oreille	13,401	13,475	13,625	Unincorporated	9,148	9,255	9,375
Unincorporated	10,272	10,345	10,480	Incorporated	2,456 \$	2,495	2,525
Incorporated	3,129	3,130	3,145	North Bonneville	965 \$	970	975
Cusick	153	150	155	Stevenson	1,491	1,525	1,550
lone	428	425	425				

Estimates of Total Population for School Districts
Washington State Office of Financial Management, Small Area Estimate Program (SAEP)

By using these data the user agrees that the Washington State Office of Financial Management shall not be liable for any activity involving these data with regard to lost profits or savings or any other consequential damages; or the fitness for use of the data for a particular purpose; or the installation of the data, its use, or the results obtained.

Estimates are approximations, use these data with caution. The estimates in these tables are typically presented for very small areas. To increase statistical stability, we recommend that users aggregate small area populations into larger geographic units of about 4,300 people, the size of the average census tract. Some changes to the 2020 census data were made to ensure reliability. This table includes the 2020 census data from the Public Law 94-171 and OFM's adjusted 2020 figures so users can compare the values. All estimates are based on OFM adjusted figures. See the SAEP User Guide for more information.

Unified School District Name	Unified School District Code	Washington School District Code	Educational Service District Code	SAEP Version	2020 Census (P.L. 94-171) Total Population	OFM Adjusted Total Population 2020	Estimated Total Population 2021	Estimated Total Population 2022
Montesano School District	05160	14066	113	October 12, 2022	8,260	8,260	8,307	8,329
Morton School District	05190	21214	113	October 12, 2022	2,758	2,758	2,797	2,829
Moses Lake School District	05220	13161	171	October 12, 2022	46,235	46,235	46,936	47,283
Mossyrock School District	05250	21206	113	October 12, 2022	4,378	4,378	4,427	4,467
Mount Adams School District	05280	39209	105	October 12, 2022	4,358	4,358	4,359	4,361
Mount Baker School District	05310	37507	189	October 12, 2022	15,339	15,318	15,359	15,505
Mount Pleasant School District	05340	30029	112	October 12, 2022	332	332	336	335
Mount Vernon School District	05400	29320	189	October 12, 2022	40,063	40,063	40,221	40,338
Mukilteo School District	05430	31006	189	October 12, 2022	108,383	108,383	109,630	111,067
Naches Valley School District	05460	39003	105	October 12, 2022	8,767	8,767	8,798	8,854
Napavine School District	05490	21014	113	October 12, 2022	4,566	4,566	4,596	4,678
Naselle-Grays River Valley School District	05520	25155	112	October 12, 2022	2,275	2,275	2,263	2,246
Nespelem School District	05550	24014	171	October 12, 2022	1,275	1,275	1,275	1,274
Newport School District	05610	26056	101	October 12, 2022	8,546	8,546	8,606	8,719
Nine Mile Falls School District	05640	32325	101	October 12, 2022	9,170	9,170	9,261	9,315
Nooksack Valley School District	05670	37506	189	October 12, 2022	11,210	11,290	11,462	11,567
North Beach School District	05700	14064	113	October 12, 2022	8,522	8,522	8,824	9,129
North Franklin School District	05730	11051	123	October 12, 2022	10,755	10,755	10,460	10,227
North Kitsap School District	05760	18400	114	October 12, 2022	50,742	50,742	51,021	51,493

EXHIBIT I

North Mason School District	05790	23403	114	October 12, 2022	16,247	16,247	16,291	16,415
North River School District	05820	25200	113	October 12, 2022	290	290	292	292
North Thurston Public Schools	05850	34003	113	October 12, 2022	111,884	111,884	113,667	114,782
Northport School District	05880	33211	101	October 12, 2022	1,565	1,565	1,566	1,575
Northshore School District	05910	17417	121	October 12, 2022	150,982	150,982	152,048	153,301
Oak Harbor School District	05940	15201	189	October 12, 2022	41,883	41,883	41,771	42,050
Oakesdale School District	05970	38324	101	October 12, 2022	811	811	822	830
Oakville School District	06000	14400	113	October 12, 2022	2,598	2,598	2,601	2,612
Ocean Beach School District	06060	25101	112	October 12, 2022	11,934	11,934	11,999	12,164
Ocosta School District	06090	14172	113	October 12, 2022	7,639	7,639	7,514	7,521
Odessa School District	06120	22105	101	October 12, 2022	1,643	1,643	1,628	1,627
Okanogan School District	06150	24105	171	October 12, 2022	5,396	5,396	5,411	5,435
Olympia School District	06180	34111	113	October 12, 2022	71,071	70,844	71,025	71,664
Omak School District	06220	24019	171	October 12, 2022	10,492	10,492	10,508	10,616
Onalaska School District	06240	21300	113	October 12, 2022	5,856	5,856	5,926	6,004
Onion Creek School District	06270	33030	101	October 12, 2022	466	466	465	465
Orcas Island School District	06300	28137	189	October 12, 2022	6,041	6,041	6,065	6,164
Orchard Prairie School District	06330	32123	101	October 12, 2022	881	881	882	885
Orient School District	06360	10065	101	October 12, 2022	954	954	964	973
Orondo School District	06390	09013	171	October 12, 2022	1,667	1,667	1,693	1,716
Oroville School District	06420	24410	171	October 12, 2022	4,390	4,390	4,408	4,437
Orting School District	06450	27344	121	October 12, 2022	16,696	16,696	17,267	18,657
Othello School District	06480	01147	123	October 12, 2022	16,586	16,586	16,862	17,055
Palisades School District	06510	09102	171	October 12, 2022	259	259	269	266
Palouse School District	06540	38301	101	October 12, 2022	1,396	1,396	1,413	1,433
Pasco School District	06570	11001	123	October 12, 2022	85,213	85,213	87,106	88,737
Pateros School District	06600	24122	171	October 12, 2022	1,491	1,491	1,514	1,541
Paterson School District	06630	03050	123	October 12, 2022	379	379	377	383
Pe Ell School District	06660	21301	113	October 12, 2022	1,731	1,731	1,730	1,741
Peninsula School District	06690	27401	121	October 12, 2022	70,250	70,250	70,977	71,346
Pioneer School District	06750	23402	113	October 12, 2022	11,174	11,174	11,279	11,417
Pomeroy School District	06780	12110	123	October 12, 2022	2,247	2,247	2,261	2,260

EXHIBIT I

Port Angeles School District	06820	05121	114	October 12, 2022	31,873	31,873	32,122	32,230
Port Townsend School District	06840	16050	114	October 12, 2022	15,984	15,984	16,078	16,218
Prescott School District	06870	36402	123	October 12, 2022	1,667	1,667	1,655	1,655
Prosser School District	06900	03116	123	October 12, 2022	13,300	13,300	13,385	13,495
Pullman School District	06930	38267	101	October 12, 2022	34,983	34,983	31,819	34,924
Puyallup School District	06960	27003	121	October 12, 2022	139,962	139,962	142,348	144,030
Queets-Clearwater School District	01380	16020	114	October 12, 2022	552	552	446	378
Quilcene School District	06990	16048	114	October 12, 2022	1,907	1,907	1,922	1,933
Quillayute Valley School District	07020	05402	114	October 12, 2022	6,601	6,601	6,606	6,636
Quincy School District	07080	13144	171	October 12, 2022	13,546	13,546	13,924	14,100
Rainier School District	07110	34307	113	October 12, 2022	5,800	5,800	5,915	6,006
Raymond School District	07140	25116	113	October 12, 2022	3,955	3,955	3,949	3,966
Reardan-Edwall School District	07210	22009	101	October 12, 2022	4,990	4,990	5,006	5,042
Renton School District	07230	17403	121	October 12, 2022	130,822	130,822	131,105	131,695
Republic School District	07260	10309	101	October 12, 2022	3,075	3,075	3,128	3,145
Richland School District	07320	03400	123	October 12, 2022	78,330	78,330	79,665	80,830
Ridgefield School District	07350	06122	112	October 12, 2022	21,369	21,369	23,166	24,936
Ritzville School District	07380	01160	101	October 12, 2022	2,374	2,374	2,389	2,392
Riverside School District	07440	32416	101	October 12, 2022	12,052	12,052	12,132	12,247
Riverview School District	04560	17407	121	October 12, 2022	21,676	21,676	21,776	21,982
Rochester School District	07470	34401	113	October 12, 2022	15,154	15,154	15,134	15,182
Roosevelt School District	07530	20403	112	October 12, 2022	203	203	202	200
Rosalia School District	07560	38320	101	October 12, 2022	1,147	1,147	944	960
Royal School District	07620	13160	105	October 12, 2022	6,928	6,928	7,057	7,108
San Juan Island School District	07650	28149	189	October 12, 2022	8,632	8,632	8,666	8,815
Satsop School District	07680	14104	113	October 12, 2022	614	614	617	615
Seattle Public Schools	07710	17001	121	October 12, 2022	737,763	737,763	743,193	763,302
Sedro-Woolley School District	07740	29101	189	October 12, 2022	30,223	30,223	30,191	30,536
Selah School District	07770	39119	105	October 12, 2022	20,220	20,220	20,343	20,568
Selkirk School District	07800	26070	101	October 12, 2022	2,211	2,211	2,211	2,226
Sequim School District	07830	05323	114	October 12, 2022	33,260	33,260	33,563	33,718
Shaw Island School District	07860	28010	189	October 12, 2022	253	253	253	255

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Shelton School District	07900	23309	113	October 12, 2022	25,278	25,278	25,013	25,103
Shoreline School District	07920	17412	121	October 12, 2022	72,091	72,091	72,743	73,793
Skamania School District	07950	30002	112	October 12, 2022	892	892	894	905
Skykomish School District	07980	17404	121	October 12, 2022	642	642	641	644
Snohomish School District	08020	31201	189	October 12, 2022	58,269	58,269	58,677	58,996
Snoqualmie Valley School District	08040	17410	121	October 12, 2022	41,055	41,055	41,709	41,964
Soap Lake School District	08070	13156	171	October 12, 2022	3,691	3,691	3,714	3,789
South Bend School District	08100	25118	113	October 12, 2022	2,625	2,625	2,631	2,627
South Kitsap School District	08160	18402	114	October 12, 2022	75,885	75,885	76,515	77,187
South Whidbey School District	08190	15206	189	October 12, 2022	16,905	16,905	17,044	17,119
Southside School District	08220	23042	113	October 12, 2022	2,303	2,303	2,321	2,340
Spokane Public Schools	08250	32081	101	October 12, 2022	240,426	240,426	241,369	243,395
Sprague School District	08280	22008	101	October 12, 2022	710	710	706	708
St. John School District	08310	38322	101	October 12, 2022	1,126	1,126	1,050	1,050
Stanwood-Camano School District	08340	31401	189	October 12, 2022	37,511	37,511	38,024	38,651
Star School District	08370	11054	123	October 12, 2022	103	103	107	109
Starbuck School District	08400	07035	123	October 12, 2022	180	180	180	179
Stehekin School District	08430	04069	171	October 12, 2022	92	92	94	91
Steilacoom Historical School District	08460	27001	121	October 12, 2022	23,234	23,234	23,310	23,355
Step toe School District	08490	38304	101	October 12, 2022	281	281	288	288
Stevenson-Carson School District	08520	30303	112	October 12, 2022	6,835	6,403	6,495	6,568
Sultan School District	08550	31311	189	October 12, 2022	14,930	14,930	15,207	15,958
Summit Valley School District	08580	33202	101	October 12, 2022	645	645	643	644
Sumner School District	08610	27320	121	October 12, 2022	55,520	54,783	56,370	56,187
Sunnyside School District	08670	39201	105	October 12, 2022	24,696	24,696	24,747	24,850
Tacoma Public Schools	08700	27010	121	October 12, 2022	231,242	231,242	230,698	232,720
Taholah School District	08730	14077	113	October 12, 2022	1,199	1,199	1,199	1,195
Tahoma School District	08760	17409	121	October 12, 2022	43,485	43,485	44,182	44,447
Tekoa School District	08790	38265	101	October 12, 2022	986	986	973	973
Tenino School District	08820	34402	113	October 12, 2022	10,270	10,270	10,474	10,617
Thorp School District	08850	19400	105	October 12, 2022	1,411	1,411	1,443	1,481
Toledo School District	08910	21237	113	October 12, 2022	4,916	4,916	4,958	5,041

EXHIBIT I

Tonasket School District	08940	24404	171	October 12, 2022	6,863	6,863	6,863	6,878
Toppenish School District	08970	39202	105	October 12, 2022	14,594	14,594	14,623	14,647
Touchet School District	09000	36300	123	October 12, 2022	1,196	1,196	1,198	1,208
Toutle Lake School District	09030	08130	112	October 12, 2022	4,096	4,096	4,205	4,344
Trout Lake School District	09060	20400	112	October 12, 2022	1,158	1,158	1,169	1,189
Tukwila School District	08130	17406	121	October 12, 2022	20,651	20,651	20,838	21,473
Tumwater School District	09100	34033	113	October 12, 2022	43,334	43,561	44,162	44,561
Union Gap School District	09150	39002	105	October 12, 2022	3,868	3,868	3,891	3,949
University Place School District	09180	27083	121	October 12, 2022	32,039	32,039	32,258	32,581
Valley School District	09240	33070	101	October 12, 2022	1,486	1,486	1,495	1,502
Vancouver Public Schools	09270	06037	112	October 12, 2022	164,364	164,364	167,509	169,832
Vashon Island School District	09300	17402	121	October 12, 2022	11,055	11,055	11,117	11,161
Wahkiakum School District	09330	35200	112	October 12, 2022	3,556	3,556	3,604	3,649
Wahluke School District	09360	13073	105	October 12, 2022	7,977	7,977	8,238	8,478
Waitsburg School District	09390	36401	123	October 12, 2022	1,551	1,551	1,551	1,570
Walla Walla Public Schools	09450	36140	123	October 12, 2022	39,752	39,752	39,366	39,697
Wapato School District	09480	39207	105	October 12, 2022	14,044	14,044	14,056	14,034
Warden School District	09510	13146	171	October 12, 2022	3,754	3,754	3,787	3,831
Washougal School District	09540	06112	112	October 12, 2022	22,234	22,234	22,379	22,534
Washtucna School District	09570	01109	101	October 12, 2022	336	336	335	336
Waterville School District	09600	09209	171	October 12, 2022	1,751	1,751	1,768	1,761
Wellpinit School District	09630	33049	101	October 12, 2022	1,370	1,370	1,367	1,370
Wenatchee School District	09660	04246	171	October 12, 2022	46,917	46,984	47,135	47,364
West Valley School District (Spokane)	09690	32363	101	October 12, 2022	21,284	21,284	21,396	21,596
West Valley School District (Yakima)	09720	39208	105	October 12, 2022	32,424	32,424	32,520	32,682
White Pass School District	09750	21303	113	October 12, 2022	4,077	4,077	4,126	4,219
White River School District	09780	27416	121	October 12, 2022	24,665	24,665	26,378	26,747
White Salmon Valley School District	09810	20405	112	October 12, 2022	9,112	9,112	9,179	9,240
Wilbur School District	09840	22200	101	October 12, 2022	1,402	1,402	1,405	1,424
Willapa Valley School District	09870	25160	113	October 12, 2022	2,316	2,316	2,328	2,343
Wilson Creek School District	09900	13167	171	October 12, 2022	570	570	570	572
Winlock School District	09930	21232	113	October 12, 2022	4,818	4,818	4,960	5,099

Wishkah Valley School District	09990	14117	113	October 12, 2022	888	888	892	893
Wishram School District	10020	20094	112	October 12, 2022	376	376	384	477
Woodland School District	10050	08404	112	October 12, 2022	14,185	14,185	14,410	14,619
Yakima School District	10110	39007	105	October 12, 2022	80,183	80,183	80,884	81,168
Yelm Community Schools	10140	34002	113	October 12, 2022	35,695	35,695	35,889	36,106
Zillah School District	10170	39205	105	October 12, 2022	5,229	5,229	5,241	5,256

The 2020 Census values are based on the 2020 Census Public Law 94-171 block data.

The 2020 OFM Adjusted values are census values adjusted to improve data consistency and correct erroneous values.

The 2021-2022 estimates, change and percent change are based on OFM Adjusted census block values.

The 2020-2022 estimates are consistent with OFM April 1 postcensal estimates at the county level.

SAEP estimates are subject to change due to data updates and revisions.

File prepared on 2022_10_12.

Numeric Change in Population 2020 to 2022	Percent Change in Population 2020 to 2022
69	0.84%
71	2.56%
1,048	2.27%
89	2.02%
3	0.06%
187	1.22%
3	0.84%
275	0.69%
2,684	2.48%
87	0.99%
112	2.45%
-29	(1.259%)
-1	(0.053%)
173	2.03%
145	1.58%
277	2.45%
607	7.12%
-528	(4.905%)
751	1.48%

EXHIBIT I

168	1.03%
2	0.59%
2,898	2.59%
10	0.65%
2,319	1.54%
167	0.40%
19	2.32%
14	0.53%
230	1.93%
-118	(1.539%)
-16	(0.979%)
39	0.72%
820	1.16%
124	1.18%
148	2.53%
-1	(0.180%)
123	2.04%
4	0.42%
19	1.94%
49	2.94%
47	1.07%
1,961	11.75%
469	2.83%
7	2.85%
37	2.65%
3,524	4.14%
50	3.37%
4	0.99%
10	0.55%
1,096	1.56%
243	2.18%
13	0.59%

EXHIBIT I

357	1.12%
234	1.46%
-12	(0.713%)
195	1.47%
-59	(0.168%)
4,068	2.91%
-174	(31.526%)
26	1.37%
35	0.54%
554	4.09%
206	3.55%
11	0.29%
52	1.03%
873	0.67%
70	2.28%
2,500	3.19%
3,567	16.69%
18	0.76%
195	1.62%
306	1.41%
28	0.18%
-3	(1.499%)
-187	(16.299%)
180	2.60%
183	2.12%
1	0.16%
25,539	3.46%
313	1.04%
348	1.72%
15	0.66%
458	1.38%
2	0.82%

EXHIBIT I

-175	(0.690%)
1,702	2.36%
13	1.48%
2	0.33%
727	1.25%
909	2.21%
98	2.67%
2	0.09%
1,302	1.72%
214	1.27%
37	1.60%
2,969	1.24%
-2	(0.348%)
-76	(6.739%)
1,140	3.04%
6	6.13%
-1	(0.310%)
-1	(0.550%)
121	0.52%
7	2.59%
165	2.58%
1,028	6.88%
-1	(0.169%)
1,404	2.56%
154	0.62%
1,478	0.64%
-4	(0.315%)
962	2.21%
-13	(1.324%)
347	3.38%
70	4.96%
125	2.55%

EXHIBIT I

15	0.22%
53	0.36%
12	1.03%
248	6.05%
31	2.72%
822	3.98%
1,000	2.30%
81	2.08%
542	1.69%
16	1.05%
5,468	3.33%
106	0.96%
93	2.62%
501	6.28%
19	1.22%
-55	(0.140%)
-10	(0.070%)
77	2.04%
300	1.35%
0	0.06%
10	0.57%
0	(0.028%)
380	0.81%
312	1.47%
258	0.80%
142	3.48%
2,082	8.44%
128	1.40%
22	1.54%
27	1.19%
2	0.32%
281	5.83%

EXHIBIT I

5	0.51%
101	26.94%
434	3.06%
985	1.23%
411	1.15%
27	0.53%

