Staff Report

November 2, 2026 Council Workshop Meeting

Evergreen School District and Washougal School District Capital Facilities Plan Updates
Presenter: Alan Peters, Community Development Director
Time Estimate: 5 minutes

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BACKGROUND: Along with the Our Camas 2045 Comprehensive Plan Periodic Update, the city is updating its utility system plans, transportation plans, and school district capital facilities plans to ensure consistency with the plan and the City's 20-year growth projections. The Evergreen and Washougal School Districts have recently updated their capital facilities plans, which the City adopts by reference pursuant to WAC 365-196-415.

SUMMARY: Capital facilities planning is an essential component of the Washington State Growth Management Act (GMA), ensuring that public infrastructure and services are planned and provided in coordination with anticipated growth. Under RCW 36.70A.070, comprehensive plans must include a capital facilities element that inventories existing facilities, forecasts future needs, and identifies proposed improvements.

Capital facilities plans (CFPs) help ensure that adequate public services are available to support planned development while maintaining adopted levels of service. As part of the Our Camas 2045 update, the City has updated its General Sewer Plan, Water System Plan, and Transportation System Plan to reflect the land use assumptions and needs associated with anticipated growth through 2045.

Three public school districts (Camas, Evergreen, and Washougal) operate within the City of Camas and the City adopts their plans by reference pursuant to WAC 365-196-415 and CMC 3.88.100.

> ***CMC 3.88.100 - School impact fee component formula.***
>
> *A. Plan adoption. The city will collect School Impact Fees on behalf of a school district provided the school district's capital facilities plan is adopted by reference as a component of the most current Comprehensive Plan in accordance with city policies and procedures.*
>
> *B. The impact fee component for schools shall be separately calculated by each school district in accordance with state statutes and current best practices and approved by the school district board prior to requesting the city update or revise the school impact fee ("SIP").*

C. No new or revised school impact fees shall be effective until adopted by the council following a duly advertised public hearing to consider the school district's capital facilities plan or plan update.

D. School impact fees will be collected by the city pursuant to provisions in Section 3.88.040 then passed through to the respective school district for their use in funding school capital facilities. The City may charge applicable administrative fees in addition to the school impact fees in accordance with the City's fee schedule.

Evergreen School District Capital Facilities Plan

The Evergreen School District (ESD) captures a portion of the northwest area of Camas, including ongoing residential development in Camas Meadows and Green Mountain. ESD's CFP was adopted June 10, 2025, and covers the 2026-2032 horizon. The plan identifies existing school capacities, projected student enrollment, anticipated facility needs, and funding strategies to accommodate future growth. Notably, the plan projects declining student enrollment through 2032 and focuses on maintaining or replacing existing facilities rather than expansion of new schools. As a result, ESD will not be collecting any school impact fees.

Figure 1: ESD Projected Student Enrollment 2024-2030

Grade	Fall 2024	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Total K-5	9,046	8,883	8,795	8,813	8,871	9,056	9,205
Total 6-8	4,844	4,751	4,684	4,686	4,624	4,491	4,381
Total 9-12	8,240	7,783	7,554	7,308	7,161	7,024	6,982
Total	**22,130**	**21,417**	**21,033**	**20,807**	**20,656**	**20,571**	**20,568**

Washougal School District Capital Facilities Plan

The Washougal School District (WSD) captures a small area of Camas along SE 3rd Ave with no anticipated residential growth. The WSD CFP was adopted June 10, 2025, and covers the 2022-2027 horizon. Like ESD, the plan projects declining student enrollment and no need for collection of school impact fees.

Figure 2: WSD Projected Student Enrollment 2026-2031

Grade	2026	2027	2028	2029	2030	2031
Total TK-5	1,107	1,092	1,051	1,037	1,018	999
Total 6-8	560	563	566	546	526	507
Total 9-12	752	733	725	738	750	756
Total	**2419**	**2388**	**2342**	**2321**	**2294**	**2262**

BENEFITS TO THE COMMUNITY: Adopting these plans ensures the City's and school district plans remain coordinated. The updates also ensure that adequate education facilities will be accommodated with future growth, or in this case that impact fees are not collected with new residential development as additional school capacity is not needed.

STRATEGIC PLAN: The proposed updates support the Strategic Plan's Economic Prosperity and Stewardship of City Assets priorities by coordinating the City's comprehensive plan with school district capital facilities planning.

POTENTIAL CHALLENGES: Although both school districts anticipate declining enrollment, there are many factors that influence enrollment outside the City's and districts' control. If enrollment exceeds projections, then the plans would need to be updated and impact fees may be reassessed.

BUDGET IMPACT: There is no anticipated budget impact as any capital improvements are the responsibility of the respective school districts and the City does not keep any of the school impact fees it collects on behalf of school districts.

RECOMMENDATION: Staff recommends Council schedule a public hearing at the December 7, 2026 Regular Meeting to consider adoption of these plans.