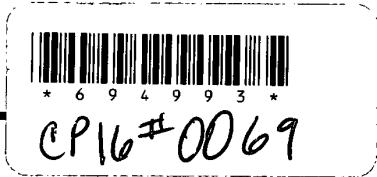


**McCall, Marilee**

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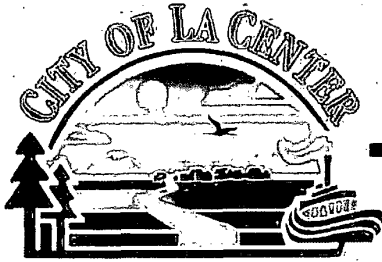
**From:** Jeff Sarvis <jsarvis@ci.lacenter.wa.us>  
**Sent:** Tuesday, April 01, 2014 1:52 PM  
**To:** McCall, Marilee  
**Cc:** Eric Eisemann  
**Subject:** La Center Testimony  
**Attachments:** BOCC letter\_001.pdf

Marilee:

La Center Mayor Jim Irish plans to read/present the attached letter at the BOCC meeting tonight. In the future I will try to be more timely. Thank you very much for your help.

Jeffrey B. Sarvis  
City of La Center  
Public Works Director  
Ph. 360-263-7661  
Fax 360-263-7666  
[jsarvis@ci.lacenter.wa.us](mailto:jsarvis@ci.lacenter.wa.us)

This e-mail and related attachments and any response may be subject to public disclosure under state law.



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214 East Fourth Street • La Center, WA 98629

April 1, 2014

Board of Clark County Commissioners  
P.O. Box 9810  
1300 Franklin Street  
Vancouver, WA 98660-9810

Re: Comprehensive Plan - County-wide Employment Forecast

Dear Commissioners:

The Board of Clark County Commissioners proposes to adopt a new 20-year employment forecast for the 2016-2035 Comprehensive Plan Update and has asked their city partners to weigh in on the issue. The La Center City Council considered and discussed long-range employment forecasts during its March 26th Council meeting.

For nearly two decades, throughout the GMA planning process, La Center has never wavered from its goal of creating a robust employment base in our downtown core and at the I-5 Interchange. In 2007, Clark County expanded La Center's UGA to encompass both sides of the La Center I-5 Junction. Subsequently the City lost nearly three-quarters of its employment lands from our Junction area UGA as a result of a court decision. In 2011 La Center annexed its UGA to the west side of the I-5 right-of-way. For more than decade, we have had to address the prospect of federal trust lands at our doorstep. Currently we are facing legal challenges to our efforts to extend sewer service to the edge of our UGA. Despite these challenges, our commitment to our citizens to create new opportunities for jobs, to create a high-quality living environment, and to adopt affordable funding strategies to fulfill our goals has never wavered.

Therefore, it should not come as a surprise to anyone that the La Center City Council has a healthy appetite for economic growth. We encourage the Board of Commissioners to adopt a robust and affordable employment forecast.

La Center is a small City and consequently it has the fewest employment lands of any jurisdiction in Clark County, totaling approximately 1.4% of the vacant commercial lands and 1.5% of the vacant industrial lands County-wide. Within our entire UGA we have 46.3 net buildable acres of commercial land and 48.9 net buildable acres of industrial land. That's all...

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and it is not enough. Without a robust employment strategy La Center cannot provide enough job opportunities to serve its projected 2035 population of 9,827 residents.

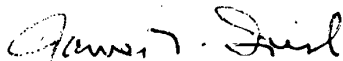
We are in the early stages of the Comprehensive Plan update process and we know that there are many steps and decisions before us. Consequently, we ask that when the Board adopts an employment forecast it ensures that the allocation process provides for flexibility. To La Center, flexibility means that:

- The County would support a proposal to allocate jobs based on factors unique to each jurisdiction rather than on a purely proportional share of existing employment lands county-wide.
- The County would support a minor expansion of our UGA at the I-5 La Center interchange for job creation if La Center can show the work to justify the expansion.
- The County would reaffirm its commitment to La Center detailed in Clark County County-wide Plan Policy 1.1.19, to add additional industrial land to the La Center UGA as an out-of-cycle plan amendment if a Tribal Casino is located adjacent to the City limits.<sup>1</sup>

In closing, I want to reiterate La Center's support for a robust employment allocation and our commitment to provide the services necessary to support the cost of new economic growth. We also ask that your allocation process be flexible enough to allow consideration of factors unique to each jurisdiction.

Thank you for this opportunity to comment.

Sincerely,



James T. Irish, Mayor  
City of La Center

<sup>1</sup> 1.1.19 An additional 120 acres +/- of industrial land –located west of Interstate 5 and east of 41st Avenue, and south of 309th Street and north of 299th Street – shall be added to the La Center Urban Area as an out-of-cycle subarea amendment if the United States government recognizes a new tribal reservation within the La Center Urban Area.