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360.263.7665 • Fax 360.263.7666 • www.ci.lacenter.wa.us
419 E. Cedar Ave., Ste. A201 • La Center, WA 98629

Department of Public Works

March 1, 2015

Oliver Orjiako, Director
Clark County Community Planning
1300 Franklin St.
PO Box 9810
Vancouver, WA 98666-9810

Re: Request to expand the La Center Urban Growth Boundary during the 2016 Comprehensive Plan Update

Dear Mr. Orjiako,

On February 5, 2015, by letter from Oliver Orjiako, and February 12, 2015, by email from Laurie Lebowsky, 2015, Clark County Community Planning (CCCP) provided the City's with a detailed list outlining the materials the County will require relating to UGA expansion requests. The County requires that the City:

- Re-affirm previous UGA expansion requests, and
- Submit new UGA expansion requests, if needed or different from previous requests.


All requests must include the following:

- A. Map clearly indicating the subject parcels;
- B. Narrative providing all applicable information regarding the subject parcels zoning, comprehensive plan designation, etc.,
- C. Indication of the proposed land uses for the subject parcels;
- D. Detailed explanation why these parcels should be brought into the UGB; and
- E. Indication whether the subject parcels were studied under the 2007 Comprehensive Plan maximum study area.

Community Planning established the following deadlines:

- Any city requesting a UGA expansion must submit their UGA request and supporting documents to Clark County by March 3, 2013.
- Draft de-designation analysis of agricultural lands must be provided to County planning staff by May 1, 2015.

By this letter, the City of La Center reaffirms its request to expand the La Center Urban Growth Boundary and reaffirms its recommendations relating to relevant Clark County Comprehensive Plan Policies.

Thank you,

Al Luiz
La Center Mayor Pro-Tem

Attachments



B. Narrative

La Center School District

The La Center School District requests that 17 acres of land zoned R-5 be included in the La Center UGA. The La Center City Council unanimously endorsed the proposal in a public meeting and forwarded its endorsement to Clark County. When the School District parcel is added to the La Center UGA the City will annex the property and apply a Public Facilities zone which allows schools and school-related uses. See Figure B1 regarding or pertinent parcel information.

Location	Address (Owner)	Zoning	Gross Acres
Intersection of NW Bolen Rd. and NW 14 th St. 35301 NW 14 th Avenue, La Center WA #29 SEC 33 T5NR1EWM 17 A. Assessor's PIN: 258647000	La Center School District 725 Highland Road PO Box 1840 La Center, WA 98629	R-5	17

Figure B1 – La Center School District request.

La Center Employment Land

The City of La Center supports the request of the Fudge Estate and 3B NW LLC to add approximately 56.55 acres of land to the La Center UGA. The properties were included in the 2007 La Center UGA but the County subsequently removed these and other parcels from the City's UGA in response to "Clark County v. W. Wash. Growth Mgmt. Bd."

The properties are currently zoned AG-20 with an Industrial Reserve overly. The City, working on behalf of the Fudge Estate, engaged the services of Globalwise, Inc. to conduct an analysis of the long-term commercial significance of the Fudge Estate properties. 3B NW LLC has also engaged Globalwise, Inc. to conduct a parallel study. Both studies are in progress and will be completed by May 1, 2015.

Location	Address (Owner)	Zoning	Gross Acres
The NE corner of the I-5 and La Center Road interchange Assessor's PIN: 209746000	3B NW LLC 7320 NE St. Johns Rd., Vancouver, WA 98665	AG-20 (Ind. Reserve)	12.45 Ac.
The NE corner of the I-5 and La Center Road interchange Assessor's PIN: 209705000	Fudge Estate c/o Griffith Trust PO Box 180, La Center, WA 98629	AG-20 (Ind. Reserve)	24.10 Ac.
The NE corner of the I-5 and La Center Road interchange Assessor's PIN: 209748000	Fudge Estate c/o Griffith Trust PO Box 180, La Center, WA 98629	AG-20 (Ind. Reserve)	20.00 Ac.
			56.55 Ac.

Figure B2 – La Center Employment Lands request.

C. Proposed land uses

La Center School District

The La Center School District proposes to use the subject property for an elementary school and associated school uses, including a parking lot and athletic fields.

Junction Employment Lands

The City anticipates that the subject properties will be designated and zoned for employment use. In 2007 Clark County, at the City's request, designated the subject parcels for Commercial use. The City developed a subsequent sub-area plan for the 2007 La Center Junction which continued to envision zoning the subject properties for employment use. The City did not adopt the sub-area plan because of the adverse decision in "*Clark County v. W. Wash. Growth Mgmt. Bd.*" However, if the subject properties are added to the UGA the City will zone them for retail employment use.

D. Why these parcels should be brought into the UGB

La Center School District

In 2006 the La Center School District purchased the subject property for future use as an elementary school. The same year the School District submitted an application for Type I Habitat Predetermination for the purpose of establishing the future location for an elementary school, parking lots and athletic fields. On October 31, 2006 Clark County issued a Staff Report and Decision relating to the school planning request. (Clark County HAB-2006-0023.)

Countywide plan policies (CWPP) require the county and each city "to give full consideration to the importance of school facilities and encourage development of sustainable learning environments through the adoption and implementation of county and city comprehensive land use plan policies and development regulations". (CWPP 10.1.1.) In addition, "[T]he county and each city shall include sufficient vacant land at adequate sizes in the future land use categories to meet projected demand for new schools. (CWPP 10.1.3.)

A goal of the Clark County Comprehensive Plan is to "encourage the location of new school facilities in areas where they can best serve students and the community". Clark County Comprehensive Plan Policy (CCPP) 10.2.1 states, "School facilities serving predominantly urban populations should be preferably located in urban growth areas then in rural areas adjacent to the urban growth boundary." The La Center School District serves an urban and rural population. In addition, CCPP 3.2.6 strongly encourages schools to locate within the urban growth areas.

Consequently, locating land owned by the La Center School District that will be used for school purposes is entirely consistent with the Clark County Comprehensive Plan.

Junction Employment Lands

In 2007 the La Center Comprehensive Plan forecast a 2024 population of 9,827 persons and 4,065 total jobs which would be consistent with the County's 2035 Planning Assumption of 1.1 jobs per household. However, La Center lost a significant amount of employment lands as a result of a successful court challenge to the County's 2007 Comprehensive Plan and the jobs to housing ratio in La Center is out of balance.

F. Additional Comprehensive Plan Policy Requests (submitted in July 2014)

The City applauds the several of the Principals and Values the Board of Clark County Commissioners (BOCC) has offered. Among them are:

- **Employment Lands:** Equalize land allocation and jobs/population ratio so that cities have equitable share of jobs – diverse job base
- **Other Land Use:** Respect cities' investment in capital facilities by not shrinking the 2007 urban growth boundaries
- **Mapping Implications:** La Center needs greater economic diversification opportunities and multi-family land use designations

The City has reviewed the proposed amendments to the County-Wide Plan Policies (CWPP) and offers the following comments into the record:

- CWPP 1.1.18. As a consequence of the legal challenge to the 2007 County Comprehensive Plan, La Center lost a significant portion of its job creating potential. Consequently, there is no longer any need for an additional bridge across the East Fork of the Lewis River connecting the La Center Junction and the City. The City suggests that the County delete CWPP 1.1.18. ~~The City of La Center shall be the primary agent for planning, permitting, funding, constructing and maintaining a new bridge crossing the East Fork Lewis River outside the La Center Urban Growth Area. The new bridge shall meet or exceed county and city public works and environmental standards. Prior to the next county comprehensive plan update, Clark County shall incorporate the new bridge and necessary arterials into the Clark County Arterial atlas and may provide technical assistance.~~
- CWPP. 1.1.19. In 2007, the BOCC recognized that the federal government may establish a tribal reservation near the La Center UGA. In the eventuality that the land near La Center is placed in Federal trust, in 2007 the BOCC offered to make La Center whole by adding new employment lands into the City's UGA. Establishment of 152 acres of trust land at the La Center I-5 Junction is not premature conjecture. The Federal government will create a 152 acre reserve out of land that the Clark County Comprehensive Plan currently designates as AG-20/Industrial Reserve.

The City proposes to preserve the intent of CWPP 1.1.19 while clarifying the language of the existing policy as follows: "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 on land currently designated for Industrial Reserve near within the La Center Urban Area." (See Industrial Reserve below.)



PO Box 1840 • 725 Highland Road
La Center, WA 98629
Tel 360.263.2131 • Fax 360.263.1140

January 14, 2015

Dear Mr. Sarvis,

This letter is a formal request to have the La Center School District property (Clark County Identification Number: 258647000) located at the intersection of NW Bolen St. and NW 14th Ave. become part of the City of La Center's Urban Growth Boundary (UGB).

The district purchased this property in 2006 as a potential school site. In 2008 the district put before the voters a request to build an elementary school on this site. Even though the request was not approved, it shows a clear record of the district's interest in using this property as a potential site for a school. This parcel is the only piece of property owned by the district suitable to build a new school in order to handle future growth.

Since this property is adjacent to the city's current UGB (NW Bolen St.), we have determined it is in the best interest of the district to have this parcel become part of the City of La Center. As you know, the first step in being included within the city's boundaries is to have the land designated as part of La Center's UGB. We believe being part of the city will be much more efficient because all of our school properties will be within the city limits.

With all this in mind, I respectfully request that the City of La Center's current request to Clark County include this school district property be moved into the UGB so it will be considered as part of the county's updated comprehensive plan. Thank you in advance for considering this request.

Sincerely,

A handwritten signature in black ink that reads "Mark Mansell". The signature is written in a cursive style.

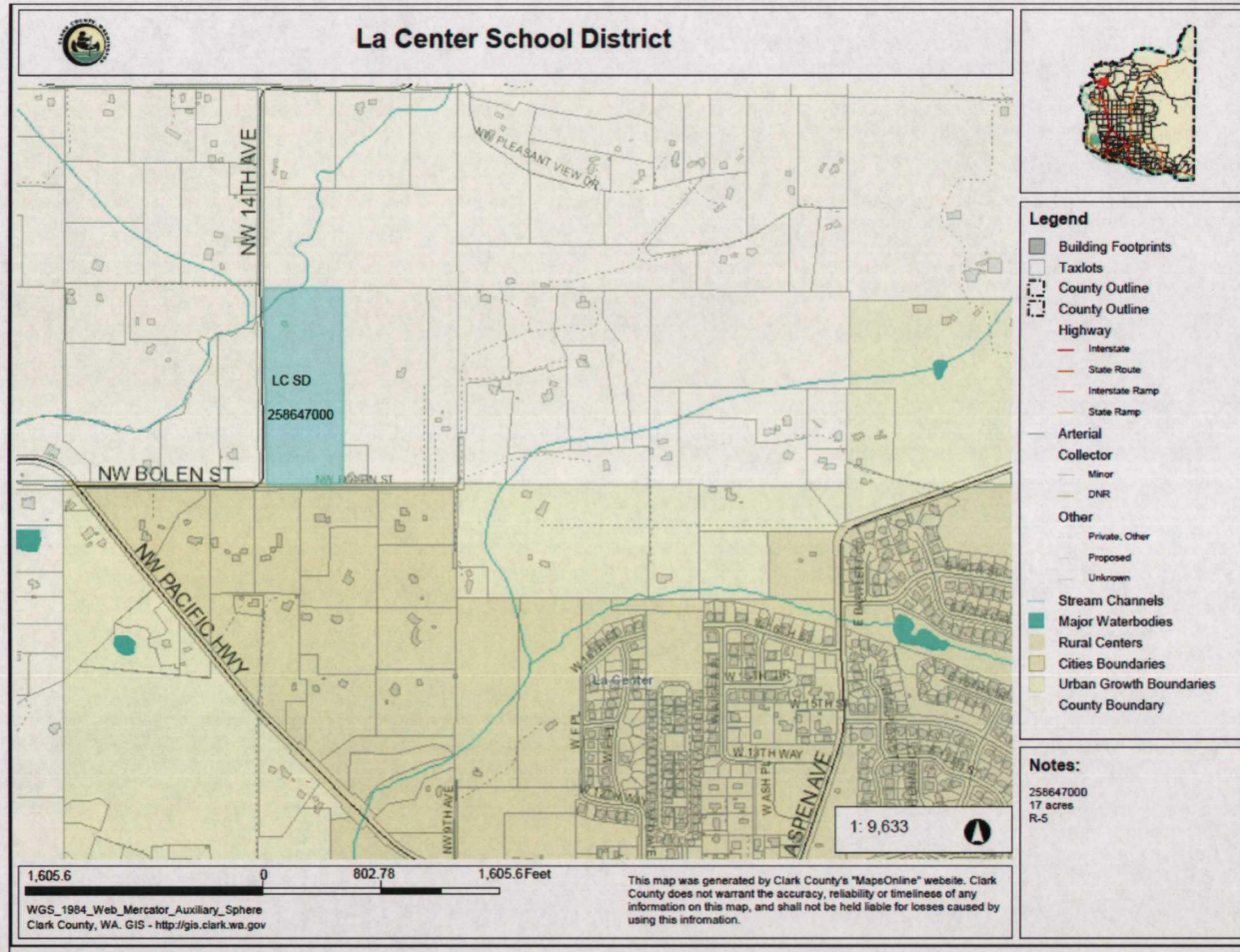
Dr. Mark Mansell
Superintendent

Cc: La Center School District Board of Directors, Mayor Jim Irish, La Center City Council

Educating children for tomorrow's world.

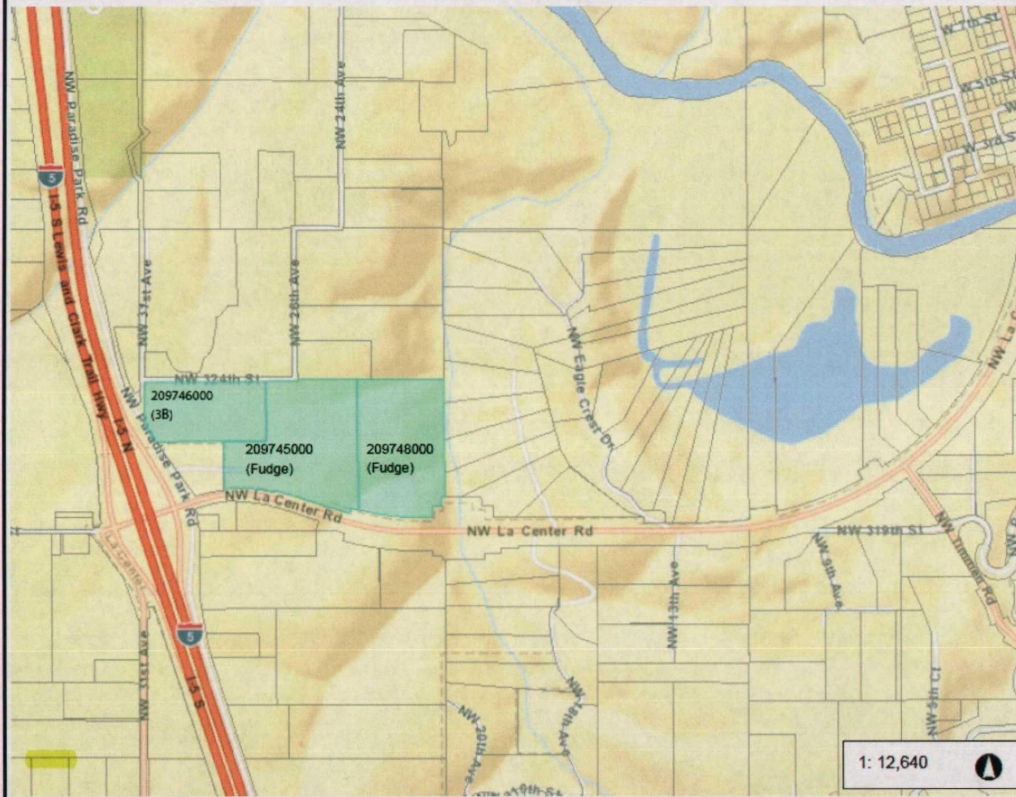
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A. Maps indicating the subject parcels





La Center UGA Expansion v1

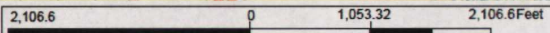


- Legend**
- Building Footprints
 - Taxlots
 - World Street Map

Notes:

3 parcels: 209745000, 209705000 & 209748000
 Zoning: AG-20 (Industrial Reserve Overlay)
 56.55 Ac.

1: 12,640



WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

The current La Center 2035 population is approximately 7,000 people. Currently, there are approximately 825 jobs in the La Center UGA. The County proposes to allocate 1,367 jobs to La Center based on current Vacant Buildable Lands (VBL) analysis. The resulting 2,192 total jobs are out of balance with the County's preferred Jobs to household goal. Consequently, to help address the shortfall, La Center proposes a small expansion of its UGA for employment purposes and will evaluate up-zoning land in the downtown core.

E. 2007 Comprehensive Plan maximum study area

The La Center School District purchased the subject property in 2005 for the purpose of locating a new school there. The district voters did not approve the bond request in 2006 and the District put the expansion plans on hold. Consequently, the subject parcel was not part of the 2007 Comprehensive Plan maximum study area.

The La Center Junction employment area request was part of the 2007 Comprehensive Plan maximum study area and was included in the 2007 La Center UGA as Commercial land. (See detail of 2007 La Center UGA map below.) However, Clark County removed this area, and hundreds of additional acres around the La Center Junction from the La Center UGA in compliance with “*Clark County v. W. Wash. Growth Mgmt. Bd.*”, 161 Wn. App. 204 (2010).

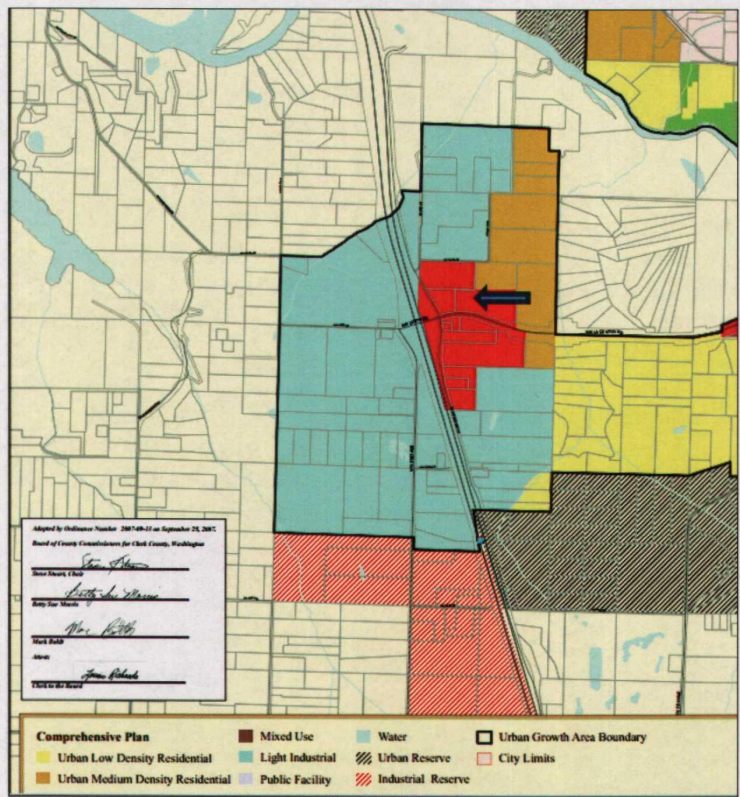


Figure E1. La Center 2007 Comprehensive Plan Map. Source: http://www.clark.wa.gov/planning/comp_plan/documents/Newmaps/LAC_Adopted_092507_32x32.pdf

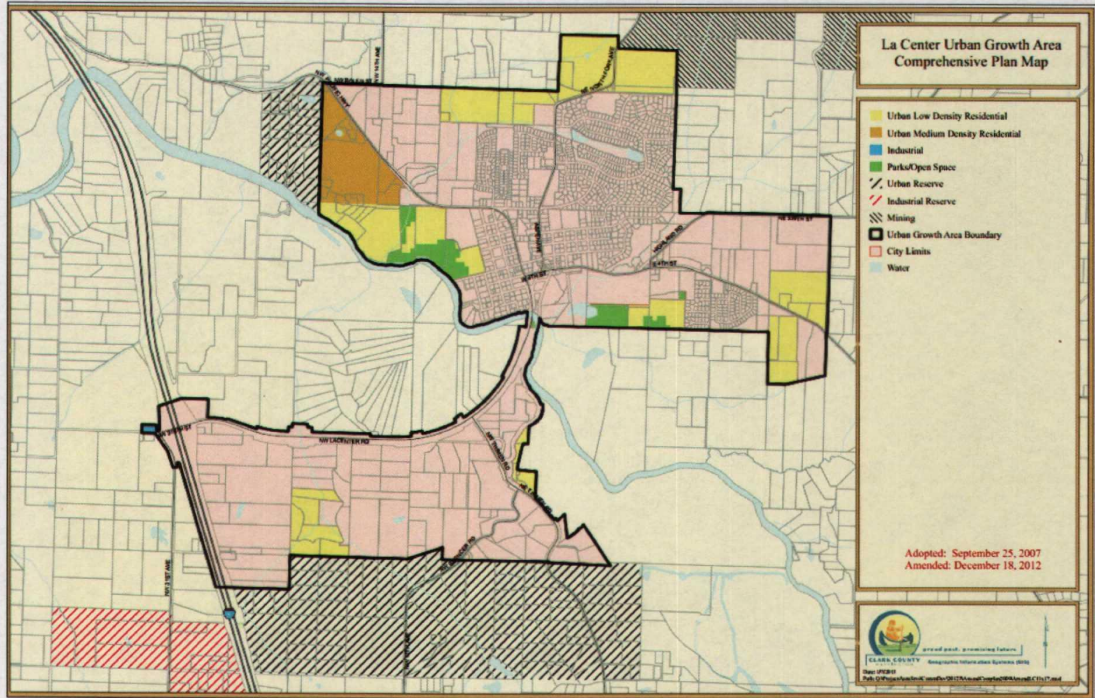


Figure F1. La Center 2007 Comprehensive Plan Map. La Center area Industrial Reserve cross-hatched in red. Source: http://www.clark.wa.gov/planning/comp_plan/documents/Figure14-LaCenter_2012Amend.pdf