

APPENDIX B

COMPREHENSIVE PLAN GOALS & POLICIES

LAND USE

COUNTY-WIDE POLICIES

The Clark County Community Framework Plan establishes a regional vision for how growth should occur in unincorporated Clark County and the cities of Battle Ground, Camas, La Center, Vancouver, Washougal, and Yacolt. The Framework Plan encourages La Center to develop employment opportunities and residential densities averaging four units per net residential acre. Higher densities are planned to occur within multi-family residential districts. The Clark County Comprehensive Growth Management Plan policies establish five land use goals that guide development in the county:

Adopt UGA boundaries to accommodate residential and employment increases projected within the boundaries over the next 20-years.

Encourage more compact and efficiently served urban forms, and reduce the inappropriate conversion of land to sprawling, low-density development.

Land use patterns and individual developments should be locationally and functionally integrated to reduce sprawl, promote pedestrian and transit use and limit the need for automobile trips and to foster neighborhood and community identity.

Designate Urban Reserve Areas (URAs) adjacent to urban growth areas in order to preserve the opportunity for orderly and efficient transition from rural to urban land uses if and when needed in the future.

Designate Industrial Reserve Areas (IRAs) at certain specified locations adjacent to the designated urban growth area. Premature land parcelization and development of uses which are potentially incompatible with or preclude later industrial development shall be limited in order to preserve opportunities for the future siting of larger industrial uses or concentrations of uses.

LA CENTER URBAN AREA COMPREHENSIVE PLAN

General Development

- 1.1.1 Commercial, industrial, residential and other developments should be constructed in a manner which generally fosters community identity and continuity, through the use of materials, architectural design, or other means consistent with La Center's heritage and character.

La Center Junction Subarea Plan

- 1.1.2 Commercial, industrial, residential and other development should be located and constructed in a manner which allows for and facilitates travel to and between other uses in the City, through automobile, bicycle or pedestrian means.
- 1.1.3 Development in La Center shall occur in a logical manner which allows for orderly and efficient provision of roads, sewer and water,

and other services. La Center shall discourage sprawl or leapfrog development patterns inconsistent with its growth objectives.

- 1.1.4 Development shall make provisions for adequate road dedication and improvements, sewer and water improvements, and other capital improvements as needed to directly serve such development.
- 1.1.5 La Center shall adopt standards or guidelines to foster greater compatibility in cases where adjacent uses differ.
- 1.1.7 Land use designations shall be based upon City and County comprehensive land inventories which shall consider the need for land used for public purposes, such as, utilities, transportation corridors, sanitary treatment facilities, stormwater management facilities, recreational areas, schools, open space, wildlife habitat and critical areas, and other public purposes the City deems important to the health, safety and welfare of the community.

Commercial Development

- 1.3.1 Commercial development in La Center shall be encouraged as it provides some or all of the following benefits:
 - a) Provide employment or economic opportunities for the people of La Center and surrounding areas.
 - b) Provide goods or service for the people of La Center and surrounding area.
 - c) Provide tax revenue for the City of La Center.
- 1.3.5 Approximately 35 acres of land on the south side of La Center Road at the intersection of La Center Road and Timmen Road shall be designated for the purpose of creating a mixed-use commercial / residential / office employment area.

Development at the Interstate-5 Junction

- 1.4.1 The La Center Junction, the intersection of the La Center Road and Interstate-5 (I-5), should become an employment area for the benefit of the citizens of La Center and north Clark County. Annexation of the La Center Junction is the primary land use objective of this policy.
- 1.4.2 The City shall consult with Clark County, Ridgefield and interested property owners, parties and agencies in the process of developing adequate capital facilities for the Junction.
- 1.4.3 Planning for the I-5 Interchange area should address the following objectives:
 - a) The plan should encompass lands on both sides of I-5 south to NE 299th Street and north to the Lewis River.
 - b) Employment activity at the La Center Junction should be dedicated to Employment Campus and or Light Industrial use with limited commercial activity. Heavy industrial uses are disfavored.
 - c) Preference shall be given to developments which provide jobs, goods or services primarily for the local area.
 - d) Transportation, utility, or other improvements required for initial development at the junction should be paid for by public and private funds.

- e) Development at the Junction which may adversely impact the commercial viability and survival of downtown La Center is discouraged.
- f) Development at the junction which provides low levels of employment (fewer than 9 employees per acre) shall be discouraged.
- g) Development at the Junction should be consistent with minimum design standards, including signage which should be limited to 30 feet in height; outdoor storage areas, if any, shall be fully screened from surrounding uses and rights-of-way; and landscaping shall be provided along commercial and industrial property lines, as necessary, to provide a visual buffer of structures from public rights-of-way, including the I-5 freeway.

TRANSPORTATION

COUNTY-WIDE POLICIES

The city's transportation element is consistent with the applicable county-wide planning policies, and contains several goals with supporting policies and implementation strategies intended to promote a shift from a transportation system based on single-occupant autos to a multi-modal network. Goals include:

- Develop a multi-modal transportation system
- A safe transportation system
- Develop a balanced finance program, which ensures that new development pays the costs of its impacts and that adequate public financing is pursued and available

LA CENTER URBAN AREA COMPREHENSIVE PLAN

- 2.1.1 La Center shall coordinate with the Regional Transportation Council, Clark County, Washington State Department of Transportation, C-TRAN and other carriers to ensure that La Center transportation facilities, services and policies function as part of a cohesive regional system.
- 2.1.2 La Center shall adopt specific level-of-service standards for roads and intersections within the urban growth area.
- 2.1.3 The city shall carefully analyze development projects for potential significant impacts to the La Center transportation system. The city shall impose mitigation measures when development proposals would result in safety hazards, or a decline of level of services below adopted city standards.
- 2.1.5 Direct commercial/industrial driveway access onto arterial streets shall be encouraged where practical with access to local streets prohibited to avoid impacting residential neighborhoods.
- 2.1.6 Street improvements (roadbed, curbs, gutter, sidewalk, planting strips and lighting) shall be required concurrent with new commercial, industrial and residential development.
- 2.1.7 Sidewalks shall be required for new residential, industrial and commercial developments.

- 2.1.8 La Center shall coordinate with C-TRAN or other service providers to provide bus stops and park-and-ride facilities as needed. La Center shall encourage the use of public transportation, carpooling, and other strategies to reduce traffic congestion.
- 2.1.9 La Center shall promote local street patterns which inherently control speeding while providing adequate connectivity for emergency services and local traffic.
- 2.1.10 La Center shall develop and implement transportation impact fees within the city consistent with state law.
- 2.1.12 The City shall develop transportation concurrency regulations consistent with RCW 36.70A.070(6)(b) and shall evaluate the need for transportation demand management strategies as an element of its transportation capital facilities plan.
- 2.1.13 The City shall actively pursue a second crossing (capable of four travel lanes) of the East Fork of the Lewis River.
- 2.1.14 The City shall provide bike lanes on all major roadways.
- 2.1.15 The City shall promote pedestrian and bicycle trails which provide transportation utility. Where practical, trail design should accommodate emergency vehicles.
- 2.1.16 The City shall require new development to provide street lighting with glare control along all public streets.
- 2.1.17 The City shall develop an arterial / collector arterial network that facilitates emergency services access.
- 2.1.18 The City shall promote park-and-rides on the arterial / collector arterial network.

HOUSING

COUNTY-WIDE POLICIES

Clark County has developed goals and policies that will direct housing policy and development within the County. The housing element for this Plan is consistent with the following countywide housing goals:

- Provide for diversity in the type, density, location, and affordability of housing throughout the county and its cities. Encourage and support equal access to housing for rental and homeowners and protect public health and safety;
- Plan for increasing housing needs of low income and special needs households;
- Provide assistance for maintenance and rehabilitation of housing for Clark County residents;
- Promote an active role in affordable housing using a combination of regulatory, partnership and finance techniques;
- Establish a secure funding mechanism to support development of affordable housing. Coordinate and concentrate public expenditures to make positive and visible impacts on targeted neighborhoods; and,
- Support diversity in the mix of housing types in the community, while improving home ownership tenure.

LA CENTER URBAN AREA COMPREHENSIVE PLAN

- 3.1.1 Multi-family housing shall be encouraged to account for 25% of new residential construction.

CAPITAL FACILITIES & UTILITIES

COUNTY-WIDE POLICIES

Generally, the county capital facilities policies address the need for cooperation and coordination between developers, service providers and jurisdictions in the provision for, and siting of, public services concurrent with development, and limiting service extensions prior to annexation.

- The county, state, municipalities and special districts shall work together to develop realistic levels of service for urban governmental services.
- Plans for providing public facilities and services shall be coordinated with plans for designation of urban growth areas, rural uses, and for the transition of undeveloped land to urban uses.
- Public facilities and services shall be planned so that service provision maximizes efficiency and cost effectiveness and ensures concurrency.
- The county, municipalities and special districts shall, to the greatest extent possible, agree upon present and future service provision within the urban area.
- The county, municipalities and special districts shall agree on a full range of services to meet the needs of the urban area, including sewer, water, storm drainage, transportation, police, fire, parks, etc.
- The county, its municipalities and special districts shall work together to ensure that the provision of public facilities and services are consistent and designed to implement adopted comprehensive plans.
- Local jurisdictions shall establish a process to re-evaluate the land use element of their comprehensive plans upon its determination that the jurisdiction lacks the financing resources to provide necessary public facilities and services to implement their plan.
- General and special purpose districts should consider the establishment of impact fees as a method of financing public facilities required to support new development.
- The county, its municipalities, and special districts will work together to develop financial tools and techniques that will enable them to secure funds to achieve concurrency.
- The comprehensive plans of the county and each municipality shall include a process for identifying and siting essential public facilities such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and regional parks.
- When siting state and regional public facilities, the county and each municipality shall consider land use compatibility, economic and environmental impacts and public need.

- The county shall work with the state, each municipality and special districts to identify future needs of regional, and state wide public facilities. This will ensure county-wide consistency and avoid duplications or deficiencies in proposed facilities.
- The county, municipalities, special districts and Health District will work cooperatively to develop fair and consistent policies and incentives to: eliminate private water and sewer/septic systems in the urban areas; and to encourage connection to public water and sewer systems.
- Within urban growth areas, cities and towns should be the providers of urban services. Cities and towns should not extend utilities without annexation or commitments for annexation. Exceptions may be made in cases where human health is threatened. In areas where utilities presently extend beyond city or town limits, but are within Urban Growth Areas, the city or town and the county should jointly plan for the development, with the county adopting development regulations which are consistent with the city or town standards.
- Plans for providing public utility services shall be coordinated with plans for designation of urban growth areas, rural uses, and for the transition of undeveloped land to urban uses.
- Public utility services shall be planned so that service provision maximizes efficiency and cost effectiveness and ensures concurrency.
- The county, municipalities and special districts shall, to the greatest extent possible, agree upon present and future service provision within the urban area.
- Establish a stormwater treatment plan for existing and future developments that complies with salmon recovery objectives.

LA CENTER URBAN AREA COMPREHENSIVE PLAN

- 4.1.1 La Center shall adopt and annually update a Six-Year Capital Facility Program. The Six-Year Program shall include all capital improvements necessary to correct existing deficiencies, replace worn out or obsolete facilities, or accommodate desired growth.
- 4.1.2 La Center shall ensure that public utilities, facilities and such services necessary to support proposed development shall be adequate to serve such developments at the time the development is available for occupancy or use without decreasing current service levels below locally established minimum standards.
- 4.1.3 La Center shall adopt and annually review Level of Service (LOS) standards for certain public facilities and services. LOS policies concerning roads and pedestrian ways, water service, and park and recreation facilities are presented in this plan. The City shall reassess the land use element of this plan if probable funding falls short of meeting existing needs and shall evaluate reasonable measures to ensure that the land use element, capital facilities element, and financing plan within the capital facilities plan are coordinated and consistent.
- 4.1.4 La Center shall coordinate with Clark County and special districts to ensure that the provision of public facilities and services are consistent and designed to implement the adopted Comprehensive Plan.

- 4.1.5 La Center shall establish a process to re-evaluate the land use element of the Comprehensive Plan if a determination is made that adequate financial resources do not exist to provide necessary public facilities and services to implement the plan.
- 4.1.6 La Center shall establish impact fees or system development fees as a method of financing public facilities required to support new development.
- 4.1.7 La Center shall coordinate with the County and special districts to develop financial tools and techniques that will enable the City to secure funds to achieve concurrency. La Center shall pursue grants and other forms of financial assistance as a means of funding or partially funding identified capital projects.
- 4.1.8 The City shall attempt to maintain an inventory of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, natural gas lines and water and sewer lines.
- 4.1.9 Capital budget decisions—inclusive of transportation—shall be consistent with the adopted comprehensive plan.

Regarding Sanitary Sewer, Water, and Storm Drainage

- 4.2.1 La Center shall develop and adopt levels of service standards for sanitary sewer, domestic water and stormwater facilities serving new development within the UGA. In order to receive permit approvals, proposed developments shall demonstrate that these levels of service standards will be met prior to occupancy, or that improvements needed to ensure compliance are officially planned for within six years' time.
- 4.2.2 Clark Public Utilities (CPU) is the designated water service provider for the City of La Center.
- 4.2.3 The City of La Center shall not extend sewer service outside of the La Center UGA, except to address significant public health hazards, without the express written consent of the La Center City Council.
- 4.2.4 All new construction and land divisions within the City limits shall connect to public sewer and water.
- 4.2.5 On-site water provisions and sewage treatment may be permitted on legal lots within the UGA that predate the adoption of this Comprehensive Plan (December 31, 2003) if the following conditions are met:
 - a) The proposed on-site sewer and water systems are approved by the Clark County Health Department, with provisions for future maintenance established.
 - b) The City may require connection to public sewer or water at the owner's expense when public sewer or water service becomes available within 200 feet. Property owners shall provide a signed agreement to this affect.
- 4.2.6 The City of La Center shall update drainage ordinances to ensure that new land divisions or commercial or industrial construction on existing lots shall provide measures to ensure that stormwater runoff does not adversely impact water quality of downstream ground or surface

water bodies, or adversely alter historical drainage flows to downstream properties.

4.2.7 La Center shall complete updates of its drainage study as needed to meet the demands of the City.

4.2.8 Land owners must commit to annexation into the city whenever extension of sewer is considered beyond the city limits.

Essential Public Facilities

4.3.1 No comprehensive plan or development regulation may preclude the siting of essential public facilities. La Center shall develop a process for identifying and siting essential regional public facilities such as state or regional transportation facilities, state educational facilities, airports, corrections facilities, solid waste handling facilities, regional parks, and regional stormwater facilities.”

ECONOMIC DEVELOPMENT

COUNTY-WIDE PLANNING POLICIES

Clark County has goals and policies that will direct economic development policy within the county. The economic development element and other elements of the city’s plan are consistent with the following countywide economic development policies:

- Encourage a balance of job and housing opportunities in each urban center. Provide sufficient land for business as well as homes. Businesses within the community should provide a range of job types.
- Encourage industrial uses in major urban centers, small towns and community centers.
- Revise commercial and industrial development standards to allow for mixed use developments and ensure compatibility with nearby residential and public land uses.
- Encourage businesses which pay a family wage to locate in Clark County.
- Encourage appropriate commercial development in neighborhoods and rural centers that support the surrounding community.
- Establish incentives for the long-term holding of prime industrial land.
- Encourage local jurisdictions and special districts to hold prime industrial land for future development.

LA CENTER URBAN AREA COMPREHENSIVE PLAN

5.1.1 La Center shall strive toward economic diversity by providing for orderly long-term commercial and industrial growth and an adequate supply of land suitable for compatible commercial and industrial development.

5.1.2 La Center shall encourage long-term growth of business, recognizing that all are important factors in promoting job growth. La Center shall give priority assistance to employers who will increase the standard of living in the community.

- 5.1.3 La Center shall support and promote local education programs as a means of improving the quality of high school graduates and the skills of the labor force.
- 5.1.4 La Center shall support and participate in activities of the local Chamber of Commerce and/or other organization to facilitate economic development and diversity in the La Center area.
- 5.1.5 La Center shall actively explore means of attracting additional locally oriented commercial activity to the downtown area through incentives, marketing programs, or other methods.
- 5.1.6 La Center shall establish benchmarks to measure economic development that has taken place within the City's Urban Growth Boundary.
- a) The City shall make reasonable efforts to develop an inventory of local economic indicators, such as population, employment, payroll, sectors of employment, types and location of business, and sales.
 - b) Economic development planning should include an acknowledgment of the strengths and weaknesses of the local economy, including such factors as land use, transportation, utilities, education, work force, housing, natural and cultural resources, competition and cooperation.
 - c) The City shall consider developing a comprehensive economic development strategy to encompass all geographic areas and business sectors within the La Center sphere of influence, including the Interstate-5 interchange and the La Center Road / Timmen Road intersection.
 - d) The City shall engage in cooperative relationships with its sister jurisdictions, including, but not limited to, Ridgefield, Battle Ground, Woodland, and Yacolt to help foster and promote regional economic development.
- 5.1.7 The City's long term goal is for the La Center Junction to provide an employment area, for the benefit of the citizens of La Center and north Clark County, at the intersection of the La Center Road and Interstate- 5 (I-5), hereinafter called the La Center Junction. (See Policy 1.4.)
- 5.1.8 The City will adopt a plan for the development of the Timmen Road UGA addition for the purpose of creating a mixed-use commercial / residential / office employment area.

PARKS

COUNTY-WIDE PLANNING POLICIES

Clark County has developed goals and policies that will direct parks and open space policy and development within the county. This element is consistent with the following countywide parks and open space goals:

- Encourage cities to provide urban parks, open space, and recreational opportunities within urban growth areas, while ensuring that existing countyowned urban parks in unincorporated areas are properly managed and that future urban park opportunities—including greenbelt and open space areas— are preserved.

- Maximize the quality of life in Clark County by providing regional open space, trails, parks and recreational opportunities and facilities, and planning to acquire, restore, enhance, preserve, develop and manage these facilities and natural resources in such a manner as to afford the maximum benefit to the community.
- Develop a network of trails and bikeways throughout the county that will interconnect population centers, community facilities, work places, neighborhoods, recreational opportunities and natural green spaces.
- Preserve, conserve, restore, and enhance fish and wildlife conservation areas and open space lands and raise public awareness about the importance of these resources.

LA CENTER URBAN AREA COMPREHENSIVE PLAN

- 6.1.1 La Center shall provide for the development of parks in order to meet the recreational needs of the City as described in the Parks element of the La Center Capital Facilities Plan. These recreational needs may be met through the acquisition of lands and procurement of open spaces, and development of parks within the City, or through coordination with the La Center School District, Clark County or other agencies operating recreational facilities within and about the City.
- 6.1.2 La Center shall continue to coordinate with Clark County, Clark Public Utilities and other agencies to preserve and enhance recreational, educational, wildlife, and wetlands values.
- 6.1.4 La Center shall use park impact fees to partially fund park capital facilities. The City may accept land dedications as a partial credit towards impact fees as per RCW 82.02.050 and 82.02.060, but only if such dedication is equal in value to proposed fee reductions, and is consistent with City park plans and needs.
- 6.1.5 La Center shall encourage and promote the acquisition and development of a citywide pedestrian and bicycle trail system to connect schools, parks, neighborhoods, and other features and facilities.
- 6.1.6 La Center shall pursue the development of facilities and programs consistent with the 2006 Parks & Recreational Needs Assessment survey results.
- 6.1.7 La Center shall develop a stewardship program for open spaces to preserve, enhance, and/or maintain sensitive natural areas and bodies of water.
- 6.1.8 Encourage, support, and initiate activities, where possible, to preserve, conserve or improve the natural shorelines of the East Fork Lewis River, Brezee Creek and McCormick Creek.

URBAN GROWTH & ANNEXATION POLICIES

COUNTY-WIDE PLANNING POLICIES

Clark County has developed goals and policies that will direct annexation policy and development within the County. This element is consistent with the following countywide goals:

- Community Comprehensive Plans shall contain an annexation element. In collaboration with adjacent cities, towns, and Clark County, each city and town shall designate areas to be annexed. Each city and town shall adopt criteria for annexation and a plan for providing urban services and facilities within the annexation area. Policies for the transition of services shall be included in each annexation element. All cities and towns shall phase annexations to coincide with their ability to provide a full range of urban services to areas to be annexed.
- Developing areas within urban growth and identified annexation areas should annex or commit to annex to adjacent cities in order to receive a full range of city-provided urban services. Unincorporated areas that are already urbanized are encouraged to annex to the appropriate city or town in order to receive urban services. Incorporation of new cities and towns is a legal option allowed for under Washington law. Incorporation may be appropriate if an adequate financial base is identified or annexation is impractical.
- The county shall encourage and support annexations to cities and towns within Urban Growth Areas if consistent with the policies contained within the annexation element.
- No city or town located in a county in which Urban Growth Areas have been designated may annex territory beyond an urban growth area.
- An inter-jurisdictional analysis and process which assesses the fiscal and other impacts related to annexation on the county, the city or town, and special purpose districts shall be developed consistent with the policies contained in the annexation.

LA CENTER URBAN AREA COMPREHENSIVE PLAN

- 8.1.9 Public facilities and services shall be planned so that service provision maximizes efficiency and cost effectiveness and ensures concurrency.

Regarding Future Annexation

- 8.2.1 In collaboration with adjacent cities, towns and Clark County, the City of La Center shall designate areas to be annexed and adopt criteria for annexation and a plan for providing urban services and facilities within the annexation area. Policies for the transition of services shall be included in each annexation element. Annexation shall be phased to coincide with the City's ability to provide a full range of urban services to areas to be annexed.
- 8.2.2 Territory will not be annexed beyond the City of La Center's Urban Growth Boundary.
- 8.2.3 Developing areas within the urban growth areas and identified annexation areas should annex or commit to annex to the City of La Center in order to receive a full range of City provided urban services. Unincorporated areas that are already urbanized are encouraged to annex to the City of La Center in order to receive urban services.
- 8.2.4 Within the Urban Growth Area, the City of La Center (or participating special districts) shall be the provider of urban services. The City shall not allow the extension of utilities beyond its corporate limits without annexation or commitments for annexation. Exceptions may be made in cases where human health is threatened. The City, Clark County

and CPU should jointly plan for the development within the UGA that is consistent with adopted City development standards.

- 8.2.5 An inter-jurisdictional analysis and process which assesses the fiscal and other impacts related to annexation on the County, the City, and special purpose districts shall be developed consistent with the policies contained in the annexation element.

Regarding La Center's Goals for Growth and Annexation

- 8.3.2 La Center shall establish an Urban Growth Boundary and annexation policy which encompasses adequate areas for commercial and industrial use in order to enhance the economic and fiscal stability of the City.
- 8.3.4 Urban development may occur on lands outside City limits but within the UGA when the following conditions have been met:
- a) All urban services needed to serve the development are in place or will be installed concurrent with the development.
 - b) Arrangements for capital facilities prior to annexation have been completed.
 - c) The development can be shown to fulfill a need which cannot be served within the urban area.
 - d) An interlocal agreement is struck with Clark County for land use development review consistent with the City's adopted comprehensive plan.
- 8.3.5 The City of La Center recognizes that annexation depends on the requests of those non-city property owners who would be annexed. The City will provide impacted parties with access to all information needed to make responsible decisions regarding annexation and shall encourage an open discussion of all related issues.
- 8.3.6 The City will coordinate with Clark County and other appropriate jurisdictions and service providers in establishing and implementing policies regarding annexation by the City of La Center. The City's annexation policies and practices shall observe all applicable requirements of the Growth Management Act, the County Wide Planning policies, and other applicable State and County laws and standards.
- 8.3.7 Development of the I-5 Junction and the Timmen Road /La Center Road intersection is a priority for the City of La Center. Development in these areas concurrent with or after annexation shall be undertaken with careful planning to efficiently use available land to best serve the La Center and general north county area.
- 8.3.9 La Center shall work with Clark County to establish policies to ensure interim development which would preclude or significantly complicate future urbanization does not take place.

PROCEDURAL

COUNTY-WIDE PLANNING POLICIES

Areas outside city limits but within the urban growth boundary are designated Urban Holding-10 (Ten acre minimum lot size). These areas may develop for more intensive uses through a change in zoning enacted through annexation

to the City of La Center or consistent with an adopted Intergovernmental Agreement, and the city's land use plan, if it can be demonstrated that the following conditions are met:

- Full urban services can be provided by the applicable city and other special districts (including schools, fire protection, police protection as well as water, sewer, roads and drainage) and provision for future annexation is executed if immediate annexation is not geographically feasible;
- Removal of urban holding shall be by subarea appropriate for consideration of affected capital facilities, and not by individual site specific properties, through a Type IV process initiated by the county;
- Urban holding designations cannot be removed unless the city demonstrates that public services will be provided prior to, or in conjunction with development; and,
- Open space corridors will be identified and maintained between urban areas. Intergovernmental agreements may be initiated by either the city or the county by resolution of the legislative body.

LA CENTER URBAN AREA COMPREHENSIVE PLAN

- 9.1.1 In developing and implementing the Comprehensive Plan and associated ordinances, and in processing land use applications upon completion of the plan and ordinances, the City of La Center shall strive for the maximum long-term benefit of the community as a whole, rather than any individual or individuals.
- 9.1.2 Under no circumstances will any individual or individuals be deprived from obtaining all economic use of their property, as defined by state and federal law, due to governmental action.
- 9.1.3 The development and implementation of the Comprehensive Plan and associated ordinances and the processing of land use applications upon completion of the plan and ordinances shall be conducted in an open and public manner. The City shall make an effort to include as broad a range of citizens and representatives of the La Center community as is reasonably possible.
- 9.1.4 La Center shall develop and implement a zoning ordinance and a land use review process which allows for location of uses in a manner consistent with the goals and policies of the Comprehensive Plan and implementing ordinances.
- 9.1.5 La Center shall process and render decisions for land use applications in an objective, open, consistent and professional manner, with full opportunity for public comment and input, in accord with the substantive and procedural goals and standards of the Comprehensive Plan and associated ordinances. All such land use decisions shall be enforced to the fullest extent possible.
- 9.1.6 New development shall pay an appropriate share of development costs including extension and improvement of public facilities and, where required, mitigation of adverse impacts of development on neighboring properties and the UGA as a whole.
- 9.1.7 La Center shall adopt zoning or other ordinances necessary to implement this Comprehensive Plan.

- 9.1.8 The City of La Center may make revisions to this Comprehensive Plan annually or on an emergency basis, as necessary.
- a) All comprehensive plan amendments shall be reviewed by the planning commission and city council
 - b) Policy and text amendments may be approved only when it is shown by the proponent that the amendment shall be consistent with the state's Growth Management Act and the city's adopted comprehensive plan, capital facilities plan and official population forecasts.
 - c) Map amendments may be approved only when it is shown by the proponent that the supply of available land in the requested plan designation is insufficient to accommodate anticipated growth. Additionally:
 1. The amendment meets the locational criteria for the requested designation;
 2. The proponent demonstrates the full range of urban public facilities and services can be provided in an efficient and timely manner. Such services include water, sewer, storm drainage, transportation, fire protection, law enforcement, and schools.
 3. The requested change will not impact the character of the area to the extent that future map amendments will be warranted.
 4. All map amendments shall be accompanied by rezone applications.
 - d) Emergency amendments may be considered at any time provided the amendment is necessary to protect the public health, safety, and/or welfare.
 - e) The city may, at its discretion, require a consistency review with the comprehensive plans and capital facilities plans of other jurisdictions.

ENVIRONMENTAL

COUNTY-WIDE PLANNING POLICIES

Clark County's Comprehensive Plan establishes countywide policies for the conservation and protection of natural resources. The County has responded to similar GMA mandates, and provides for the protection of critical areas within the unincorporated area of the county. Development of this element is based on the same environmental concepts expressed in the Clark County Comprehensive Plan. The County's environmental goals are summarized below:

- Protect and conserve environmentally critical areas;
- Protect and recover endangered species within Clark County;
- Protect, conserve, and recover salmonids within Clark County;
- Require sewer service within urban growth areas and discourage septic use;

- Provide a long-range stormwater management program to minimize impacts from stormwater discharge from existing and new development;
- It is important for Clark County citizens' health and the community's economic development prospects to have the region achieve and maintain clean, healthy air;
- Minimize property damage from geological hazards and flooding;

Clark County will conduct its operations in a manner that meets all National Pollutant Discharge Elimination System (NPDES) and Endangered Species Act (ESA) requirements; and, Clark County shall carry out its activities in a manner that can serve as an example of environmentally sustainable practices.

LA CENTER URBAN AREA COMPREHENSIVE PLAN

La Center shall:

- 10.1.2 Ensure that the following areas are adequately protected from development:
 - a) Wetlands.
 - b) Areas with a critical recharging effect on aquifers used for potable water.
 - c) Fish and wildlife habitat conservation areas.
 - d) Frequently flooded areas.
 - e) Geologically hazardous areas.
- 10.1.3 Clearly define, identify and update maps of various types of environmentally critical areas throughout the City, using federal, state or other accepted definitions where appropriate.
- 10.1.4 Update, develop and/or maintain regulatory and incentive programs for the protection and conservation of environmentally critical areas, including wildlife habitat areas, wetlands and shorelines, and the underlying watershed processes. Emphasis should be given to policies and standards to protect and conserve critical areas as larger blocks, corridors or interconnected areas, rather than in isolated parcels.
- 10.1.5 Coordinate and cooperate with other agencies to protect environmentally critical lands, particularly ecosystems and watershed processes that are located within the City's UGA.
- 10.1.6 Encourage the use of northwest native plants in landscaping, particularly adjacent to critical areas, and discourage the use of invasive non-natives.
- 10.1.7 Protect and conserve groundwater and surface water as a resource for drinking water, commerce, recreation and for wildlife based on quality and quantity.
- 10.1.8 Reduce risk to life and property from hazards associated with development in geologically hazardous and floodplain areas by:
 - a) Prohibiting, discouraging, or mitigating development in areas of steep slopes or other areas with high potential for geological hazards;

- b) Limiting the removal of vegetation during development in order to reduce storm runoff and erosion;
 - c) Requiring geo-technical studies to determine construction methods and technologies necessary to further public safety in geologically hazardous areas, including landslide areas and steep slopes. Development design and construction technology used shall be appropriate to the soil limitations of the particular site; and
 - d) Continuing to prohibit development in the floodway. In the flood fringe, development impacts shall be mitigated through the use of appropriate construction designs, methods and timing. Floodplain functions will be protected to the extent possible.
- 10.1.9 Encourage habitat protection that will provide a diverse and sustainable population of fish and wildlife.
- 10.1.10 Solicit review assistance from the Department of Fish and Wildlife for development proposals directly affecting state or federal sensitive, threatened, or endangered species.
- 10.1.1 Limit clearing of vegetation from stream banks, and restore the integrity of stream banks where degraded by development.

Regarding Endangered Species

- 10.2.1 La Center shall consult with the Washington Department of Fish and Wildlife (WDF&W) when future land uses have a probable impact on listed species and their habitat.
- 10.2.2 La Center shall, in cooperation with WDF&W, establish appropriate avoidance, minimization, and mitigation measures that functionally replace or improve affected species habitat.

Regarding Stormwater

- 10.3.1 La Center shall implement stormwater basin planning to effectively address stormwater management in developed and urbanizing areas.
- 10.3.2 La Center shall adopt stormwater standards substantially equivalent to current adopted Washington State standards, and continue to monitor and update the stormwater control ordinance and related policies and standards to implement and enhance stormwater management.
- 10.3.3 La Center shall maintain clear development review standards for the control of the quantity and quality of stormwater discharge from development projects, which emphasize on-site retention, treatment and infiltration of run-off to minimize impacts on the established wastewater system and local streams, rivers, wetlands, and lakes.
- 10.3.4 La Center shall limit the removal of vegetation during development in order to reduce stormwater run off and erosion.

Regarding Shorelines

- 10.4.1 La Center shall ensure that land use designations and development activities adjacent to shorelines are compatible with the State Shoreline Management Act and consistent with the City of La Center Shoreline Master Program.

Regarding Air Quality

- 10.5.1 The City of La Center's air resource is to be managed to preserve and enhance air quality.
- 10.5.2 Land use planning needs to incorporate air quality impacts as an additional land use planning decision criteria.

Regarding Water Quality

- 10.6.1 The City shall protect the quality and quantity of ground water used for public purposes and, through Critical Area regulations and other mechanisms, shall identify and protect wellhead areas, critical aquifer recharge areas and surface water sources.

Regarding Wastewater

- 10.7.1 To the extent practical, the City shall design and develop infrastructure supportive of anadromous species habitat (e.g., effluent purity, temperature, and turbidity).

GOVERNMENTAL COORDINATION

COUNTY-WIDE PLANNING POLICIES

None

LA CENTER URBAN AREA COMPREHENSIVE PLAN

- 11.2 La Center shall work with the State of Washington and affected local units of government to ensure that all public planning efforts are coordinated.
- 11.5 The La Center Urban Area Comprehensive Plan and Capital Facilities Plan may be amended based upon changing circumstances or public need.
 - a) A plan amendment may be initiated by public bodies or private individuals in a manner consistent with Title 18 of the La Center Municipal Code.
 - b) Amendments shall be consistent with the language and intent of applicable state or federal law and the City Council shall make a finding of compliance with such laws prior to adopting a plan amendment.
 - c) Prior to adopting a plan amendment, the City shall notify Clark County of its intent to amend the plan and of the substantive content of the amendment. Prior to adoption of any plan amendment, the City shall make a finding that the plan amendment is consistent with the goals and policies of the La Center Urban Area Comprehensive Plan and applicable portions of the Clark County Comprehensive Plan and County-wide Plan Policies.
 - d) Plan amendments, other than emergency amendments, shall be considered in conjunction with the annual update of the La Center Urban Area Comprehensive Plan.