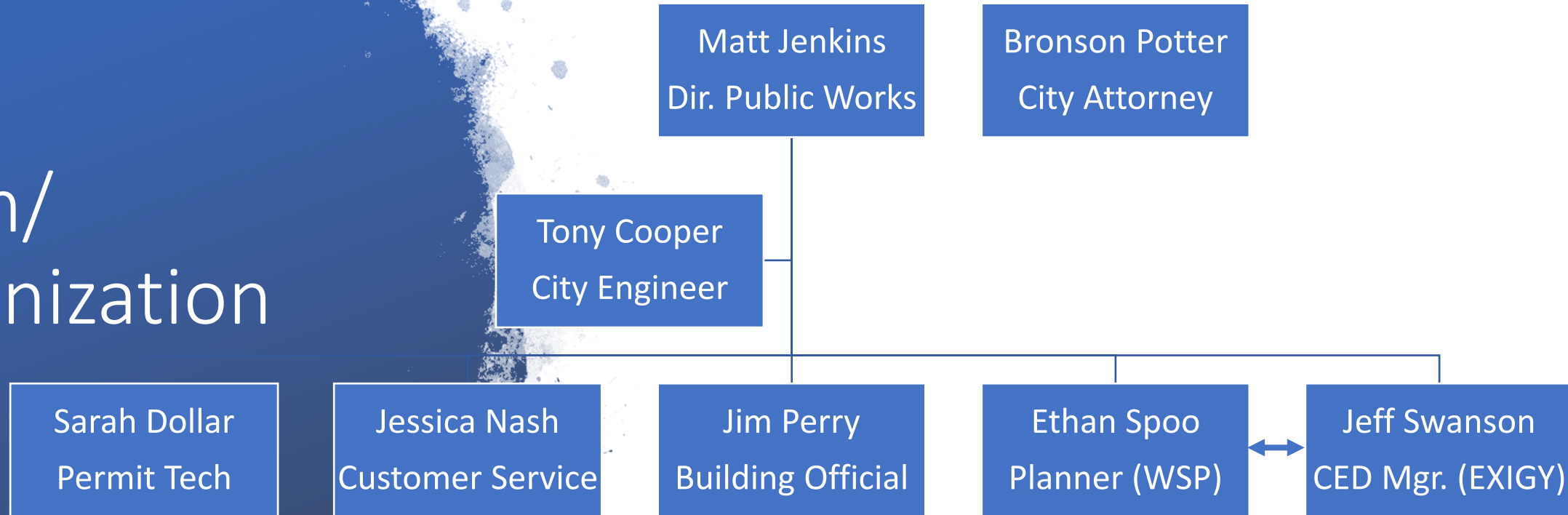


# Community and Economic Development

City of La Center

October 28, 2020

# Team/ Organization



# Division of Responsibilities

## MATT JENKINS

Departmental Oversight

## TONY COOPER

Functional Area Oversight

## SARAH DOLLAR

Customer Service

## JESSICA NASH

Customer Service

## JIM PERRY

Inspection and Code Interpretation

## ETHAN SPOO

Planning

## JEFF SWANSON

Economic Development

## BRONSON POTTER

Legal Review

Development Engineering – Sanitary Sewer

Development Engineering

Building and Planning Coordination

Administrative Support

Plans Examination

Customer Service

Customer Service

Municipal Code

Capital Project Management

Planning Commission Staff

Public Information

Manage overflow work

Land Use Review, Comp Plan/code updates

Strategy, Capitalization, and Project Management

Municipal Legislative Process Management

Manage overflow work

Process Support

Customer Service

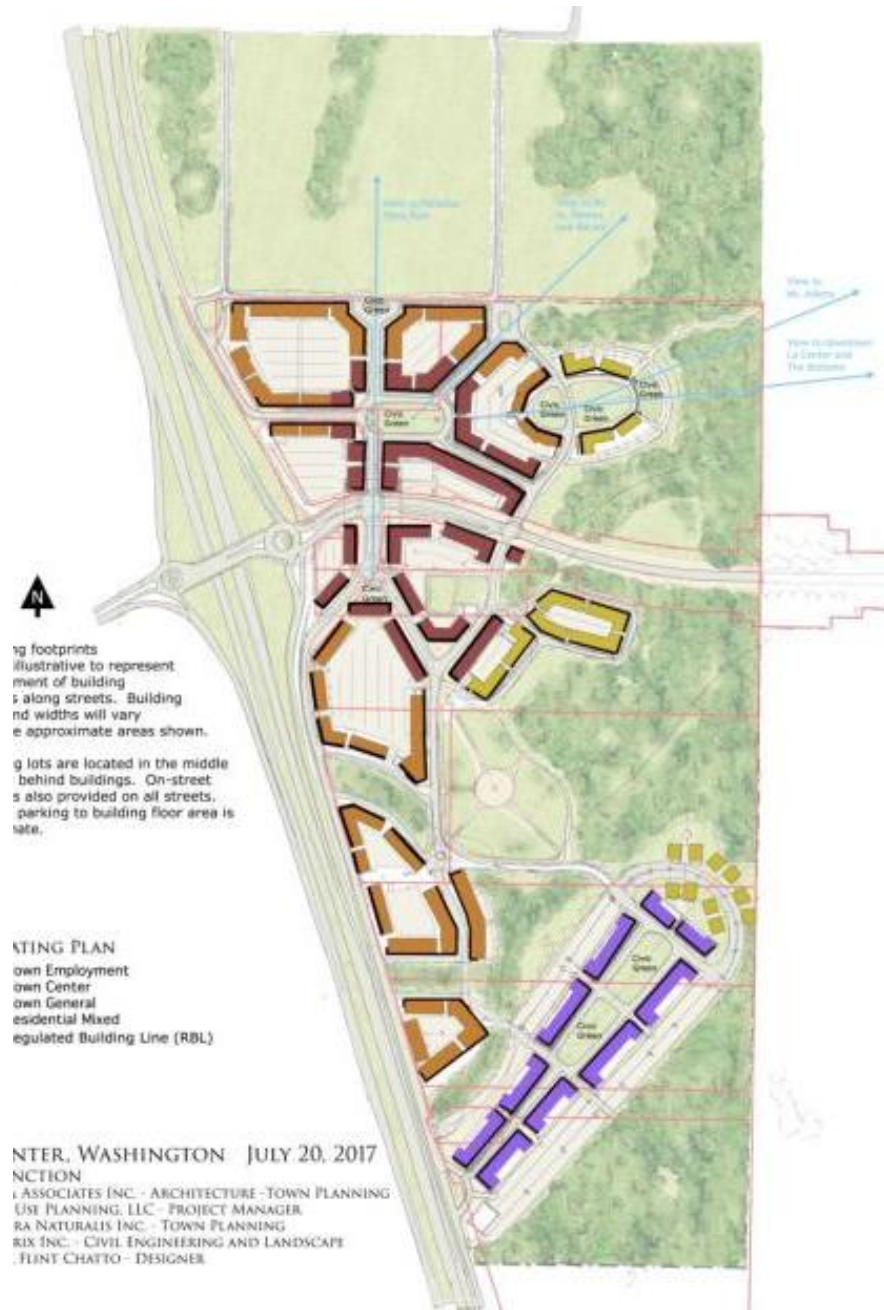
Planning Commission Staff

Planning Oversight and Support



# Strategies and Objectives

- Improve efficiency of day-to-day operations
  - Process review and improvement
  - Implementation of Mackay Sposito recommendations
- Long term development of community
  - Implementation of Comprehensive Plan
  - Funding strategies for Capital Facilities Plans
  - Comprehensive Plan review and adjustments
  - Code revisions/alignment with Comprehensive Plan
- Economic development
  - Drive development readiness of land → infrastructure funding and construction
  - Foster an environment that attracts private investment → simple, efficient entitlement processes; responsive service; communication and market feedback



# An Example: La Center Junction

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# La Center Junction Economic Development

- Urban growth boundary expansion, annexation, zoning, subarea plan and Comprehensive Plan changes
- Infrastructure burden and cost of development (“pad readiness”)
  - Progress: freeway interchange, realignment of Paradise Park Rd, construction of sewer force main in La Center Road
  - Gaps: sewer laterals and lift stations, local streets, sewer latecomer agreement, impact fees and system development charges
- Private sector market transactions, timing, and construction
  - Private party value reconciliation
  - Entitlement process
  - Timing and cost of project construction

# What can the City do?

## *Influence the development environment.*

- Infrastructure burdens → state and federal funding through grants and appropriations
- Responsive customer service → property owner questions, planning, and strategy; inquiries from prospective property owners/developers
- Address zoning impacts → reconcile zoning code with market feedback and adjust where appropriate
- Entitlement process → make as straight-forward as possible; look for opportunities to reduce process uncertainty
- Regional partnerships → work with regional partners to provide exposure: CREDC, ICC, Port of Ridgefield, Department of Commerce, Metro, Greater Portland Inc., etc.

A dark, irregular ink blot with the word "Questions?" written in white text in the center. The blot has a textured, splattered appearance with some lighter areas around the edges. The background is white.

Questions?