



**Proposed amendments of the
La Center Urban Area Comprehensive Plan**

(Note: Only policies proposed for amendment are shown)

Land Use Element

- 1.1.3** Development within the city limits of La Center shall occur in a logical manner which allows for orderly and efficient provision of roads, sewer and water, and other services. Within its city limits, La Center shall discourage sprawl or leapfrog development patterns inconsistent with its growth objectives.
- 1.3.1** Where appropriate, ~~C~~ommercial development in and adjacent to 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.
- 1.4.1** 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 area within the City's UGA has been accomplished; the orderly and efficient delivery of urban services is the primary land use objective of this policy.
- 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 within city limits at the La Center Junction should be dedicated to Employment Campus and ~~L~~or Light Industrial use with limited commercial activity. Heavy industrial uses are disfavored.
 - c) Development within city limits ~~Preference shall be given to developments~~ which provides s jobs, goods or services primarily for the local area shall be encouraged.
 - d) Transportation, utility, or other improvements required for initial development at the junction should be paid for by public and private funds. The City shall use development agreements, contribution or latecomers agreements, or other tools to ensure the orderly and cost-effective construction of infrastructure improvements.
 - e) Development within city limits at the Junction that compliments the development and uses in which ~~may adversely impact the commercial viability and survival of~~ downtown La Center is encouraged ~~discouraged~~.

- f) Development within city limits at the junction which provides low levels of employment (fewer than 9 employees per acre) shall be discouraged.
- g) Development within city limits 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.
- h) The City shall evaluate opportunities to coordinate with the Cowlitz Tribe regarding eventual development of the Cowlitz Tribe reservation adjacent to the City's corporate limits, including extension of City sewer service.

Capital Facilities & Utilities Element

- 4.1.4 La Center shall coordinate with Clark County, affected tribal governments and special districts to ensure that the provision of public facilities and services are consistent and designed to implement the adopted Comprehensive Plan.
- 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:
 - a) To correct a declared public health hazard, in which case service may be extended to the health hazard area, with no sewer connections within the intervening land.
 - b) To serve land that is or will be owned or held in trust by the federal government that is not subject to the Growth Management Act, e.g. land within the reservation of a federally acknowledged Indian Tribe, in which case, the City shall require a written agreement that provides for payment of infrastructure costs to serve the federal property or trust land, and prohibits sewer connections within any intervening rural land. Any such agreement may be executed in advance of the federal land acquisition or fee-to-trust transfer so long as it prohibits sewer service outside the UGA until after the land is acquired or taken into trust by the federal government and the land is no longer subject to the GMA's prohibitions or designations of urban development and rural land.
- 4.2.8 In exchange for receiving extra-territorial sewer service outside the city limits but inside the City's UGA, owners of private land shall execute an annexation agreement with the City, which shall provide for annexation at the time of connection or upon demand by the City. Land owned or held in trust by the federal government is not eligible for annexation, and annexation shall not be required in such instances. In lieu of annexation, the City shall execute a development agreement or inter-governmental agreement that provides for payment of infrastructure costs to serve the federal property or trust land, and any other matter that the City deems necessary or appropriate to address in such an agreement. Land owners must commit to annexation into the city whenever extension of sewer is considered beyond the city limits.

Urban Growth & Annexation Element

- 8.1.1 In cooperation with the County, other municipalities, and special districts, La Center shall establish an Urban Growth Area as provided under the Growth Management Act. Lands held in trust or owned by the federal government are not subject to the

~~Growth Management Act. The City will not allow or facilitate urban development on land that is subject to the GMA and designated as rural, within which urban growth shall be encouraged and outside of which growth may occur only if it is not urban in nature. The Urban Growth Area may include territory located outside the City if such territory is characterized by urban growth or is adjacent to areas characterized by urban growth.~~

- 8.2.3** Developing areas within the urban growth area that are privately owned and eligible for annexation s and ~~identified annexation areas~~ should annex or commit to annex to the City of La Center before receiving urban services. Land not eligible for annexation, e.g., land owned or held in trust by the federal government for a federally-acknowledged Indian Tribe, shall be subject to a development agreement or inter-governmental agreement in exchange for receiving City services. Unincorporated areas that are already urbanized and legally eligible for annexation are encouraged to annex to the City of La Center in order to receive urban services 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 exclusive provider of sewer and any other urban services provided by the City. The City shall not allow the extension of utilities beyond its corporate limits without a development agreement or inter-governmental agreement (in the case of land owned or held in trust by the federal government) or an annexation agreement (in the case of private land or land otherwise legally eligible for annexation), annexation or commitments for annexation. Exceptions may be made in cases where human health is threatened. The City, Clark County and CPU should coordinate the provision of urban services for land within the UGA that is consistent with adopted City development standards, but in all events, the City shall be the exclusive provider of sewer services to all lands within its UGA, jointly plan for the development within the UGA that is consistent with adopted City development standards.
- 8.3.3** Urban growth within the City's Urban Growth Area shall be encouraged to occur on lands within City limits prior to occurring on lands outside City limits.

Note: 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. County-wide planning policies do not apply to lands beyond County or City planning authority, such as tribal reservations and other lands held in trust by the federal government.