



Memorandum

To: Oliver Orjiako
From: Eric Eisemann
CC: Mayor Greg Thornton
Public Works Director Jeff Sarvis
City Attorney Dan Kearns
Date: September 15, 2017
Re: City of La Center submittal for Clark County compliance report in *Clark County Citizens United, et al. v. Clark County, et al.*, GMHB Case No. 16-2-0005c

In response to the remand from the Growth Management Hearings Board in its Final Decision and Order in *Clark County Citizens United, et al. v. Clark County*, GMHB Case No. 16-2-0005c (March 23, 2017), the City of La Center submits this memorandum and attachments for inclusion in Clark County's compliance record.

- **Attachment 1: City of La Center Ordinance No. 2017-09.** This ordinance was adopted July 26, 2017, amending Title 18 (Development Code) of the La Center Municipal Code (LCMC).

This ordinance repealed in its entirety LCMC Chapter 18.160 (Employment Districts); adopted a new Chapter 18.158 (La Center Junction Plan Zoning District – JP); amended Chapter 18.150 (Commercial Districts) to delete all references to the C-2 Zoning District; amended Chapter 18.110 (Establishment of Zoning Districts and Maps) to remove references to the C-2 Zoning District and Employment Districts and inserting references to the new Junction Plan Zoning District (JP); and lifted the development moratorium in the Junction Planning Area.

In Ordinance No. 2017-09, the La Center City Council found that given the construction of the Cowlitz Tribal Casino adjacent to the city limits on the west side of I-5 and its potential impact on development within the City, the Council recognized a need to adopt regulations specifically tailored to the I-5 junction that would complement and be compatible with the adjacent Tribal development.

- **Attachment 2: Clark County VBLM Plan Monitoring, 2016.** This Clark County document, downloaded from <https://www.clark.wa.gov/sites/all/files/community->

[planning/2016%20UGA%20Capacity%20Analysis.pdf](https://www.clark.wa.gov/sites/default/files/dept/files/community-planning/2016%20UGA%20Capacity%20Analysis.pdf), shows employment capacity based on the 2015 VBLM and then-current urban growth areas.

For La Center, the 2016 capacity analysis shows commercial land capacity of 61.3 gross acres and industrial land capacity of 84.4 gross acres.

- **Attachment 3: Clark County VBLM Plan Monitoring, 2017.** This Clark County document, downloaded from <https://www.clark.wa.gov/sites/default/files/dept/files/community-planning/2017%20UGA%20Capacity%20Analysis.pdf>, shows employment capacity based on the 2016 VBLM and current urban growth areas.

For La Center, the 2017 capacity analysis shows commercial land capacity of 113.5 gross acres and industrial land capacity of 84.4 gross acres. This increased commercial capacity reflects the area added to the La Center UGA by Clark County Ordinance No. 2016-06-12, which was annexed by the City of La Center in 2016.

- **Attachment 4: City of La Center Comprehensive Plan Map, 2016.** This map depicts parcels designated for commercial use in red and parcels designated for industrial use in blue.
- **Attachment 5: La Center Parcels Utilized for Employment.** This spreadsheet lists parcels designated for commercial or industrial use that are presently utilized for employment (including parcels devoted to parking for businesses).

A total of 49.65 acres of commercially- and industrially-designated land are actually utilized for employment. This illustrates that actual employment density within La Center is approximately 17 employees per acre: 825 jobs (IR 250, p. 007778) divided by 49.65 acres.