



SUBAREA PLAN

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What Is A Subarea Plan?

It's an analysis of proposed land uses, public facilities and public services. They are typically prompted by, and focused on, a specific issue (e.g., lack of roads). In this case, we're looking at a broader, less specific, range of issues.

Why Is The City Doing This?

Simply put, it's about jobs. This is a continuation of a decade long effort by the city to create local jobs for its residents and to diversify its economy.

At the city's request, Clark County expanded the city's urban growth area in 2007 to include the I-5 junction. However, in May of 2008, a state hearings board removed three of the four quadrants because of an issue regarding agricultural lands. A superior court decision in May of 2009 reversed the removal, but the issue will likely remain in the courts for months to come.

What Will The City Be Doing?

Staff has already reviewed federal, state and local regulations and policies for guidance, and assessed current conditions in the area.

The current step is to develop one or more preferred land use scenarios (what folks want to see built). We can then estimate the need for roads, sewer, water, electricity, telecommunications, schools, parks, etc. By comparing the anticipated need against the current capacities, we can identify various improvements needed to public facilities and services.

Finally, we'll look at financing these improvements by the public and private sectors (or both).

When Will Things Start To Develop Out There?

It will likely be several years before you see any physical changes. The economy needs to turn around, the area needs to be annexed into a city, and public facilities and services need to be extended.

How Will This Affect Me?

This project will identify the public facilities and services needed to serve the area at full build-out. The costs associated with development will then be known—taking a significant portion of the guess-work out of the development process.

How Can I Stay Informed?

We will be conducting at least two more open houses now scheduled for June 23rd and August 11th. We will be adding information specific to the project on the city's website (<http://ci.lacenter.wa.us>) and hope to add a blog describing week-to-week activities.

But I Still Have Questions!

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