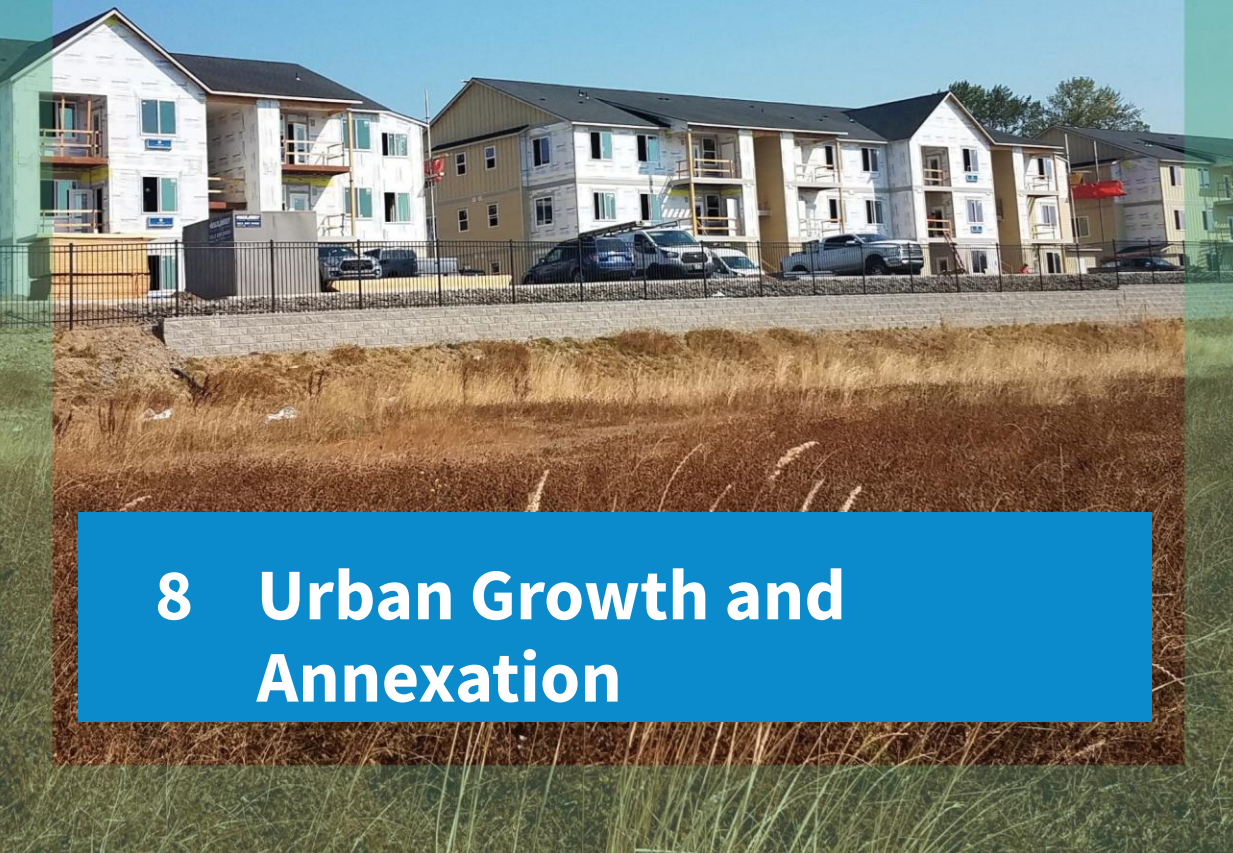




8 Urban Growth and Annexation

Growth Management Act (GMA)

The GMA, 36.70A et seq., establishes several mandatory goals for all ~~jurisdictions~~ ~~fully-planning-~~ ~~planning jurisdictions under the GMA~~. The La Center Comprehensive Plan includes the following mandatory goals ~~by~~:

- » Land Use
- » Transportation
- » Housing
- » Capital Facilities ~~&and~~ Utilities
- » Economic Development
- » Parks, Recreation, ~~&and~~ Open Space
- » Climate Resiliency

A central element of the GMA planning process is the Land Use Chapter. The Land Use Chapter establishes Comprehensive Plan land use designations, which are implemented by ~~and Zoning~~ ~~zoning~~ ~~Districts-districts and other development regulations~~, with sufficient land capacity to accommodate the ~~e~~City's 20-year ~~population~~ growth for population, housing- (including affordable housing), and jobs. Three statewide planning goals established by the GMA are relevant to the ~~L~~and ~~U~~se ~~C~~hapter:

- » Urban Growth – Encourage new development to occur in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- » Reduce Sprawl – Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- » Property Rights – Private property shall not be taken for public use without just compensation having been made. The property of landowners shall be protected from arbitrary and discriminatory actions.
- » Public Facilities – A fourth goal, important to Land Use and the overall Comprehensive Plan relates to public facilities and services. The goal is as follows:
Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

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~~County-wide~~ Countywide Planning 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, Ridgefield, Vancouver, Washougal, and Yacolt. See Appendix B: Countywide Plan Policies.

The Framework Plan encourages La Center to develop citywide residential densities averaging four units per net residential acre. Higher densities are planned to occur within medium density residential districts.

The Clark County Comprehensive Growth Management Plan ~~policies~~ establishes three overarching land use goals that guide development in the county. They are:

- » Adopt urban growth area (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.
- » Integrate land uses to reduce sprawl, promote physical activity through active transportation, and foster neighborhood and community identity.

Annexation

The GMA requires counties to establish 20-year Urban Growth Area (UGA) boundaries to accommodate for projected growth, for in population, housing, and jobs as shown in Map X, and The GMA encourages cities to annex lands within the UGA and provide urban-level facilities and services to these areas. Lands s outside the UGA cannot be annexed. The Community Framework Plan adopted by Clark County and other local cities also requires annexation of lands s in the UGA.

~~The County's plan goes even further and provides countywide planning policies requiring an annexation element whereby cities are to designate areas to be annexed.~~ La Center's annexation policies are closely aligned with the Clark County Community Framework Plan.

A property owner or the ~~C~~city may initiate an annexation. ~~With a few options to pursue annexation, t~~The 60 percent ~~direct~~ petition method is the most common annexation process used in La Center. ~~(See RCW 35A.14.120).~~ The ~~owners of petition must contain~~ at least 60 percent of the property value in the proposed annexation area, computed according to the assessed valuation of the property for general taxation purposes, ~~must petition to annex into the City Council to annex.~~ The City Council ~~will review~~s the proposal to ~~determine the boundary and area of the proposed annexation, the ultimate zoning of the subject area, and the assumption of City indebtedness. The City will also review whether ensure~~ the annexed area has access to public services consistent with ~~C~~city regulations.

Goal 8.1 Urban Growth ~~&and~~ Annexation Goal

La Center shall establish the orderly transition of unincorporated area within the Urban Growth Boundary from ~~C~~ounty jurisdiction to ~~within the La Center City jurisdiction limits, either through an annexation plan or incorporation.~~

Urban Growth ~~&and~~ Annexation Policies

Policy 8.1.1 ~~La Center shall e~~Establish an Urban Growth Area ~~an UGA~~ as provided under the ~~Growth Management Act~~GMA ~~in cooperation with the County, other adjacent municipalities, and special districts. Lands held in trust or owned by the federal government are not subject to the Growth Management Act~~MA, ~~such as lands in the Cowlitz Indian Tribe trust.~~ The ~~C~~city may not allow or facilitate urban development on land that is subject to the GMA and designated as rural.

Policy 8.1.2 ~~Include within the Urban Growth Area areas and~~La Center shall encourage job capacity and residential densities, including affordable housing, within its UGA, sufficient to permit ~~projected the urban growth that is projected to occur~~ in the ~~City city~~ for the succeeding 20-year period.

~~Policy 8.1.3 Locate~~La Center shall encourage, where feasible, ~~u~~urban ~~g~~Growth primarily in areas already characterized by urban growth that have existing public facilities and service capacities to adequately serve such development, and secondarily, in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services that are provided by either public or private sources.

Figure 2: Looking northeast from Timmen Landing



~~Policy 8.1.3~~ Policy 8.1.4 ~~La Center shall ensure that u~~Urban governmental services ~~shall~~ be provided in urban areas. Urban governmental services include those sources historically and typically delivered by cities and towns, ~~and include~~ including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection, and other public utilities not normally associated with ~~non-urban~~ rural areas.

~~Policy 8.1.4~~ Policy 8.1.5 ~~La Center shall ensure that u~~Urban growth ~~is defined as growth that~~ makes intensive use of land for the location of buildings, structures, and impermeable surfaces, ~~to such a degree as to be~~ that are generally incompatible with the primary use of such land for the production of food, other agricultural products, fiber, or the extraction of mineral resources.

~~Policy 8.1.5~~ Policy 8.1.6 ~~La Center and Clark County, consistent with RCW 36.70A, La Center and Clark County~~ shall review ~~theits~~ designated Urban Growth Area or areas UGA, and the densities permitted within the incorporated and unincorporated portions of ~~each La Center's urban growth area~~ UGA consistent with RCW 36.70A.

~~Policy 8.1.6~~ Policy 8.1.7 ~~Use base~~La Center shall use County-adopted population, ~~jobs, and housing allocations, including affordable housing, projections for designation of urban growth areas~~ its UGA with adequate capacity to accommodate the adopted allocations, provided by the Office of Financial Management and appropriate bi-state/ regional sources.

~~Policy 8.1.7~~ Policy 8.1.8 ~~La Center shall w~~Work with Clark County and special districts to develop realistic levels of service for urban governmental services.

~~Policy 8.1.8~~ Policy 8.1.9 ~~La Center shall c~~Coordinate plans for providing public facilities and services with plans for designation of ~~urban growth areas~~ UGAs, rural uses, and for the transition of rural lands to urban uses.

~~Policy 8.1.9~~ ~~Plan for public facilities and services so that service provision maximizes efficiency and cost effectiveness and ensures concurrency.~~

~~Policy 8.1.10~~ ~~Establish~~La Center's ~~shall establish its~~ Urban Growth Area ~~GA~~ to be consistent with the goal of protect ing the environment and enhance ing the city's high quality of life. ~~Establish urban growth areas~~in a manner consistent with the preservation of land, sites, and structures that have historical or archaeological significance.

Goal 8.2 ~~Regarding Future Annexation~~As provided in the County's Comprehensive Plan, La Center envisions annexation consistent with RCW 36.13 and with the orderly transition from County jurisdiction to City jurisdiction.

~~Policy 8.2.1~~ La Center shall dDesignate areas to be annexed, adopt criteria for annexation, and a plan for providing urban services and facilities, including development applicant-initiated improvements, within the annexation area.

~~Policy 8.2.1~~ Policy 8.2.2 ~~La Center shall p~~Phase annexation to coincide with the ~~city's~~ City's ability to provide a full range of urban services to areas to be annexed.

~~Policy 8.2.2~~ Policy 8.2.3 ~~Do~~La Center shall not annex territory subject to the ~~GMA~~ Growth Management Act beyond the City's ~~of La Center's~~ Urban Growth Boundary.

~~Policy 8.2.3~~ **Policy 8.2.4** ~~Developing areas within the urban growth area that are privately owned and eligible for annexation La Center shall should annex or commit to annex developing areas within the UGA that are privately owned and eligible for annexation to the City of La Center~~ before receiving urban services. Annexation shall not be required for lands not subject to the GMA, e.g., lands owned or held in trust by the federal government for a federally-acknowledged

Figure 3: Aerial of La Center



Indian Tribe, but such lands shall be subject to a development agreement or ~~inter-~~ intergovernmental agreement in exchange for receiving ~~e~~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.

~~Policy 8.2.4—Within the Urban Growth Area, the City of La Center shall be the exclusive provider of sewer and any other urban services provided by the city. La Center 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. Exceptions may be made in cases where human health is threatened. La Center, Clark County and Clark Public Utilities should coordinate the provision of urban services for land within the UGA consistent with adopted city development standards, but in all events the city shall be the exclusive provider of sewer service to all lands within its UGA.~~

Policy 8.2.5 La Center shall participate in a ~~An~~ inter-interjurisdictional analysis and process, which assesses the fiscal and other impacts related to annexation on the ~~C~~ounty, the ~~C~~eity, tribes, and special purpose districts ~~shall be developed~~ consistent with the policies contained in the annexation chapter.

Goal 8.3 Regarding La Center's Goals for Growth and Annexation

Policy 8.3.1 ~~La Center shall e~~Encourage future growth ~~thatwhich~~ balances the need to expand employment and economic opportunities for the people of the La Center area, while maintaining a safe, cohesive, ~~and~~ attractive ~~small towns~~small-town atmosphere.

~~Policy 8.3.2~~ ~~La Center shall e~~Establish an Urban Growth Boundary and annexation policy ~~thatwhich~~ encompasses adequate areas for commercial and industrial use ~~in order~~ to enhance the economic and fiscal stability of the city.

~~Policy 8.3.2~~Policy 8.3.3 ~~La Center shall encourage future growth within its UGA to accommodate affordable housing as allocated by the County.~~

~~Policy 8.3.3~~Policy 8.3.4 ~~La Center shall e~~Encourage urban growth within the city's ~~Urban Growth Area GA~~ to occur on lands ~~s~~ within city limits first prior to occurring on lands outside ~~the~~ city limits.

~~Policy 8.3.4~~Policy 8.3.5 ~~La Center shall consider u~~Urban development within the city's ~~Urban Growth Area GA may occur~~ on lands outside ~~of the~~ city limits when the following conditions have been met:

- » All urban services needed to serve the development are in place or will be installed concurrent with the development.
- » Arrangements for capital facilities prior to annexation have been completed.
- » The development can be shown to fulfill a need, ~~which~~ cannot be served within the city limits.
- » An interlocal agreement is ~~struck-executed~~ with Clark County for land use development review consistent with the City's adopted ~~C~~omprehensive ~~P~~lan.

~~Policy 8.3.5~~Policy 8.3.6 ~~La Center shall encourage open discussions related to annexation and will 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 relevant information needed to make responsible decisions regarding annexation ~~and shall encourage an open discussion of all related issues.~~

~~Policy 8.3.6~~Policy 8.3.7 ~~La Center shall c~~Coordinate with ~~Clark the~~ County, ~~the~~ Cowlitz Indian Tribe, and other appropriate jurisdictions and service providers in establishing and implementing policies regarding annexation by the City. The ~~e~~City's annexation policies and practices shall observe all applicable requirements-provisions of the Growth Management ActGMA, the County Wide-Countywide Planning Policies, and other applicable State and County laws and standardsregulations.

~~Policy 8.3.7~~Policy 8.3.8 ~~La Center shall p~~Prioritize development of the ~~I-5 JunctionJunction Plan~~, the Timmen-Road/La Center-Road intersection Timmen Landing, and the city-center~~Downtown~~ prior to additional annexation within its UGA.

~~Policy 8.3.8~~ Policy 8.3.9 ~~La Center shall w~~Work with ~~Clark the~~ County to establish ~~an~~ Urban Reserve Area ~~s~~ beyond the ~~Urban Growth Boundary~~ UGA. The purpose of ~~the an~~ Urban Reserve Area is to ~~provide an indicate ion as to~~ where future urban growth should ~~be directed occur~~ when the ~~20-year UGA is expanded~~ statutory periodic review is required and a new 20-year growth forecast is provided by the State.

~~Policy 8.3.9~~ Policy 8.3.10 ~~Work La Center shall work~~ with ~~Clark the~~ County to establish policies to ~~ensure avoid~~ interim development ~~that which~~ would preclude or significantly ~~complicate interfere with~~ future urbanization ~~does not take place~~.