



CITY COUNCIL AGENDA ITEM

May 6, 2016

Department: Public Works, Eric Eisemann, Planning Consultant
Agenda Date: May 11, 2016
Item: Goode Annexation and Zoning – Ord. No. 2016-003
Action Requested: Proposed amendment to Ord. No. 2016-003

Background

On February 10, 2016 the City Council discussed whether to require future perimeter lots within the Goode annexation area to be similar in area and setbacks to abutting low density residential lots. The consultant suggested the concept, described in the La Center Municipal code as 'beveling', could be added to the annexation ordinance. The Council agreed with the suggestion but the consultant failed to execute the task fully, relying only on the La Center Municipal Code.

There are at least two options available to accomplish the beveling goal.

Option 1

LCMC 18.140.030.B (2) provides, "Beveling. New lots used for medium density residential purposes created adjacent to low density residential (LDR) districts shall employ a "beveling" technique at the perimeter of the project. New perimeter MDR-16 lots abutting LDR districts, not including public rights-of-way or dedicated public open space, shall be no less than 80 percent of the lot area of the minimum lot size of the abutting LDR district. Setbacks from the property lines of abutting LDR land shall be no less than 80 percent of the setback requirement of the abutting LDR district. For example, if the abutting property is zoned LDR-7.5, a 7,500-square-foot minimum lot size, the MDR-16 lots abutting the LDR district may not be less than 6,750 square feet. The beveling standard does not apply to manufactured home subdivisions."

Option 2

If the Council believes this code provision, if applied to the future development in this annexation area, does not adequately buffer existing perimeter lots from future development the Council could amend Ordinance 2016-003, Section 2, Land Use Designation and Zoning. For example, the Council could add a second paragraph to Section 2 as follows:

"New lots created adjacent to low density residential land shall employ a "beveling" technique at the perimeter of the project. New lots adjacent to: (a) LDR districts, (b) the La Center UGA or (c) land outside of the La Center UGA, shall be no less than 7,000 square feet. The term 'adjacent' includes abutting land or land separated by a public right-of-way, private road, utility or transportation easement or open space or critical areas less than 60 feet wide. Adjacent rear and side yard setbacks shall be no less than 20 feet and 15 feet respectively. The future developer may transfer the density lost by application of this beveling standard to interior lots."



ORDINANCE NO. 2016-003

**AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTY
TO THE CITY OF LA CENTER (GOODE, et al.) and REZONING THAT PROPERTY
CONSISTENT WITH THE LA CENTER COMPREHENSIVE PLAN**

The La Center City Council adopts the following findings:

WHEREAS, Randy M. and Kari A. Goode and La Center Pacific, LLC are the owners of certain real property (the "Annexation Territory") that includes seven (7) parcels and abutting rights-of-way totaling approximately 46.59 acres contiguous with the City's corporate limits and located within the La Center Urban Growth Boundary. The Annexation Territory is more precisely described as Assessor Parcel Numbers: 986030206 (Goode), 986028825 (Goode), 986028830 (Goode), 986030201 (Goode), 986030202 (Goode), A Portion of 258775000 (Goode), and 258689000 (La Center Pacific, LLC) and, alternatively as: East Fork Estates, PH 2 Lot 9 1.06A 311670; East Fork Estates, PH 2 Lot 2/10 311651; East Fork Estates, PH 2 Lot, 1/10 2.60A, 311651; East Fork Estates, PH 2 Lot 1, 1.21A, 311670; East Fork Estates PH 2 Lot 2, 1.30A, 311670; #74 SEC 33 T5N R1E WM .85A; and #160 SEC 33 T5N R1E WM 5.43A, excepting therefrom that portion lying westerly of the southern extension of the west line of the southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington which lies outside the La Center UGA; and

WHEREAS, the Proponents presented the City with a Notice of Intent to Annex pursuant to the so-called Direct Petition Method of RCW 35A.14.120, and the City Council accepted the proposal at its October 6, 2015, regular meeting; and

WHEREAS, the City provided public notice of the Notice of Intent to Annex and provided an opportunity for comment thereon by all interested citizens at a duly called and noticed public meeting on February 10, 2016; and

WHEREAS, the City caused the SEPA Determination of Non-Significance relating to rezoning of the subject land to be published on February 16, 2016, and the City, thereafter, received one comment, from Clark County relating to that portion of parcel 258775000 being outside of the La Center UGA beyond the city's jurisdiction to annex; and

WHEREAS, on March 4, 2016 the Proponents submitted a Petition for Annexation, which included signatures of the owners of record of more than 60% of the assessed value of the Annexation Territory and, thereafter, submitted a revised and final petition, legal description and map on April 12, 2016; and

WHEREAS, the Clark County Assessor certified sufficiency of the petition on April 19, 2016; and

WHEREAS, at its regular meeting on May 11, 2017, the City Council received and reviewed all of the documentation associated with this annexation proposal, received public testimony, and found that the Petition met the applicable requirements of RCW 35A.01.040 and accepted the Petition pursuant to the Direct Petition Method in RCW 35A.14.120 and LCMC 18.290; and

WHEREAS, the Clark County Boundary Review Board has been disbanded and therefore has no jurisdiction to invoke over the proposed annexation; and

WHEREAS, the City Council finds this annexation and zone change to be in the public's interest;

NOW THEREFORE, based on the foregoing Findings, the La Center City Council ordains as follows:

Section 1 - Annexation. That the Annexation Territory known as Assessor Parcel Numbers 986030206 (Goode), 986028825 (Goode), 986028830 (Goode), 986030201 (Goode), 986030202 (Goode), Portion of 258775000)(Goode), and 258689000 (La Center Pacific, LLC) and, alternatively, as East Fork Estates, PH 2 Lot 9 1.06A 311670; East Fork Estates, PH 2 Lot 2/10 311651; East Fork Estates, PH 2 Lot, 1/10 2.60A, 311651; East Fork Estates, PH 2 Lot 1, 1.21A, 311670; East Fork Estates PH 2 Lot 2, 1.30A, 311670; #74 SEC 33 T5N R1E WM .85A; and #160 SEC 33 T5N R1E WM 5.43A, excepting therefrom that portion lying westerly of the southern extension of the west line of the southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington as illustrated in Exhibit A, attached hereto and incorporated herein by this reference, is hereby annexed and incorporated into the City of La Center.

Section 2 - Land Use Designation and Zoning. The Annexation Territory shall have a comprehensive plan land use designation of Urban Residential and shall be zoned in accordance with LCMC 18.140 as Medium Density Residential (MDR-16) and LCMC 18.130 as Low Density Residential (LDR-7.5) per Exhibit B, attached hereto and incorporated herein by this reference. An Urban Holding (UH-10) zoning overlay is also applied per LCMC 18.190 and shall be maintained until a capital facilities analysis is accepted by the City per Resolution 05-262, at which point the City will remove the Urban Holding overlay.

Section 3 – Assessment and Taxation. The Annexation Territory shall be assessed and taxed by the City in the same manner as other similarly situated property within the City as of the effective date of this Ordinance.

Section 4 – Severability: If any portion of this ordinance is found to be invalid or unenforceable for any reason, such finding shall not affect the validity or enforceability of any other provision of this ordinance.

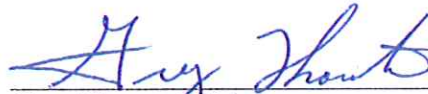
Section 5 – Transmittal: The City Clerk shall:

1. File a certified true copy of this Ordinance, with the Clark County Board of Commissioners and the Clark County Assessor pursuant to LCMC 18.290.050.
2. Record a certified true copy of this Ordinance with the County Auditor pursuant to LCMC 18.290.050.
3. Provide notice of this annexation to the Office of Financial Management pursuant to RCW 35A.14.700.

Section 6 – Effective Date: This ordinance shall go into effect ten days following its passage by the City Council and publication as required by law.


Approved and adopted this 11th day of May 2016 by a majority of the La Center City Council.

AYES: 4
NAYS: 0
ABSTAIN: 0
ABSENT: 1



Greg Thornton, Mayor
City of La Center

ATTEST:



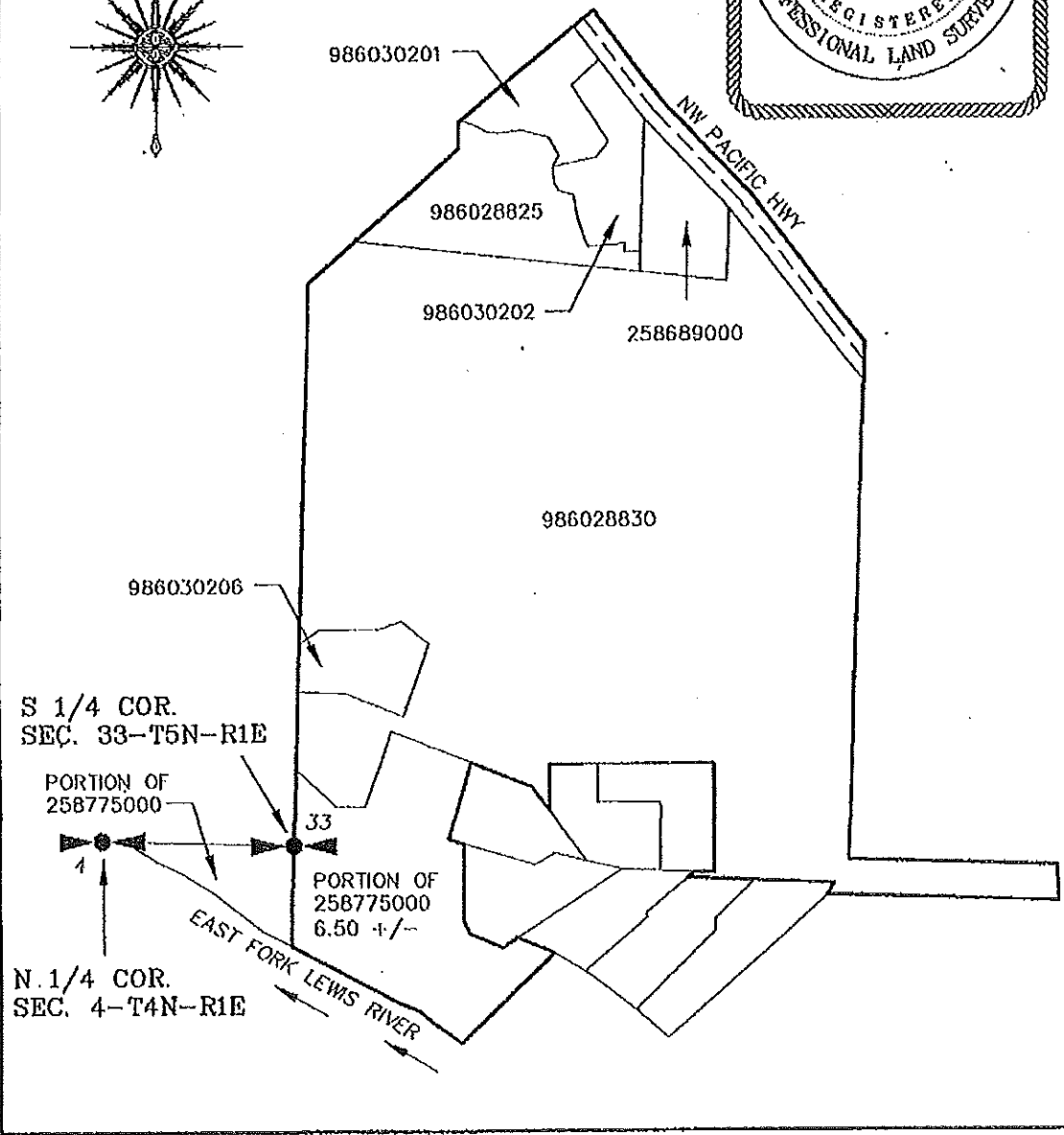
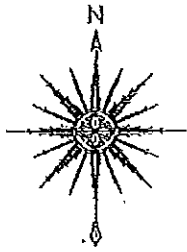
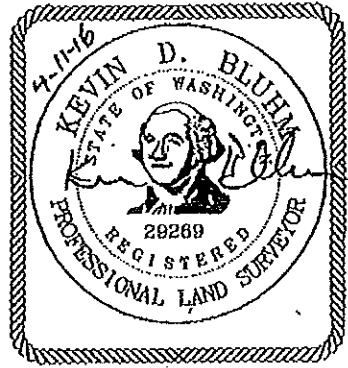
Suzanne Levis, Finance Director/Clerk

APPROVED AS TO FORM:

Daniel Kearns, City Attorney

ANNEXATION MAP BEING A PORTION OF THE NW1/4 OF SE1/4 AND
SW1/4 OF SE1/4 SEC. 33 - T.5N. - R.1E., W.M.
AND PART OF THE NW1/4 OF NE1/4 AND NE1/4 OF NE1/4
SEC. 4 - T.4N. - R.1E., W.M. IN CLARK COUNTY, WASHINGTON

SCALE: 1"=400 FEET





Goode Annexation Proposed Zoning

Ordinance NO. 2016-003, Exhibit B

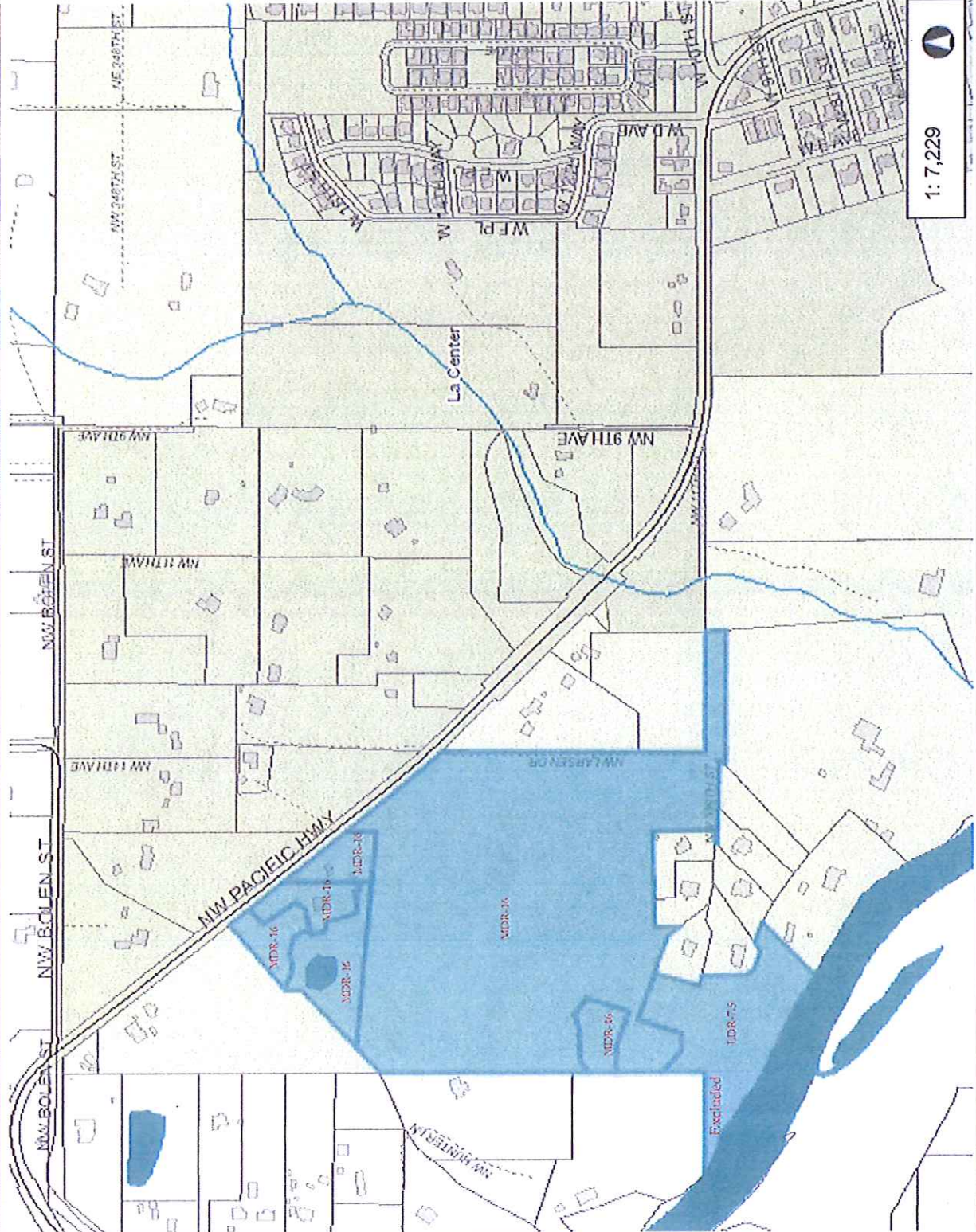


Legend

- Building Footprints
- Taxlots
- Taxlots_labels
- Cities Boundaries
- Urban Growth Boundaries

Notes:

- 986030201 - MDR-16
- 986030202 - MDR-16
- 986028825 - MDR-16
- 258689000 MDR-16
- 986028830 MDR-16
- 986030206 MDR-16
- 258775000 (Excepting that portion of the property outside of the La Center UGA)
- LDR-7.5



1:7,229

1,204.8 Feet

602.41

1,204.8
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA, GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



**CITY OF LA CENTER COUNCIL
REGULAR MEETING
May 11, 2016**

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REGULAR MEETING:

1. Mayor Thornton called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:**

Council:

Councilmember Birdwell-Currey	Present
Councilmember Luiz	Present
Councilmember Williams	Absent/Excused
Councilmember Valenzuela	Present
Councilmember Cerveney	Present
Mayor Thornton	Present

Staff:

Marc Denney, Police Chief
Jeff Sarvis, Public Works Director

Guests:

Barbara Burtwell	D&G Nuttbrock
Skip Carlson	Jeremy Smith
Cory DeLong	Andy "Sheriff" Taylor
Randy Goode	Rick and Suzi Terrell
Judy Hickman	Morgan Wentworth
Jim and Candi Irish	Kurt Wohlers
Larry Lewton	G B [illegible] / Bernie

4. **CONSENT AGENDA**

- A. **APPROVAL OF CLAIMS/ADJUSTMENTS – 05.11.16**
- B. **REGULAR MEETING MINUTES – 04.27.16**

MOTION MADE BY COUNCILMEMBER CERVENY, SECONDED BY COUNCILMEMBER LUIZ AND CARRIED UNANIMOUSLY TO APPROVE THE MAY 11, 2016 CONSENT AGENDA.

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**CITY OF LA CENTER COUNCIL
REGULAR MEETING
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5. COUNCIL STAFF REPORTS/ANNOUNCEMENTS.

A. MAYOR'S REPORT.

- A City Council Work Session is scheduled for Wednesday, May 18, at 5:30 p.m. at the Public Works Office to discuss the sewer debt and long-range forecast for the sewer treatment plant.
- Citizen volunteers are needed for the vacancies on two City Commissions: Civil Service Commission (1 position; open until filled) and the Salary Commission (2 positions; deadline May 31). Details are available on the City's website.
- Mayor Thornton thanked Mayor Pro Tem Cerveney for filling in at the April 27 City Council meeting. He was attending the Association of Washington Cities (AWC) Mayors Exchange in Wenatchee, WA where affordable housing and economic development for communities was discussed.
- Mayor Thornton also attended the AWC Labor Relations Institute conference in Yakima, WA with Public Works Director Jeff Sarvis and Finance Director Suzanne Levis.
- Mayor Thornton and Police Chief Marc Denney were in attendance at the retirement event honoring Ridgefield Police Chief Carrie Green. Chief Green retired with nearly 35 years of service in law enforcement. A letter of acknowledgement was sent to Chief Green.
- The installation of the cross-walk LED warning signal at 4th Street and Stonecreek Drive began last Monday and caused congestion with the morning's school traffic. In the future, the City plans to provide the public advanced notification of projects that might disrupt traffic.
- The City Public Works Department donated a surplus dump utility truck to the La Center School District with the agreement that the City's maintenance department may borrow the vehicle for minor work. A letter of thanks from Superintendent Mark Mansell was provided to Councilmembers.
- An invitation to Ridgefield's Big Paddle event on June 4 was provided to Councilmembers.
- Mayor Thornton thanked people who volunteered at the April 30 Clark County Green Neighbor Recycling Day event at Holley Park. The event was a success.



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- City of Vancouver staff will present information and answer questions about the proposed Affordable Housing Fund at meetings scheduled in May and June. An informational flyer was provided to Councilmembers.
- Mayor Thornton read a Proclamation into the record designating May 15-21 as National Police Week.

MOTION MADE BY COUNCILMEMBER LUIZ, SECONDED BY COUNCILMEMBER CERVENY AND CARRIED UNANIMOUSLY TO DECLARE MAY 15-21, 2016 AS POLICE WEEK IN THE CITY OF LA CENTER.

B. ATTORNEY'S REPORT – None (Absent/Excused).

C. COUNCIL COMMENTS.

- **COUNCILMEMBER BIRDWELL-CURREY – None.**
- **COUNCILMEMBER LUIZ – None.**
- **COUNCILMEMBER WILLIAMS – None (Absent/Excused).**
- **COUNCILMEMBER VALENZUELA –** The economic development plan for the junction and the downtown area is progressing. He is on the subcommittee with Mayor Thornton and Councilmember Cerveney. Consultant Planner Eisemann is putting together a RFQ, or invitation to bid, for the design of the project. Mayor Thornton added that he has met with stakeholders in and around Clark County. Updates will be provided as implementation moves forward. Councilmember Valenzuela then provided an update on La Center High School girls' fastpitch team who remain undefeated.
- **COUNCILMEMBER CERVENY – None.**

D. STAFF REPORTS.

POLICE CHIEF MARC DENNEY, POLICE DEPARTMENT. Chief Denney emailed the May 2016 *Monthly Blotter* to Councilmembers which included crime statistics for April 2016 as well as other PD highlights. Animal complaints are on the rise, and the PD continues to advise the public on how to keep their pets and animals under control. An updated City animal control ordinance would be in order, since the PD is not an official animal control agency. The medicine take-back event on April 30 was a success again this year—97.5 pounds of medicine was dropped off in La Center, and several volunteers from La Center United participated. The PD Facebook page is



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growing in popularity, and it continues to be a valuable means of transmitting information to the public. The new vehicle is on line, and the out-of-service vehicle will be surplus. Discussions continue with the Cowlitz Indian Tribe regarding the impact the I-5 development will have on the police force, traffic flow, and other issues—updates are forthcoming. A grant has been awarded to replace five bulletproof vests.

Many of the nuisance crimes occurring recently in La Center can be prevented by citizens securing and locking their homes, property, and vehicles. It is rare for patrol officers to catch a suspect in the act, during these crimes of opportunity. Citizens are asked to immediately call 9-1-1, if they see a crime being committed. Neighborhood Crime Watch groups are helpful; however, citizens need to commit to the program for this system to work. PD will assist the public with reminders to keep properties secure.

Chief Denney expressed appreciation for the City's Police Week Proclamation. There is a Law Enforcement Memorial Ceremony on Thursday, May 12, at 11:00 a.m. at the Clark County Public Service Center, Vancouver, WA.

- **DIRECTOR JEFF SARVIS, PUBLIC WORKS DEPARTMENT.** Director Sarvis presented.
 - The reader board will be repaired soon.
 - The tennis court is now set up for Pickle Ball.
 - Statistics on the Green Neighbor Recycling Day are available and were provided to Council.
 - The bid opening for sewer construction on Pacific Highway is next week, and the budget is \$250,000.
 - Two bids were received today for the Holley Park and high school baseball field drainage projects. The project was broken up into alternates to enable the City to prioritize projects. One bid was for the School District alone for \$86,000. The second bid was \$300,000 for the School District plus the alternates. The trails and the water park are the priorities at this time.
 - Pre-application materials were received for the field house (bleacher roof).
 - The roundabout right-of-way procedures have been approved—construction is hoped to begin in 2017.



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- Dana Heights Subdivision construction has begun, at the end of Cedar and 7th.
- Kays Subdivision and Sunrise Terrace Subdivision are under final plan review.
- Engineering reports have been received for the sewer line to the junction and are under review—construction is hoped to begin in late summer and be completed in late November.
- Clark County is going to support the construction of a road outside of the City limits on the Fudge property. A pre-construction meeting is scheduled for next week.
- Bids for the pavement preservation project on Pacific Highway were received this month, and the budget is \$60,000.
- **FIRE CHIEF JOHN NOHR, CLARK COUNTY FIRE & RESCUE (CCF&R).** Chief Nohr began his new position as Fire Chief on May 1 and was in attendance to introduce himself to Councilmembers and citizens, and answer questions. Chief Yager was also in attendance.

6. CITIZEN'S PUBLIC COMMENT.

LARRY LEWTON, 1109 W. C AVE., is the City of La Center's representative on the Clark County Mosquito Control District Board, and he provided a report on the most recent meeting.

CANDI IRISH, 1653 E. HERITAGE LOOP. Registration is free this year for the City-Wide Garage Sale. The new Pickle Ball Court will be popular with her HOA, and she suggested a public announcement of its availability. The Public Works staff is to be commended for their upkeep of the wetlands. She thanked the Colfs and Tom Wooldridge for their involvement in the establishment of the La Center Historical Museum Annex. It is a popular outing for the students of La Center.

JIM IRISH, 1653 E. HERITAGE LOOP, recommended the City provide reminders and tips to residents regarding crime prevention. He commended the Police Department and Public Works for their continued good service.

7. PRESENTATIONS – None.

8. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS.

- A. PUBLIC HEARING – ORDINANCE NO. 2016-003 APPROVING THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY OF LA CENTER (GOODE, ET AL.) AND**



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**REZONING THAT PROPERTY CONSISTENT WITH THE LA CENTER
COMPREHENSIVE PLAN.**

Planning Consultant Eric Eisemann presented.

The application has been approved and certified by Clark County. Ordinance 2016-003 would rezone the property as medium density residential consistent with the City's Comprehensive Plan. An amended staff report was provided to Councilmembers addressing the addition of the concept of beveling to Ordinance 2016-003. Mr. Eisemann summarized the two options available to Council that would accomplish the beveling goal, as outlined in his report.

At 7:52 p.m., Mayor Thornton opened the discussion to public comment.

RANDY GOODE (OWNER OF PROPERTY TO BE ANNEXED). He agrees with the City's zoning of the property as medium density and hopes Council will vote to bring his property into the City's UGA. He is in support of the amendment that provides for 7000 square-foot lots (Option 2 on the amended report).

DENNIS NUTTBROCK, 1509 NW 339TH, wanted the amendment to include the land use policies that are in the City's Comprehensive Plan.

At 8:00 p.m., Mayor Thornton closed public comment.

Mr. Eisemann continued the discussion. The City's land use policies establish a beveling strategy and state that lot sizes may be up to 11,000 square feet along the edge of the City limits. Today's amendment raises the minimum threshold from 6750 square feet to 7000 square feet and allows the developer to go up to 11,000 square feet. Option 1 on the amended report is the existing Code, and Option 2 ensures that the UGA will be buffered.

At 8:03 p.m., Mayor Thornton reopened the discussion to public comment.

CORY DELONG, 1915 NW HUNTER LANE, owns the property along the west side of the Goode property, and is concerned about multi-family developments (apartment complexes) close to his residence.

DENNIS NUTTBROCK, 1509 NW 339TH. The 6750 square feet mentioned in the Code is not a "minimum;" it is an "example."

At 8:06 p.m., Mayor Thornton closed public comment.



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Mr. Eisemann continued the discussion and pointed to the City’s urban growth boundary on a displayed map. The City’s Comprehensive Plan provides for an expectation that this area will develop. The beveling standards outlined in the City’s Code provides for existing property owners to have an expectation that development next to them will be similar. The City does not have a zoning district as large as one acre; therefore, that standard cannot be applied to those lots.

Option 2 recognizes that people living in the County (but not in the urban growth boundary) have an expectation of something a little bit larger. The City Code indicates the minimum at 80% of the low density zone. The County’s zoning is not LDR, but Rural 5; so, there is no real comparison against the two. Option 2 provides protection for people at the perimeters while staying within the parameters of the City’s Code. Option 2 also prevents a future developer from claiming they do not abut the adjacent property because of a road or strip of public open space. Maximum setbacks are allowed, with Option 2.

MOTION MADE BY COUNCILMEMBER LUIZ, SECONDED BY COUNCILMEMBER CERVENY AND CARRIED BY MAJORITY TO APPROVE ORDINANCE NO. 2016-003 APPROVING THE ANNEXATION OF CERTAIN PROPERTY (GOODE, ET AL.) INTO THE CITY OF LA CENTER AS DESCRIBED IN IN EXHIBIT A, AND REZONING THAT PROPERTY IN ACCORDANCE WITH EXHIBIT B, WITH AMENDMENT OPTION 2.

Mayor Thornton called for a Roll Call vote:

Councilmember Birdwell-Currey:	Yes
Councilmember Luiz:	Yes
Councilmember Williams:	Absent
Councilmember Valenzuela:	Yes
Councilmember Cerveny:	Yes

- 9. **ITEMS REMOVED FROM THE CONSENT AGENDA** – None.
- 10. **UNFINISHED BUSINESS** – None.
- 11. **NEW BUSINESS** – None.

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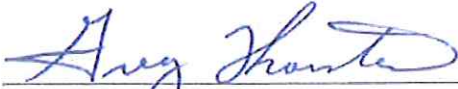


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12. ADJOURNMENT.

Meeting was adjourned at 8:14 p.m.



Mayor Greg Thornton



Suzanne Levis, Finance Director/Clerk



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Councilmember Williams	Absent/Excused
Councilmember Valenzuela	Present
Councilmember Cerveney	Present
Mayor Thornton	Present

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Guests:

Barbara Burtwell	D&G Nuttbrock
Skip Carlson	Jeremy Smith
Cory DeLong	Andy "Sheriff" Taylor
Randy Goode	Rick and Suzi Terrell
Judy Hickman	Morgan Wentworth
Jim and Candi Irish	Kurt Wohlers
Larry Lewton	G B [illegible] / Bernie

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B. ATTORNEY'S REPORT – None (Absent/Excused).

C. COUNCIL COMMENTS.

- **COUNCILMEMBER BIRDWELL-CURREY – None.**
- **COUNCILMEMBER LUIZ – None.**
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- **COUNCILMEMBER CERVENY – None.**

D. STAFF REPORTS.

POLICE CHIEF MARC DENNEY, POLICE DEPARTMENT. Chief Denney emailed the May 2016 *Monthly Blotter* to Councilmembers which included crime statistics for April 2016 as well as other PD highlights. Animal complaints are on the rise, and the PD continues to advise the public on how to keep their pets and animals under control. An updated City animal control ordinance would be in order, since the PD is not an official animal control agency. The medicine take-back event on April 30 was a success again this year—97.5 pounds of medicine was dropped off in La Center, and several volunteers from La Center United participated. The PD Facebook page is



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growing in popularity, and it continues to be a valuable means of transmitting information to the public. The new vehicle is on line, and the out-of-service vehicle will be surplused. Discussions continue with the Cowlitz Indian Tribe regarding the impact the I-5 development will have on the police force, traffic flow, and other issues—updates are forthcoming. A grant has been awarded to replace five bulletproof vests.

Many of the nuisance crimes occurring recently in La Center can be prevented by citizens securing and locking their homes, property, and vehicles. It is rare for patrol officers to catch a suspect in the act, during these crimes of opportunity. Citizens are asked to immediately call 9-1-1, if they see a crime being committed. Neighborhood Crime Watch groups are helpful; however, citizens need to commit to the program for this system to work. PD will assist the public with reminders to keep properties secure.

Chief Denney expressed appreciation for the City's Police Week Proclamation. There is a Law Enforcement Memorial Ceremony on Thursday, May 12, at 11:00 a.m. at the Clark County Public Service Center, Vancouver, WA.

- **DIRECTOR JEFF SARVIS, PUBLIC WORKS DEPARTMENT.** Director Sarvis presented.
 - The reader board will be repaired soon.
 - The tennis court is now set up for Pickle Ball.
 - Statistics on the Green Neighbor Recycling Day are available and were provided to Council.
 - The bid opening for sewer construction on Pacific Highway is next week, and the budget is \$250,000.
 - Two bids were received today for the Holley Park and high school baseball field drainage projects. The project was broken up into alternates to enable the City to prioritize projects. One bid was for the School District alone for \$86,000. The second bid was \$300,000 for the School District plus the alternates. The trails and the water park are the priorities at this time.
 - Pre-application materials were received for the field house (bleacher roof).
 - The roundabout right-of-way procedures have been approved—construction is hoped to begin in 2017.



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- Dana Heights Subdivision construction has begun, at the end of Cedar and 7th.
- Kays Subdivision and Sunrise Terrace Subdivision are under final plan review.
- Engineering reports have been received for the sewer line to the junction and are under review—construction is hoped to begin in late summer and be completed in late November.
- Clark County is going to support the construction of a road outside of the City limits on the Fudge property. A pre-construction meeting is scheduled for next week.
- Bids for the pavement preservation project on Pacific Highway were received this month, and the budget is \$60,000.
- **FIRE CHIEF JOHN NOHR, CLARK COUNTY FIRE & RESCUE (CCF&R).** Chief Nohr began his new position as Fire Chief on May 1 and was in attendance to introduce himself to Councilmembers and citizens, and answer questions. Chief Yager was also in attendance.

6. CITIZEN'S PUBLIC COMMENT.

LARRY LEWTON, 1109 W. C AVE., is the City of La Center's representative on the Clark County Mosquito Control District Board, and he provided a report on the most recent meeting.

CANDI IRISH, 1653 E. HERITAGE LOOP. Registration is free this year for the City-Wide Garage Sale. The new Pickle Ball Court will be popular with her HOA, and she suggested a public announcement of its availability. The Public Works staff is to be commended for their upkeep of the wetlands. She thanked the Colfs and Tom Wooldridge for their involvement in the establishment of the La Center Historical Museum Annex. It is a popular outing for the students of La Center.

JIM IRISH, 1653 E. HERITAGE LOOP, recommended the City provide reminders and tips to residents regarding crime prevention. He commended the Police Department and Public Works for their continued good service.

7. PRESENTATIONS – None.

8. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS.

- A. PUBLIC HEARING – ORDINANCE NO. 2016-003 APPROVING THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY OF LA CENTER (GOODE, ET AL.) AND**



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**REZONING THAT PROPERTY CONSISTENT WITH THE LA CENTER
COMPREHENSIVE PLAN.**

Planning Consultant Eric Eisemann presented.

The application has been approved and certified by Clark County. Ordinance 2016-003 would rezone the property as medium density residential consistent with the City's Comprehensive Plan. An amended staff report was provided to Councilmembers addressing the addition of the concept of beveling to Ordinance 2016-003. Mr. Eisemann summarized the two options available to Council that would accomplish the beveling goal, as outlined in his report.

At 7:52 p.m., Mayor Thornton opened the discussion to public comment.

RANDY GOODE (OWNER OF PROPERTY TO BE ANNEXED). He agrees with the City's zoning of the property as medium density and hopes Council will vote to bring his property into the City's UGA. He is in support of the amendment that provides for 7000 square-foot lots (Option 2 on the amended report).

DENNIS NUTTBROCK, 1509 NW 339TH, wanted the amendment to include the land use policies that are in the City's Comprehensive Plan.

At 8:00 p.m., Mayor Thornton closed public comment.

Mr. Eisemann continued the discussion. The City's land use policies establish a beveling strategy and state that lot sizes may be up to 11,000 square feet along the edge of the City limits. Today's amendment raises the minimum threshold from 6750 square feet to 7000 square feet and allows the developer to go up to 11,000 square feet. Option 1 on the amended report is the existing Code, and Option 2 ensures that the UGA will be buffered.

At 8:03 p.m., Mayor Thornton reopened the discussion to public comment.

CORY DELONG, 1915 NW HUNTER LANE, owns the property along the west side of the Goode property, and is concerned about multi-family developments (apartment complexes) close to his residence.

DENNIS NUTTBROCK, 1509 NW 339TH. The 6750 square feet mentioned in the Code is not a "minimum;" it is an "example."

At 8:06 p.m., Mayor Thornton closed public comment.



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Mr. Eisemann continued the discussion and pointed to the City’s urban growth boundary on a displayed map. The City’s Comprehensive Plan provides for an expectation that this area will develop. The beveling standards outlined in the City’s Code provides for existing property owners to have an expectation that development next to them will be similar. The City does not have a zoning district as large as one acre; therefore, that standard cannot be applied to those lots.

Option 2 recognizes that people living in the County (but not in the urban growth boundary) have an expectation of something a little bit larger. The City Code indicates the minimum at 80% of the low density zone. The County’s zoning is not LDR, but Rural 5; so, there is no real comparison against the two. Option 2 provides protection for people at the perimeters while staying within the parameters of the City’s Code. Option 2 also prevents a future developer from claiming they do not abut the adjacent property because of a road or strip of public open space. Maximum setbacks are allowed, with Option 2.

MOTION MADE BY COUNCILMEMBER LUIZ, SECONDED BY COUNCILMEMBER CERVENY AND CARRIED BY MAJORITY TO APPROVE ORDINANCE NO. 2016-003 APPROVING THE ANNEXATION OF CERTAIN PROPERTY (GOODE, ET AL.) INTO THE CITY OF LA CENTER AS DESCRIBED IN IN EXHIBIT A, AND REZONING THAT PROPERTY IN ACCORDANCE WITH EXHIBIT B, WITH AMENDMENT OPTION 2.

Mayor Thornton called for a Roll Call vote:

- Councilmember Birdwell-Currey: Yes
- Councilmember Luiz: Yes
- Councilmember Williams: Absent
- Councilmember Valenzuela: Yes
- Councilmember Cerveny: Yes

- 9. **ITEMS REMOVED FROM THE CONSENT AGENDA** – None.
- 10. **UNFINISHED BUSINESS** – None.
- 11. **NEW BUSINESS** – None.

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12. ADJOURNMENT.

Meeting was adjourned at 8:14 p.m.



Mayor Greg Thornton



Suzanne Levis, Finance Director/Clerk