

SGA Engineering, PLLC.

CIVIL ENGINEERING, LAND PLANNING, & DEVELOPMENT SERVICES

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Date: October 9, 2024

Parcels: 258945000 & 258944000

Subject: Pre-Application Narrative for Juniper Ridge Rezone

Background

The two parcels are currently owned by Juniper Ridge, LLC. & Pacific Hwy Properties, LLC. The addresses associated with this application are 34011 & 34017 NW 9th Ave, La Center, WA 98629. SGA Engineering has evaluated the development feasibility for these two parcels. Due to multiple critical areas, the developable portions of these two parcels is reduced and encumbered. For this reason, we will apply for a boundary line adjustment to adjust the two parcels into northernly and southernly pieces versus easterly and westerly. The upper parcel will consist of 16.92 acres while the lower parcel will consist of 8.02 acres.

**Gross site area for both Parcels: 24.68 Acres (based on Clark County GIS mapping)
24.94 Acres (based on current survey)**

The applicant requests to rezone the property from LDR-7.5 to MDR-16, which is consistent with the City's preferred alternatives under its 2025 comprehensive plan update. At this time, the applicant does not have a proposed project, but is currently working on plan to that will include single-family detached and attached homes and would allow for rental and home ownership opportunities consistent with the City's growth accommodation needs. The plan would also include a large regional park that would provide recreation opportunities for La Center community members living in and around the property. The applicant has no intention of building apartments on this property.

Access To Public Roads

Access for the future development will come from the existing road, West F Place along the east side of the project. Additional access could come from NW 9th Avenue for the future development or for fire and emergency access.

Public Water

Clark Public Utilities (CPU) is the water purveyor for this site. CPU Water distribution maps indicate that there is an existing 8" water main within NW 9th Ave and an 8" water main within West F Place connecting to a 12" water main within NW Old Pacific Hwy. There is a nearby fire hydrant located near the intersection of West F Place and W 14th Way.

For the future development, depending on site access and layout, we would connect to the existing 8" water main within West F Place. Future homes and development would install proper fire protection (i.e. hydrants and building sprinkler systems) as required by the Fire Marshal.

Future development would extend a minimum 8" water main within the public access through the site and connecting to the 8" water main within NW 9th Ave. if a connection is feasible.

Public Sewer

The existing sanitary sewer is currently located in the southeast portion of the site, within the Hanna's Farm Subdivision. Future development would plan on connecting to the existing sewer located in West F place at the southeast corner of the site. Gravity sanitary sewer could serve the development.

Stormwater

Section 18.320.120 (2)(a) LCMC states that the creation of more than 2,000 S.F. of impervious surface is subject to stormwater regulation. The proposed rezone would not create any new impervious surfaces. In the future with the subdivision development we will be creating more than 2,000 S.F. of impervious surface, we will be regulated by stormwater codes. The soils located within the site are called Hillsboro Silt Loam, (HoC, HoB, HoG), which is a moderate draining soil and typically has lower infiltration rates.

Critical Areas

There are known critical areas on these two parcels. The north central portion of the site has steep slopes which will be avoided with the development. There are GIS mapped wetlands down along Creek. A critical areas report will be prepared for this project and the entire site. The critical areas report will be submitted with the preliminary subdivision application. No critical areas are being impacted with the proposed rezone.

Please reach out to Scott Taylor with SGA Engineering for any questions or additional information regarding this rezone request.

Sincerely,

Scott Taylor, Planner & Landscape Architect