



210 East 4th Street
La Center, Washington 98629
T/360.263.3654

**PRE-APPLICATION CONFERENCE
NW 9th Ave Rezone (2024-033-PAC)**

Meeting conducted on Wednesday December 4, 2024, at 2:00 p.m.

PROJECT INFORMATION

Site Address	33901 NW PACIFIC HWY
Legal Description	#58 SEC 34 T5N R1EWM 4.76A & 33 SEC 34 T5N R1EWM
Applicant/ Owner	Danny Martin Songbird Homes (360) 949-5607 dan@songbirdhomes.com 10013 NE Hazel Dell Ave. PMB 504, Vancouver, WA 98685
Applicant's Representative	Travis Johnson PLS Engineering (360) 944-6519 pm@plsengineering.com 604 W Evergreen BLVD Vancouver, WA 98660
Proposal	The applicant is requesting to rezone approximately 11.3 acres (parcels 258902000 & 258921000) from LDR-7.5 to MDR-16, which is consistent with the City's preferred alternatives under the 2025 comprehensive plan update. At this time, the applicant is not proposing to develop the project parcels, however they have submitted a conceptual site plan showing how the site can be developed under the MDR-16 zone district.
Date of Conference	December 4, 2024

SUMMARY

The applicant is requesting to change the zoning for parcels 258902000 & 258921000 (11.3 acres) from LDR-7.5 to MDR-16 zoning.

The current zone LDR-7.5 zone allows for a density of 4-5.8 single-family dwelling units per acre and the MDR-16 zone would allow for 8-12 single-family dwelling units per acre.

The applicant is requesting a zone change only at this time. A zone change only will require a Type IV process.

The site is located in the SW ¼ of Section 34, T5N, R1E. There is currently one single-family home and outbuildings on site with scattered trees and grass. The site is on the north side of Pacific Highway, north of Kays Subdivision. The properties to the north, east and west are zoned LDR-7.5.

Applicable Criteria: The application will be reviewed for compliance with Title 18, Development Code Chapters: 18.30 Procedures; 18.130 Low Density Residential District; 18.140 Medium Density Residential District; 18.225 Legal Lot Determination; 18.245 Supplementary Development Standards;

PRELIMINARY REVIEW

Development Standards:

Subsequent application(s) shall address the following development standards. Failure of the City to cite specific requirements of the La Center Municipal Code (LCMC) in this report does not relieve the applicant of the responsibility to meet all applicable criteria. If the proposal changes from what was presented in the pre-application conference, it may trigger other review standards and processes than what is identified in this report.

A site-specific rezone application is subject to a Type IV review. The proposed rezone is site-specific and is subject to the application requirements of LCMC 18.120.040 and the approval criteria of LCMC 18.120.050.

If the proposal is for a rezone and subdivision, then a Type III Quasi-Judicial review for the application will be required. The LDR-7.5 & MDR-16 zone districts are within the same zoning designation and would qualify for a Type III re-zone concurrent with the subdivision application.

Land Use Analysis

18.30.110 - Type IV procedure

(1) Hearing. The zone change application is subject to a Type IV process will be considered at one or more public hearings before the planning commission and one or more public hearings before the city council. The planning commission and city council may combine their meetings into one public meeting.

(2) At least 14 calendar days before the date of the first planning commission hearing regarding an application subject to a Type IV process, the city clerk shall mail public notice of the hearing to parties who have requested such notice and to other individuals, firms or agencies as deemed appropriate. At least 10 days before the date of the hearing, the city clerk shall cause notice of the hearing to be published as provided in LCMC [18.30.120](#).

(3) Staff Report. At least seven calendar days before the date of the first planning commission hearing, the city clerk shall issue a written staff report regarding the application. The staff report shall set out the relevant facts and applicable standards for the application and a summary of how the application complies with those standards. The city clerk shall mail a copy of the staff report to the planning commission and to other parties who request it. Copies of the staff report also shall be available at the public hearing.

(4) Public Hearings. Public hearings shall be conducted in accordance with the rules of procedure adopted by the review authority, except to the extent waived by the review authority. A public hearing shall be recorded on audio or audiovisual tape.

(a) At the conclusion of a planning commission hearing on an application subject to a Type IV process, the planning commission shall announce one of the following actions, which may not be appealed:

(i) That the hearing is continued. If the hearing is continued to a place, date and time certain, then additional notice of the continued hearing is not required to be mailed or published. If the hearing is not continued to a place, date and time certain, then notice of the continued hearing shall be given as though it was the initial hearing; or

(ii) That the planning commission recommends against or in favor of approval of the application(s) with or without certain changes, or that the planning commission makes no recommendation regarding the application(s), together with a brief summary of the basis for the recommendation.

(b) At least 14 calendar days before the date of the first hearing before the city council, the city clerk shall mail public notice of the hearing to parties who have requested such notice and to other individuals, firms or agencies as deemed appropriate. At least 10 days before the date of the hearing, the city clerk shall cause notice of the hearing to be published as provided in LCMC [18.30.120](#).

(c) At the conclusion of its initial hearing, the city council may continue the hearing, take an action forwarding the application for further review consistent with the La Center Municipal Code, or take an action to terminate or postpone further consideration of the application. If the hearing is continued to a place, date and time certain, then additional notice of the continued hearing is not required to be mailed or published. If the hearing is not continued to a place, date and time certain, then notice of the continued hearing shall be given as though it was the initial hearing.

18.120.040 Application contents

(1) An applicant for a Type IV amendment shall submit one (1) electronic copy and one (1) paper copy of the applicable information required by LCMC [18.30.050](#)(2) except as otherwise provided therein.

(2) A technically complete application under this chapter shall contain:

(a) A map of the proposed amendment, if applicable;

- (b) The complete proposed text amendment, if applicable;
- (c) A narrative describing the potential effects the proposal will have on public services, including streets, schools, parks and utilities, to the extent applicable;
- (d) An analysis of the potential cumulative effects of the proposal;
- (e) Materials required under LCMC [18.30.050](#); (Technically Complete items a-q) and
- (f) Other materials the city planner deems necessary.

Application Fees

An estimated fee schedule was provided during the meeting. Based upon the information provided to date, we estimate that the land use application fees will include:

- Rezone Type IV \$240 + Cost recovery (requires a reimbursement agreement); actual cost of staff, consultants, and/or hearing examiner plus 10 percent. This fee is applicable as part of a land use action or development review

Answers to Questions

The applicant has not submitted additional questions for the pre-application conference.

December 4, 2024, Pre-application Conference Attendees

Name	Organization Name	Email Address	Phone Number
Angie Merrill	City of La Center	amerrill@ci.lacenter.wa.us	360-263-3654
Anthony Cooper	City of La Center	tcooper@ci.lacenter.wa.us	360-263-2889
Jayson Taylor	PLS Engineering	pm@plsengineering.com	360- 944-6519
Danny Martin	Applicant	dan@songbirdhomes.com	360-949-5607
Daniel Wisner	Owner	wisnerdan@gmail.com	360.949.5607