



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

**Final PRE-APPLICATION CONFERENCE  
Juniper Ridge Rezone (2024-030-PAC)**

Meeting conducted on Wednesday November 6, 2024, at 2:00 p.m.

**PROJECT INFORMATION**

Site Address	34011 & 34017 NW 9 <sup>th</sup> Ave (Parcels 258975000 & 258944000)
Legal Description	SW ¼, S34, T5N, R1E
Applicant/ Owner	Dan Korpela Juniper Ridge LLC & Pacific Hwy Properties LLC (360) 977-7495 <a href="mailto:info@tdwestllc.com">info@tdwestllc.com</a> 5900 NE 152 <sup>nd</sup> Ave, Suite 120, Vancouver, WA 98682
Applicant's Representative	Scott Taylor SGA Engineering (360) 993-0911 <a href="mailto:staylor@sgaengineering.com">staylor@sgaengineering.com</a> 2005 Broadway Vancouver, WA 98663
Proposal	The applicant is requesting to rezone parcels 258975000 & 258944000 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 but is currently working on a future plan that may 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.
Report Issuance Date	November 15, 2024

**SUMMARY**

The applicant is requesting to change the zoning for parcels 248945000 & 258944000 (24.68 acres) from LDR-7.5 zoning to MDR-16 zoning.

(5) Appeal and Post-Decision Review. An application subject to a Type IV process is not subject to appeal or post-decision review before the city.

**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.

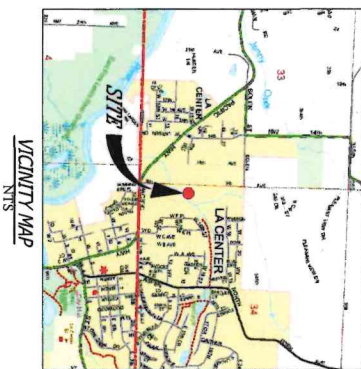
**18.120.050 Approval criteria for Type IV Application**

The burden of proving consistency with the approval criteria herein shall be upon the proponent. All proposed amendments:

- (1) Shall be consistent with all relevant statutory requirements under federal and state law;
- (2) Shall be consistent with all applicable goals and policies of the comprehensive plan or that a significant change in circumstances requires an amendment to the plan, text or map;
- (3) Shall not result in a decrease in the level-of-service for capital facilities and services identified in the La Center Urban Area Capital Facilities Plan;
- (4) Shall be consistent with the population projections provided by the Washington State Office of Financial Management as allocated by Clark County;
- (5) Shall be in the public interest;

Name	Organization Name	Email Address	Phone Number
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Scott Taylor	SGA Engineering	<a href="mailto:staylor@sgaengineering.com">staylor@sgaengineering.com</a>	360- 993-0911
Dan Korpela	Applicant	<a href="mailto:info@tdwestllc.com">info@tdwestllc.com</a>	360-977-7495
Ezra Hammer	Jordan Ramis	<a href="mailto:elh@jordanramis.com">elh@jordanramis.com</a>	888-598-7070





ACCURACY OF THIS INFORMATION.

WASHINGTON

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DESIGNED BY:	SAT, SEM
DRAWN BY:	SAT, SEM
CHECKED BY:	SAT
SCALE:	1" = 100'