



Notice of Pre-Application Conference
Juniper Ridge Rezone Pre-Application Conference (File # 2024-030-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Wednesday, November 6, 2024 at 2:00 pm. The meeting will be conducted in person and online via (a video conferencing service) and in-person at City Hall 210 E 4th Street La Center, WA 98629.** Participants do not need internet access and can connect by phone. Please see connection instructions below.

Juniper Ridge (Rezone Property from LDR-7.5 to MDR-16))
Wednesday November 6, 2024, 2:00 – 3:00 PM (PST)

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 261 839 803 057

Passcode: 9VUktp

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Description of Proposal: The applicant is requesting to rezone the property from LDR-7.5 to MDR-16, which is consistent with the City's preferred alternatives under the 2025 comprehensive plan update. The pre-application conference is for a re-zone request only. Development of the property is not being requested at this time.

Location of Proposal: Juniper Ridge rezone is located in the SW $\frac{1}{4}$, of Section 4, Township 5 North, Range 1, East of the Willamette Meridian

Applicant: Dan Korpela, TD West, LLC, 360.977.7495, info@tdswestllc.com , 5900 NE 152nd Avenue – Suite 120, Vancouver WA 98682

Applicant's Representative: Scott Taylor, SGA Engineering, 360.993.0911, staylor@sgaengineering.com 2005 Broadway Vancouver, WA 98663

Applicable Criteria:

The application will be reviewed for compliance with the La Center Municipal Code (LCMC): Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code Chapters: 18.30 Procedures; 18.120 Zone Change

Public Review: The file may be examined on the City's Recent Land Use page at <https://ci.lacenter.wa.us/city-departments/community-development/community-development-planning/recent-land-use/>; The city contact person and telephone number for any questions on this review is Angie Merrill, Associate Planner, 360-263-3654.