



**Notice of Pre-Application Conference**  
**NW 9<sup>th</sup> Ave Rezone Pre-Application Conference (File # 2024-033-PAC)**

**Pre-Application Conference:** The City of La Center will conduct a pre-application conference on **Wednesday, December 4, 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 4<sup>th</sup> 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 December 4, 2024, 2:00 – 3:00 PM (PST)

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 219 454 761 833

Passcode: mwfBoe

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)

**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:** NW 9<sup>th</sup> Ave rezone is located in the SW ¼ , of Section 4, Township 5 North, Range 1, East of the Willamette Meridian, 33901 NW Pacific Highway La Center

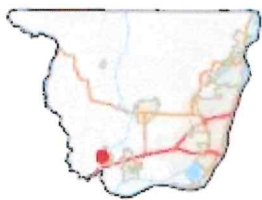
**Applicant:** Danny Martin, Songbird Homes, 360.949.5607, [dan@songbirdhomes.com](mailto:dan@songbirdhomes.com) , 10013 NE Hazel Dell Ave, PMB 504, Vancouver, WA 98685

**Applicant's Representative:** Travis Johnson, PLS Engineering, 360.944.6519, 604 W Evergreen Blvd, Vancouver, WA 98660, [pm@plsengineering.com](mailto:pm@plsengineering.com)

**Applicable Criteria:**

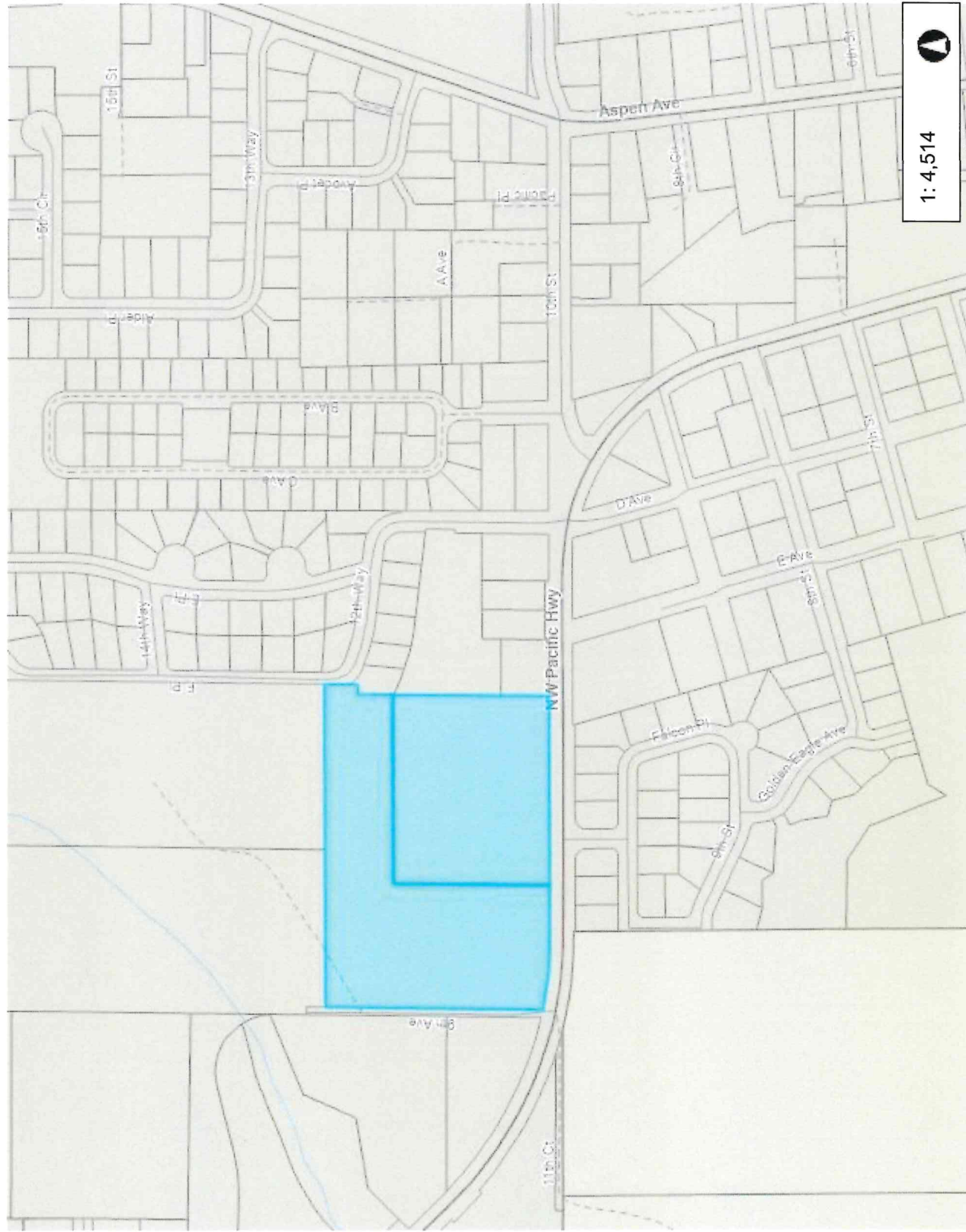
The application will be reviewed for compliance with the La Center Municipal Code (LCMC): Title 18, Development Code Chapters: 18.30 Procedures; 18.120 Zone Change

**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.



**Legend**  
 Taxlots

**Notes:**



1: 4,514



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. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.