



Notice of Pre-Application Conference
Juniper Ridge Subdivision- Pre-Application Conference (File # 2024-034-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Wednesday, December 11, 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 and Subdivide into 65 Single-Family Residential Lots)

Wednesday December 11, 2024, 2:00 – 3:00 PM (PST)

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

[Join the meeting now](#)

Meeting ID: 275 659 110 927

Passcode: WonSaY

[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 applicant would like to subdivide the approximate 25 acres into 65 single-family residential lots.

Location of Proposal: Juniper Ridge rezone is located in the SW ¼ , of Section 4, Township 5 North, Range 1, East of the Willamette Meridian

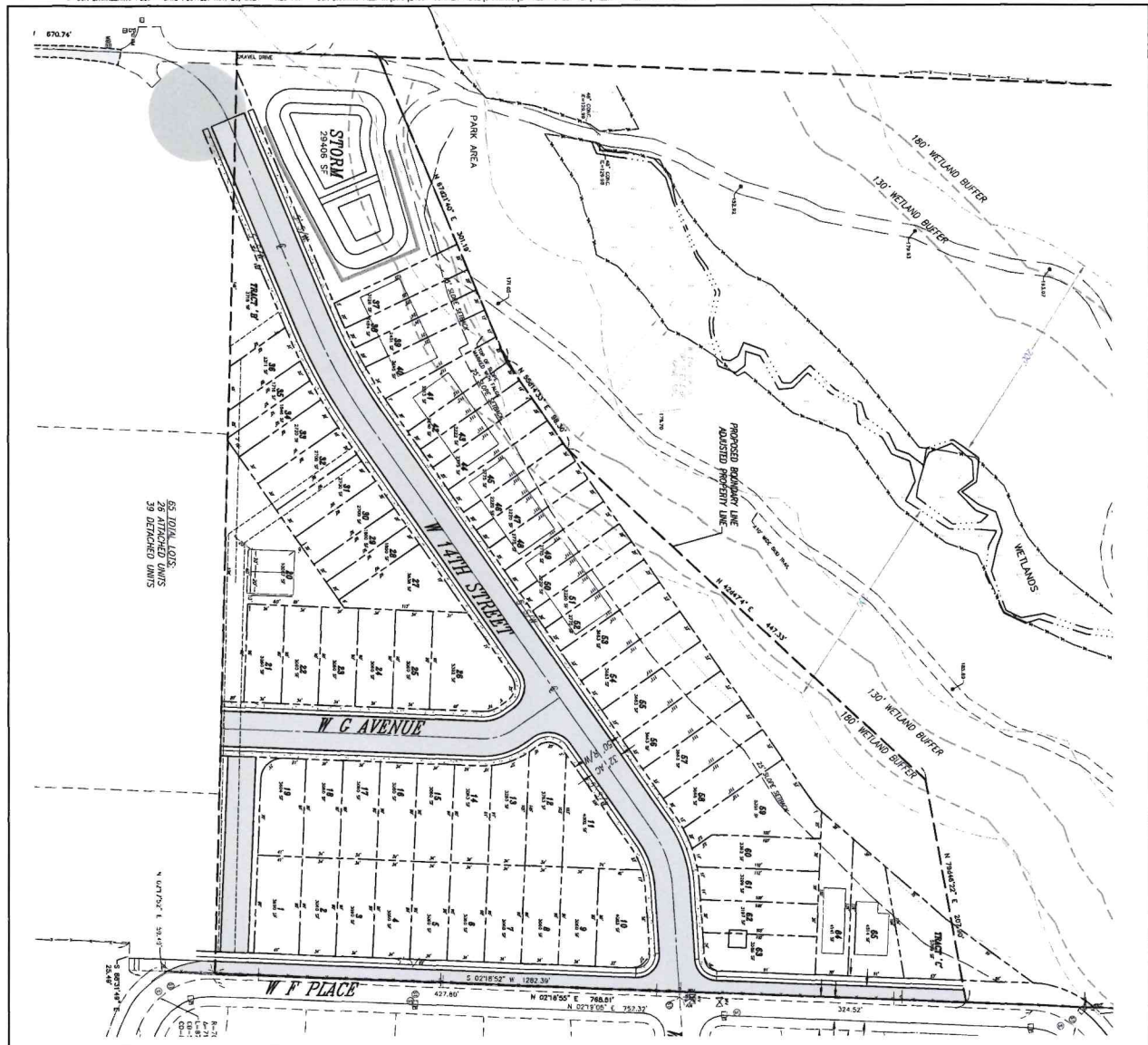
Applicant: Dan Korpela, TD West, LLC, 360.977.7495, info@tdswestllc.com , 5900 NE 152nd Avenue – Suite 120, Vancouver WA 98682

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

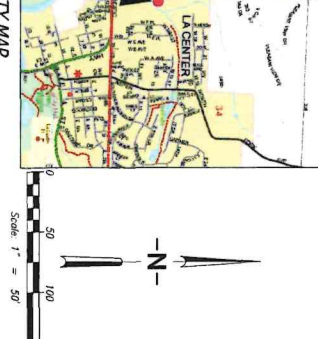
Applicable Criteria:

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; 18.130 LDR-7.5; 18.140 MDR-16; 18.200 General Provisions; 18.210 Subdivision; 18.220 Boundary Line Adjustment; 18.225 Legal Lot Determination; 18.300; Critical Areas; 18.350 Tree Protection; 18.360 Archaeological Resource Protection; 18.320 Stormwater

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.



VICINITY MAP



PROPOSED SITE SUMMARY
 PROPOSED SITE: 100,000 SQ FT
 NET SITE AREA (GROSS AREA): 100,000 SQ FT
 PUBLIC RIGHT-OF-WAY DEDICATED: 1,717 SQ FT

PROPOSED USE
 SINGLE-FAMILY RESIDENTIAL, ATTACHED (64 LOTS) SUBDIVISION

PROPOSED STRENGTHS
 APPROX. 100,000 SQ FT
 1,000 SF DETACHED, 1,000 SF ATTACHED

PROPOSED LOT SIZES
 MAXIMUM LOT WIDTH: 20' MIN. ALLOWED
 MINIMUM LOT WIDTH: 20' MIN. ALLOWED
 STREET SIDE YARD SETBACK: 5' MIN.
 STREET SIDE REAR SETBACK: 10'
 REAR SIDE YARD SETBACK: 4' MIN.
 MAX. YARD SETBACK: 10'
 MINIMUM SIDE SETBACK: 5'

OTHER INFORMATION
 CITY OF LA CENTER
 CLARK PUBLIC UTILITIES
 CLARK COUNTY STORMWATER
 STORMWATER IS PROPOSED TO BE INSTALLED USING
 STORMWATER MANAGEMENT SYSTEMS. THE STORMWATER
 MANAGEMENT SYSTEMS WILL BE INSTALLED AND THE GROUND
 WATER TABLE OF THE SITE WILL BE MONITORED AT OR
 NEAR THE STORMWATER SYSTEMS.

PROPOSED SITE IDENTIFICATION
 PROPOSED PROJECT NAME: JUNIPER RIDGE SUBDIVISION
 ADDRESS: 25842-001 & 25844-002
 CLIENT: SSA ENGINEERING, PLLC
 ADDRESS: 2005 BRADSHAW STREET
 WASHINGTON, WA 98063
 PHONE: (206) 377-2465
 EMAIL: info@ssae.com

EXISTING SITE IDENTIFICATION
 EXISTING PARCEL NUMBER: 25842-001 & 25844-002
 ZONING DESIGNATION: R1-2
 GROSS SITE AREA: 100,000 SQ FT
 TAXPAYER ID NUMBER: 25842001

PROPOSED SITE PREPARATION
 THE SITE COVERS SOME OF THE SHORELINE TRANSPORTATION CORRIDOR LISTED IN THE
 APPENDIX C OF THE RCW. THE SITE IS LOCATED IN THE EAST FLOOD PLAIN WETLANDS
 CORRIDOR. THE SITE IS A LITTLE OVER ONE MILE FROM THE SHORELINE TRANSPORTATION
 CORRIDOR. THE SITE IS NOT A TRANSPORTATION CORRIDOR.
 THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION
 PROVIDED BY THE APPLICANT. SSA ENGINEERING, PLLC DOES NOT WARRANT THE
 ACCURACY OF THE INFORMATION.

JUNIPER RIDGE SUBDIVISION

DATE: OCTOBER 2024



SSA ENGINEERING & DESIGN
 CIVIL ENGINEERING - LAND PLANNING
 DEVELOPMENT SERVICES
 LANDSCAPE ARCHITECTURE

2005 BRADSHAW
 WASHINGTON, WA 98063
 PHONE: (206) 377-2465
 FAX: (206) 377-2466

JUNIPER RIDGE PRELIMINARY

PRELIMINARY REVISIONS

DESIGNED BY:	NOV/24
DRAWN BY:	NOV
CHECKED BY:	NOV
SCALE:	1" = 50'
JOB NUMBER:	2406
SHEET:	PREZ.0