



## **Staff Report**

**To:** La Center Planning Commission  
**From:** Bryan Kast, Crescent Design and Engineering, Consulting Planner  
**Date:** August 5, 2025  
**Re:** Zoning Map Update – Juniper Ridge

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### **Background**

Staff are processing a zone change application for the proposed Juniper Ridge Subdivision. The proposed project will divide two lots totaling 24.94 acres into 67 single-family residential lots and a remainder parcel of 17.52 acres. The remainder parcel will encompass the streams, buffers and habitat area on the north side of the site, as well as a segment of the Bolen Creek Trail. The site is currently zoned Low Density Residential (LDR-7.5). A zone change to Medium Density Residential (MDR-16) is proposed with this Type IV application. The project site is located at 34011 & 34017 NW 9<sup>th</sup> Avenue, parcels 258944-000 & 258945-000).

LCMC 18.30.110 details the process to review a Type IV application. A Type IV application requires public hearings before both the Planning Commission and City Council. At the conclusion of the public hearing before the Planning Commission the Commission shall announce one of the following actions:

- (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.

Following the planning commission recommendation the application will be brought to the City Council for a Public Hearing and consideration for adoption.

LCMC 18.120.050 specifies the approval criteria for zone changes. Each code criteria, along with the applicant's response is included below.

- (1) Shall be consistent with all relevant statutory requirements under federal and state law;

**Applicant's Response:** The site is encumbered by the preservation of existing critical areas and cannot achieve the assumed densities as the developable area of the site is too low. It is not feasible to develop the entire property and match the surrounding parcels which have been developed to urban densities. This rezone is proposing a variety of housing types with attached and detached single family options. This will provide more housing options which are needed for the current housing demand.

- (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;

**Applicant's Response:** This zone change is consistent with the goals and policies of the comprehensive plan. LDR-7.5 and MDR-16 are both residential designations where some similar uses are permitted in each. LDR is the default designation for all residential zones, but the goals for residential development encourages medium density development as well as a variety of housing types. More opportunities for new home ownership will be provided with this project. Impact fees for Parks, Schools and Transportation will be paid and help support the goals of La Center for each of these public groups.

- (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;

**Applicant's Response:** There are adequate public facilities and services in the area to serve this requested zone change. Public sewer and water are currently located on-site or adjacent to the site. Existing roads and public services serve the entire site and all adjacent parcels. Additionally, this rezone will increase the lots allowable which in turn results in more impact fees that would be paid to the city for the improvements of any public facilities deemed necessary to update for this development. Public Sewer and Water both have available capacity to serve the proposed development.

- (4) Shall be consistent with the population projections provided by the Washington State Office of Financial Management as allocated by Clark County;

**Applicant's Response:** The city of La Center is continuously growing at a rate of approximately 5-6% per year with an expected increase from 2015 to 2035 to be around 4,433 new residents. The current population as of the 2020 census was 3,424. This level of population growth with no additional land allocated for residential development in the Urban Growth Area will result in more infill development or more MDR zoned parcels in the future.

- (5) Shall be in the public interest;

**Applicant's Response:** The residents of La Center want the small town feel,

but with increasing populations while also becoming younger, the need for more variety in housing types will also increase. Since MDR is already a designated zone within the City of La Center, the vision and goals of the public will remain achievable with this zone change request.

- (6) Shall meet any locational criteria for the proposed district as set forth in the comprehensive plan and municipal code;

**Applicant's Response:** The proposed site is at the boundary of the city limits and is surrounded by LDR to the east, south and west along with Clark County residential to the north. By allowing MDR on this parcel, the project can achieve the assumed densities previously projected when this site was zoned LDR due to the physical constraints present on site. The city has identified a variety of pockets of MDR-16 zoned property around town. This area is one of them which meets the locational criteria as described in this narrative.

- (7) Shall demonstrate that conditions have substantially changed since the current zoning was applied to the property, if appropriate

**Applicant's Response:** The conditions of the population growth along with the physical constraints of the site clearly do not align with the current zoning of these 2 parcels. The rezone and subdivision will achieve the ultimate goal as outlined in the comprehensive plan as well as maintain room for future growth to meet the state and federal guidelines. This project has proposed a subdivision layout that works within the current physical conditions of the site with necessary setbacks and restrictions. This rezone is responding to market demands and needs for affordable housing along with a variety of housing types.

- (8) The proposed zoning district is allowed by the plan to zone matrix adopted by the city council.

**Applicant's Response:** The proposed zoning district is allowed and encouraged through the comprehensive plan. LDR and MDR are existing districts within the City of La Center and the project will comply to the standards outlined in the city code.

### **Budget Impact**

There are no budget impacts from the proposed zoning map change.

### **Recommendation/Motion**

Staff finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code.

Staff recommend the Planning Commission open a public hearing to accept public comments for the proposed zoning map update. Following the public hearing staff recommends that the Planning commission make a recommendation to the City Council regarding the proposed zoning map update.

Proposed Motion: "Chair, I move to recommend the adoption of the amendment to the City of La Center Zoning Map, as presented."

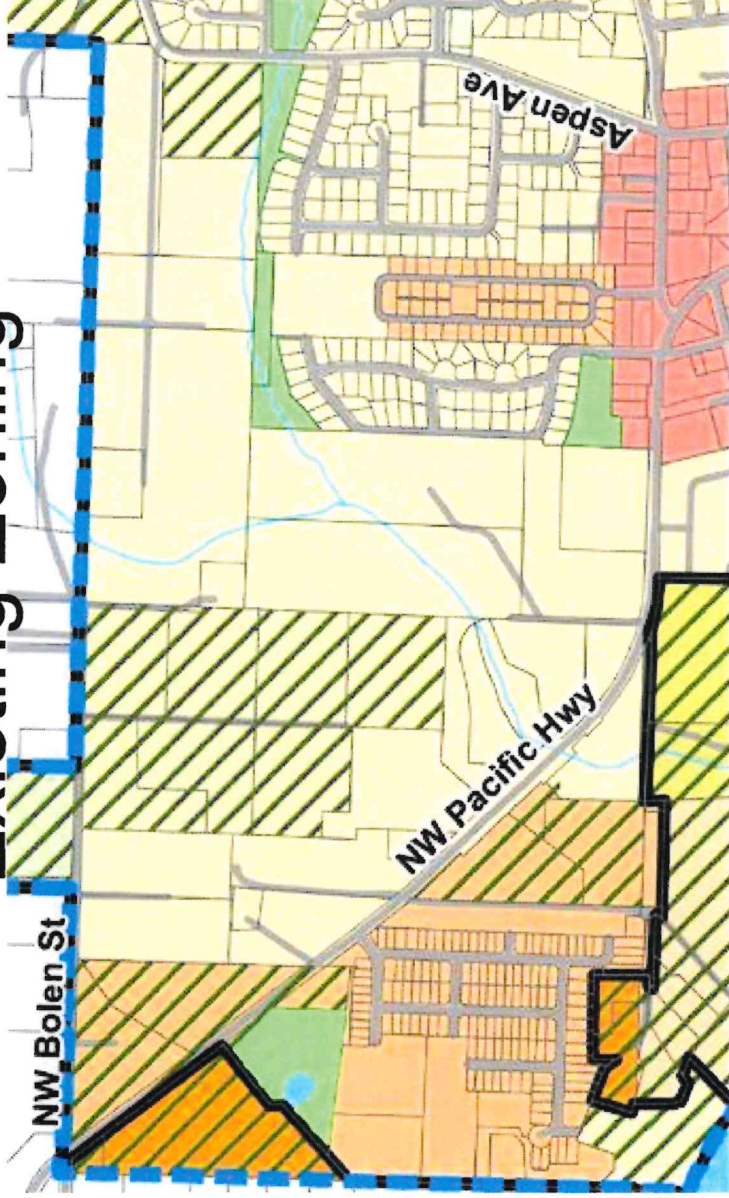
**Attachments**

**A:** Proposed zoning map.

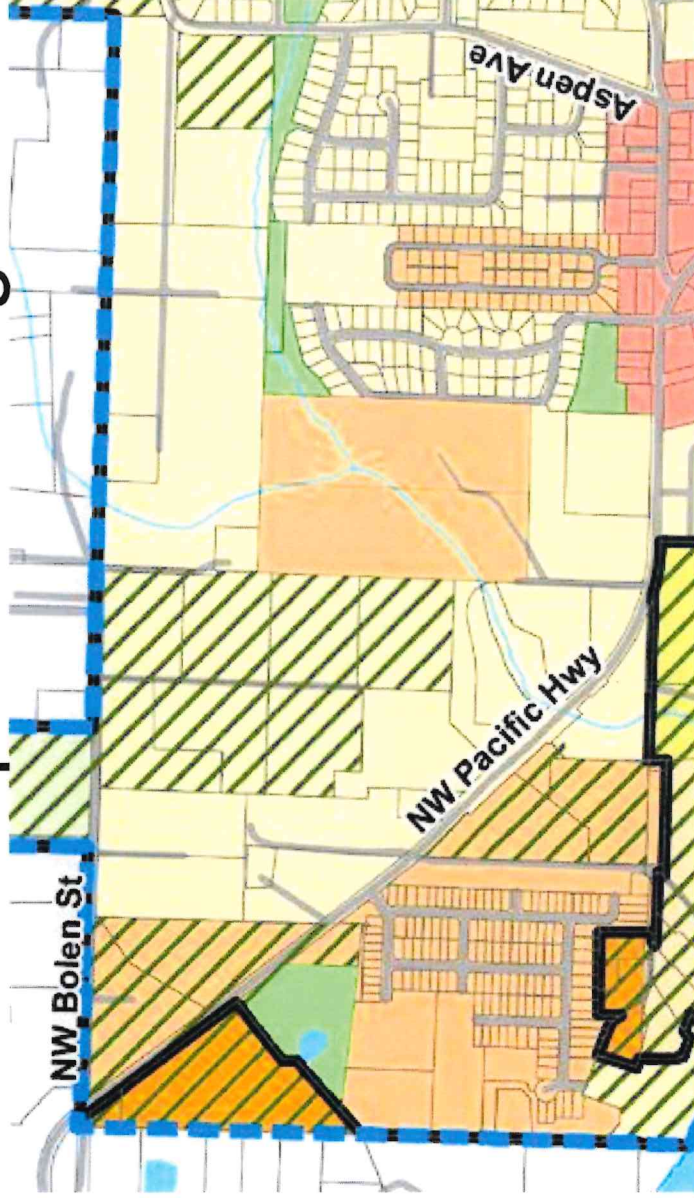
**B:** Zoning Update Exhibit



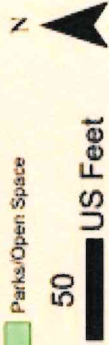
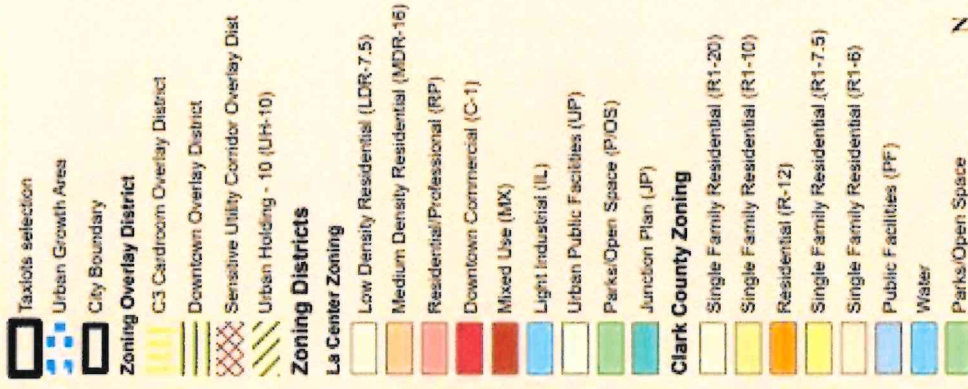
# Existing Zoning



# Proposed Zoning



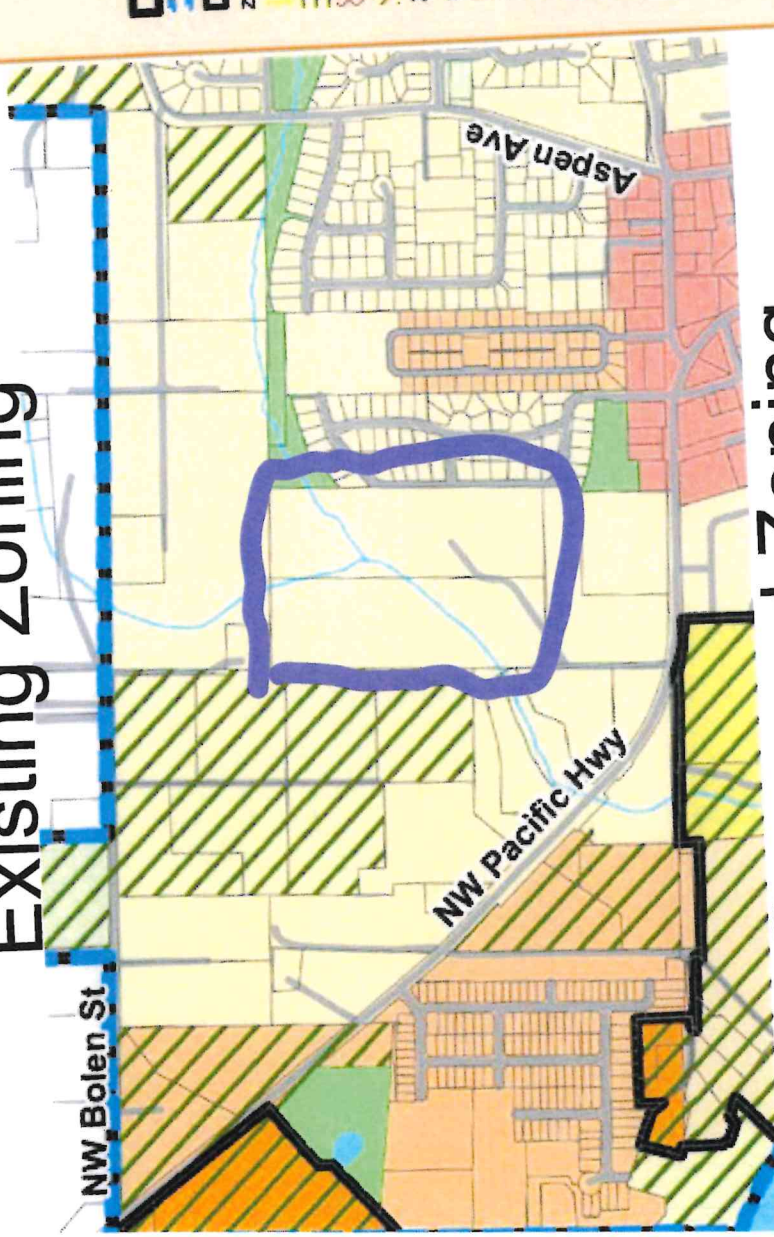
## City of La Center Zoning Map







# Existing Zoning



# Proposed Zoning



## City of La Center Zoning Map

- Taxi selection
- Urban Growth Area
- City Boundary
- Zoning Overlay District**
  - C3 Cardroom Overlay District
  - Downtown Overlay District
  - Sensitive Utility Corridor Overlay Dist
  - Urban Holding - 10 (UH-10)
- Zoning Districts**
  - La Center Zoning**
    - Low Density Residential (LDR-7.5)
    - Medium Density Residential (MDR-16)
    - Residential/Professional (RP)
    - Downtown Commercial (C-1)
    - Mixed Use (MX)
    - Light Industrial (IL)
    - Urban Public Facilities (UP)
    - Parks/Open Space (POS)
    - Junction Plan (JP)
  - Clark County Zoning**
    - Single Family Residential (R1-20)
    - Single Family Residential (R1-10)
    - Residential (R-12)
    - Single Family Residential (R1-7.5)
    - Single Family Residential (R1-6)
    - Public Facilities (PP)
    - Water
    - Parks/Open Space

50 US Feet



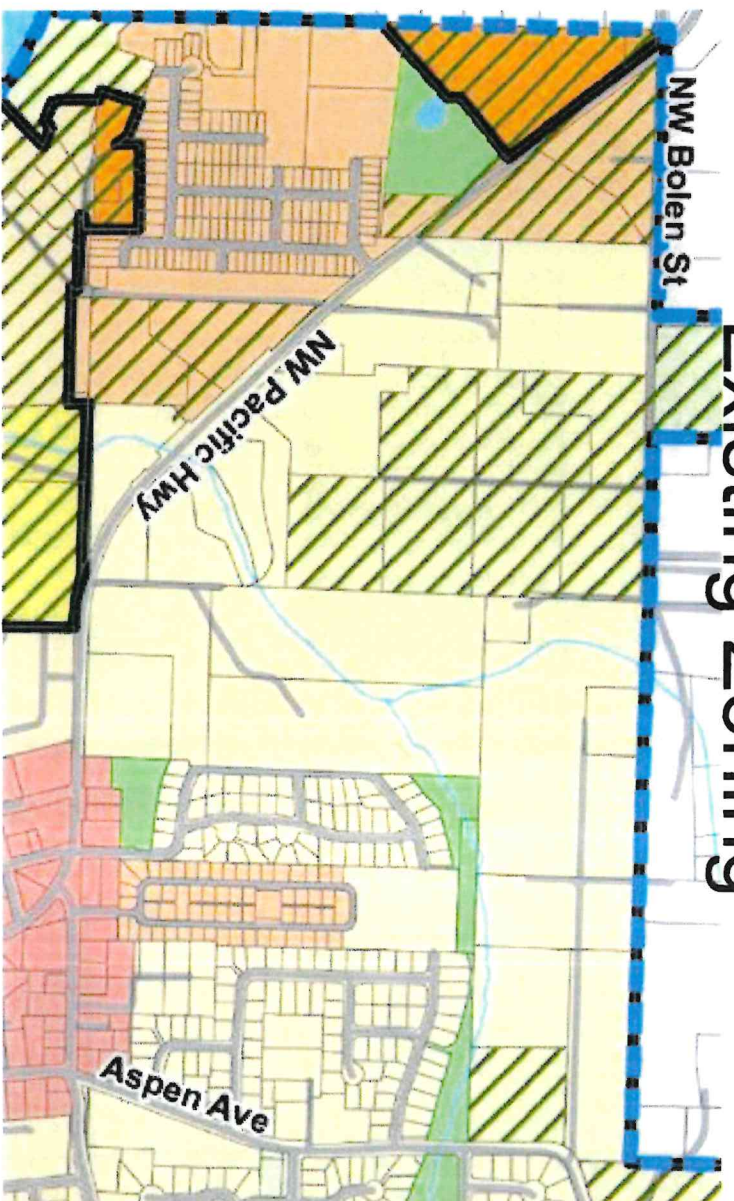




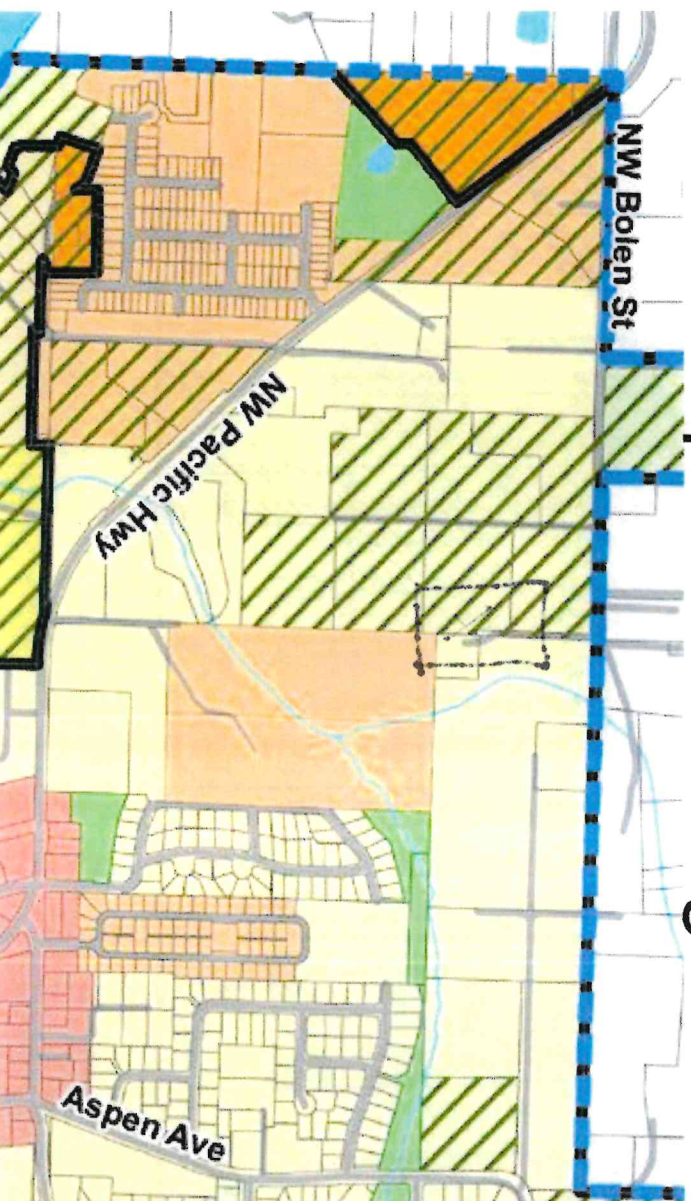




# Existing Zoning



# Proposed Zoning



## City of La Center Zoning Map

- Taxlots selection
- Urban Growth Areas
- City Boundary
- Zoning Overlay District**
  - C-3 Cardroom Overlay District
  - Downtown Overlay District
  - Sensitive Utility Corridor Overlay Dist
  - Urban Holding - 10 (UH-10)
- Zoning Districts**
  - Low Density Residential (LDR-7.5)
  - Medium Density Residential (MDR-15)
  - Residential/Professional (RP)
  - Downtown Commercial (C-1)
  - Mixed Use (MX)
  - Light Industrial (IL)
  - Urban Public Facilities (UP)
  - Parks/Open Space (P.O.S.)
  - Junction Plan (JP)
- Clark County Zoning**
  - Single Family Residential (R1-20)
  - Single Family Residential (R1-10)
  - Residential (R-12)
  - Single Family Residential (R1-7.5)
  - Single Family Residential (R1-6)
  - Public Facilities (PF)
  - Water
  - Parks/Open Space

50 US Feet

N

