

From: [Jeffrey Delapena](#)
To: [Mariah T](#); [Cnty Community Planning](#)
Cc: [Jose Alvarez](#); [Oliver Orjiako](#); [Rebecca Messinger](#)
Subject: RE: Concern La Center zoning GMA violations
Date: Monday, December 29, 2025 9:26:30 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Mariah,

Thank you for providing this feedback regarding La Center's proposed Comprehensive Plan changes.

I am including members of Staff to review and advise. Your comment will also be included in the Index of Record.



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From: Mariah T <kona.mr.bear@gmail.com>
Sent: Tuesday, December 23, 2025 8:18 AM
To: Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Subject: Concern La Center zoning GMA violations

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Hello,

It looks like La Center's comprehensive plan changes may include rezoning 34 acres of undeveloped land to MDR.

My concern is that over 20 acres is concentrated on the west side of La Center and only a few blocks from the only other two existing MDR developments in La Center, Riverside Estates and Country Hills estates. Not to mention duplexes and other rentals in existing mixed use zoning, as well as the new downtown MDR and HDR.

If Juniper Ridge and 9th Ave developments are MDR zoned, the west side would have at least 80-90% of MDR zoning within a few block radius. All serviced by one arterial, Pacific Hwy.

This is not consistent with the GMA as it appears La Center is attempting to create wealthy and low income neighborhoods.

The Juniper Ridge and 9th ave homes and townhomes will inherently be lower value due to tiny lot sizes and attached housing compared to the entire east side of housing with double the lot sizes.

I believe the mayor resides on the east side of La Center and I am concerned that zoning decisions are being made to protect his own property values and keep crime and traffic rates low in his own neighborhood. I am curious if he is in record arguing against east side MDR.

The GMA strictly prohibits a city from intentionally creating poor and wealthy neighborhoods, which is what would be the outcome of concentrating a large number of low income rentals and housing into a tiny radius on the west side of town.

The west side has longstanding, established neighborhoods, which the City has a history of overlooking in favor of newer neighborhoods and developments. Country Hills estates is a development made up of manufactured housing and the city has attempted to ban new manufactured home builds within city limits.

I am concerned that there is a level of prejudice against the west side as already being the "poor side of town," and that may also be the justification to compact all MDR zoning

in this area.

I am formally asking the County to provide more oversight for La Center Planners to ensure that MDR zoning is spread evenly throughout the city and consistent with the GMA, especially if city officials may personally benefit from zoning decisions.

The west side already has fulfilled its share of MDR zoning with Riverside Estates, Country Hills Estates, existing rentals and the new downtown. The east and south sides should divide the 34 acres and disperse throughout those neighborhoods.

How many developers on the east side requested MDR zoning changes and were denied between the Riverside Estates build out and Juniper Ridge approval and why?

Thank you,

Mariah Thomas
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