CITY OF LA CENTER

LARSEN LEGAL LOT DETERMINATION

(File # 2026-021-LLD)

PROJECT NAME: Larsen Lot Determination

CASE NUMBER: 2026-021-LLD

LEGAL DESCRIPTION: #23 SEC 33 T5NR1EWM .29A

PARCEL NUMBERS: 258641000

REQUEST: The applicant is requesting the City of La Center to recognize the parcel as one legal lot of record. Tax Lot 23 (PIN 258641000) was created by Deed (G266762), dated July 29, 1959. The lot was described for an easement over a "strip of land". Per an appeal with Clark County, it was determined that tracts & strips of land can be considered legal lots of record.

At the time of creation, the lot was zoned FX zoning. The FX zone had no minimum lot size requirements and there were no platting regulations in 1959.

APPLICANT: Lazzarini Land Consulting, Shana Lazzarini, 24900 NE 219th Street, Battle Ground WA, 98604, lazzariniland@gmail.com , 360.607.2283

PROPERTY OWNER: Mary & Leland Larsen, PO Box 860 La Center, WA 98629

LAND USE PLANNER: Angie Merrill, 210 East 4th Street La Center, WA 98629, amerrill@ci.lacenter.wa.us, 360.263.3654

APPLICATION DATE: June 25, 2026

TECHNICALLY COMPLETE: June 25, 2026

ANALYSIS: A legal lot of record is a lot which was in compliance with both the plating, if applicable, and zoning laws in existence when the parcel was originally created and consistent with LCMC 18.225

Tax Lot 23 (Parcel 258641000), containing 12,632 square feet, met the applicable zoning requirements at the time of creation. As noted above, the lot was created in 1959 when the FX zone did not impose minimum lot size requirements and subdivision platting regulations were not in effect. In addition, it has been determined that an easement over a strip of land may be recognized as a legal lot of record. Deed No. G266762, dated July 29, 1959, describes the tract of land in its current configuration, therefore staff has determined that parcel 258641000 is legal lot of record.

DECISION

APPROVED WITH CONDITIONS: Based on the information submitted and the information outlined in this report. The City of La Center recognizes Tax Lot 23 (258641000) one legal lot of record.

Conditions of Approval:

1. Nothing in this decision shall be construed to permit violation of regulations for any other requirements do not mention in this report.
2. This determination does not grant or deny any specific use for this given property.
3. This determination is based upon the zoning ode in effect when this request was submitted to the City of La Center and does not cover matters of record or survey not received.
4. This determination does not cover the issuance of a building permit, or development site plan review which is subject to further review.
5. Provide a copy of this when applying for other development review.
6. The subject parcel was reviewed for compliance with lot of record criteria based on the zoning and platting regulation in effect at the time of creation

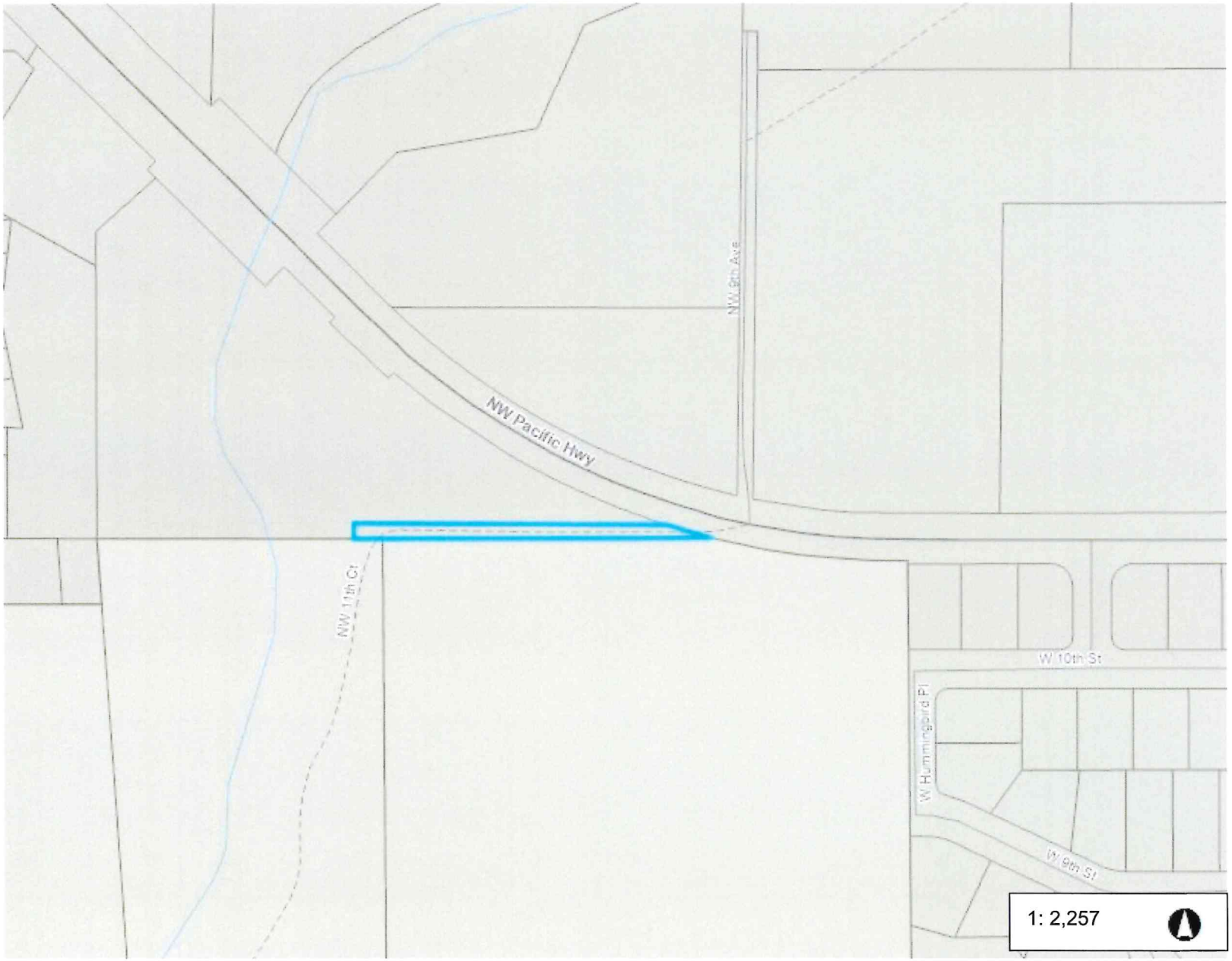
Responsible Official: Angie Merrill, Planner

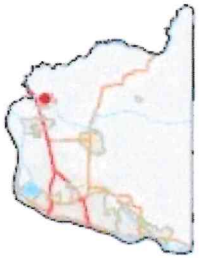
Date: July 13, 2026

Signature: Angie Merrill

Issued: July 13, 2026

Parcel 258641000





Legend

- Taxlots

Notes:

1: 2,257

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

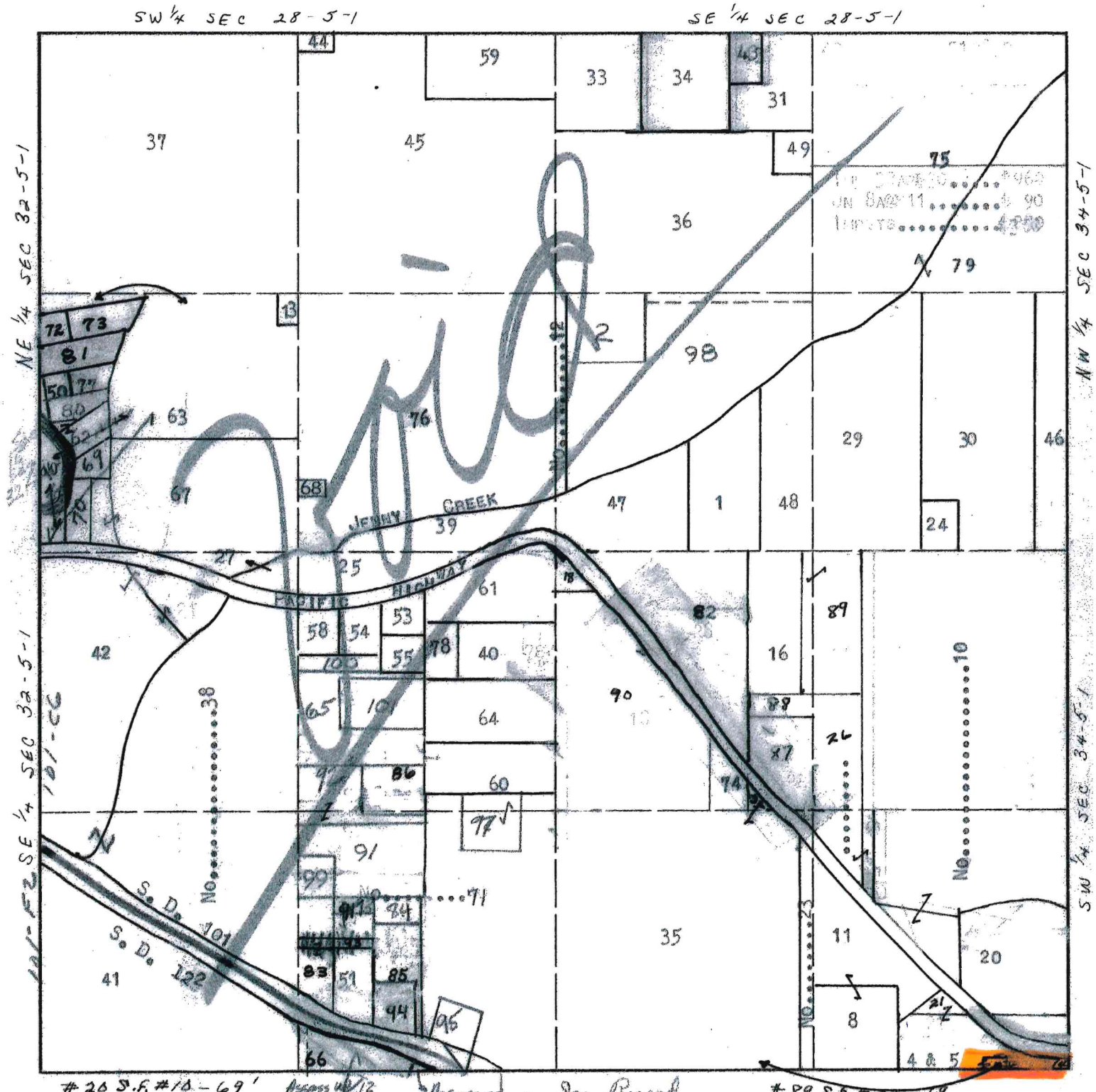
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

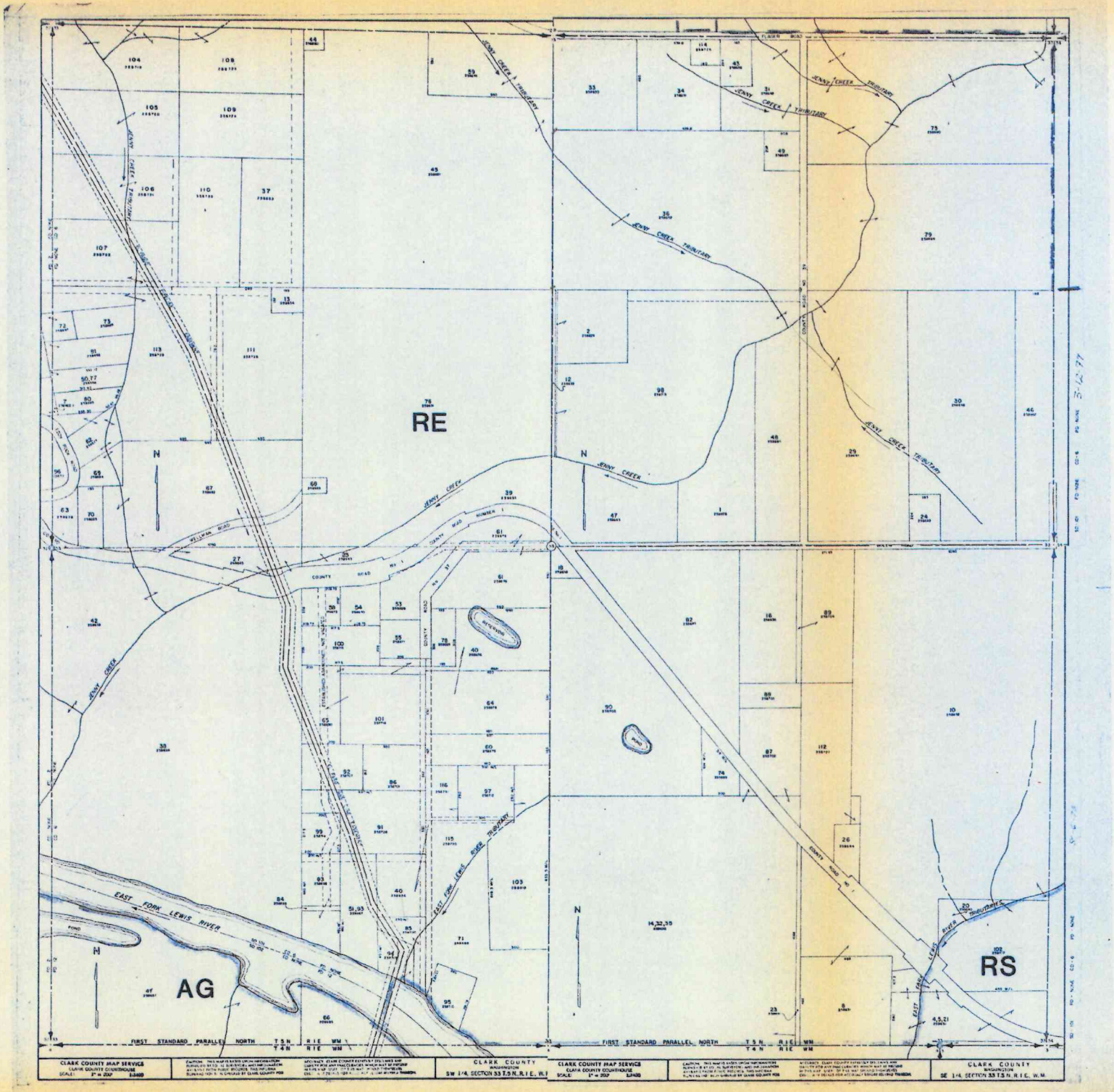
CLARK COUNTY

Road District | **School District** 101 & 122 (101-001 & 122-001)

Section 33 | **Township** 5 | **North, Range** 1 EAST

8 - 29 - 77




RE
AG
RS
JENNY CREEK
JENNY CREEK TRIBUTARY
EAST FORK LEWIS RIVER
EAST FORK LEWIS RIVER TRIBUTARY
LEWIS RIVER
FLUVIAL ROAD
COUNTY ROAD
WILLIAM ROAD
FIRST STANDARD PARALLEL NORTH T 5 N R 1 E W M
T 4 N R 1 E W M
CLARK COUNTY MAP SERVICE
CLARK COUNTY COURTHOUSE
SCALE: 1" = 200'
CLARK COUNTY
SW 1/4, SECTION 33 T.5 N. R.1 E. W.M.
CLARK COUNTY
SE 1/4, SECTION 33 T.5 N. R.1 E. W.M.