CITY OF LA CENTER

Final Staff Report and Notice of Decision

Larsen Boundary Line Adjustment: Type I Review

(2026-029-BLA) October 16, 2026

PROPOSAL:	The applicant is requesting approval for a boundary line of two legal lots of record located in the LDR-7.5 zone district.
LOCATION:	33506 NW 11th Court, La Center WA 98629 Parcel Numbers 209709000 & 258641000
APPLICANT:	Chris Avery Minister-Glaser Survey 2200 E Evergreen Blvd Vancouver, WA 98661 360.907.3379 CSA@MGSURVEY.COM
OWNER:	Leland & Mary Larsen 33506 NW 11th Court La Center, WA 98629 503.519.7091 & 360.518.1469 LelandL2122@gmail.com @ Ettamae5@gmail.com
STAFF CONTACT:	Angie Merrill City Planner 210 E 4th Street La Center, WA 98629 360.263.3654 amerrill@ci.lacenter.wa.us
ZONING:	LDR-7.5
APPLICABLE CRITERIA:	La Center Municipal Code (LCMC); Chapter 18.30, Procedures; Chapter 18.130, Low Density Residential District (LDR-7.5); Chapter 18.190, Urban Holding District (UH-10); Chapter 18.220, Boundary Line Adjustments (BLAs); and Chapter 18.225, Legal Lot Determinations.
DECISION:	**APPROVAL with conditions**
DECISION DATE:	October 16, 2026

I. OVERVIEW

The applicant is requesting to boundary line adjust two legal lots of record. The lots are located in the city's Low-Density Residential (LDR-7.5) zone. One of the adjusted lots will contain an existing single-family residence with a detached accessory structure (assessor's parcel number [APN]# 209709000) and the other parcel is currently vacant (assessor's parcel number [APN]# 258641000).

A legal lot determination was completed on the project parcels June 25, 2026, file # 2026-021-LLD.

Figure 1 – Site Location

LAND USE REVIEW

Applicable Regulations

The relevant La Center regulations include:

- La Center Municipal Code (LCMC) Chapter 18.30, Procedures
- LCMC Chapter 18.130, Low Density Residential District (LDR-7.5)
- LCMC Chapter 18.190, Urban Holding District (UH-10)
- LCMC Chapter 18.220, Boundary Line Adjustments (BLAs)
- LCMC Chapter 18.225, Legal Lot Determinations

Public Notice

No public notice is required for a Type I application pursuant LCMC 18.30.080.

Key Issues

The relevant issues to consider include:

(1) Submittal requirements.

(2) Do the subject lots meet the minimum approval criteria related to the following subjects:

- Zoning
- Urban Holding-10 removals
- Boundary line adjustments
- Legal lot determinations

LCMC Chapter 18.30 Procedures

LCMC 18.30.030 Application types and classification

(3) Procedure Types. There are four types of land use review procedures. This chapter or the chapter that authorizes an application generally identifies the type of procedure that applies to the application. If the appropriate procedure is not clearly defined, the director shall decide which of the four procedures will apply, based on the following considerations:

(b) A Type I process generally involves nondiscretionary standards or standards that require the exercise of limited discretion about nontechnical issues. It is generally exempt from SEPA review.

Finding(s): Boundary Line Adjustments are subject to a Type I process as specified in LCMC 18.220.010(2) and LCMC 18.225.010(3)(b).

LCMC 18.30.050 Review for Technically Complete Status

(1) Applicability and Schedule. Before accepting an application subject to a Type I, II or III review, the director shall determine whether the application is technically complete as follows:

(b) Within 28 calendar days after the application is submitted if the application was not reviewed at a pre-application conference.

Finding(s): The application was submitted on August 11, 2026, and was placed on hold until the annexation of parcel 209709000 was complete with Clark County. The application was found "Technically Complete" on October 13, 2026.

LCMC 18.30.080 Type I procedure

(1) Decision. Within 21 calendar days after the date an application subject to a Type I process is accepted as technically complete, the review authority shall issue a decision that approves, approves with conditions, or denies the application; provided, an applicant may agree in writing to extend that time and may provide additional information within that time at the request of the city. The decision shall include a brief summary of the relevant facts and applicable standards for the application and of how the application complies with those standards based on the facts and evidence, including any conditions of approval.

(2) Notice of the Decision. Within seven calendar days after issuing a decision regarding an application subject to a Type I process, the city clerk shall mail a copy of the decision to the applicant and applicant's representative(s).
(3) Appeal and Post-Decision Review. The applicant may appeal the decision pursuant to LCMC 18.30.130 or may apply for post-decision changes pursuant to LCMC 18.30.150.

Finding(s): As noted in the timelines above, the application was determined technically complete on October 13, 2026 when Clark County released the parcel in GIS to the City of La Center. A final decision was made and mailed on October 16, 2026. Any appeals of the decision shall be made in accordance with LCMC 18.30.130 and 18.30.150, respectively.

LCMC Chapter 18.130 Low Density Residential District (LDR-7.5)

LCMC 18.130.080 Density and Dimensional Requirements

Finding(s): Pursuant to LCMC 18.220.010(4)(b), the readjusted lots resulting from the proposed BLA are to meet the minimum lot size, width, and depth requirements of the underlying zone. The subject lots are in the LDR-7.5 zone. LCMC 18.130.080(2) states that the required minimum lot size is 7,500 square feet in the LDR-7.5 zone. LCMC Table 18.130.080 lists the minimum lot width and depths in the LDR-7.5 zone, which are 60 feet and 90 feet respectively. Staff finds that the adjusted lots meet these minimum standards as further discussed in Chapter 18.220.010 below.

LCMC Chapter 18.220 Boundary Line Adjustments

LCMC 18.220.010 Boundary Line Adjustment

(1) A boundary line adjustment (BLA) is a division made for the purpose of adjusting boundary lines which does not create any additional lot, tract, parcel, site or division nor create any lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site. Boundary line adjustments may not be concurrently reviewed with another land division if the proposed adjustment might affect the perimeter of the other land division.
(2) Boundary line adjustments recorded through the county assessor's office do not ensure such adjustments meet current zoning requirements. BLA applications approved through the La Center planning department ensure compliance with current zoning requirements and are reviewed and approved through a Type I process, pursuant to LCMC 18.30.080.
(3) Application submittal requirements for BLAs include [...]:

Finding(s): The BLA application is adjusting boundary lines of two existing legal lots of record. All adjusted lots from the resulting BLA meet minimum requirements for width and area in the LDR-7.5 zone for a building site as discussed in subsection (4) below.

(4) Approval Criteria.

(a) No additional lots could be created that do not meet current zoning of the property.

(b Lots must meet current size requirements including minimum width and depth requirements.

(c) Lots must be buildable.

Finding(s): The minimum size in the LDR-7.5 zone is 7,500 SF and all lots are required to be a minimum of 60 feet wide by 90 feet in depth, as discussed above in LCMC Chapter 18.130.080. The applicant is proposing to adjust the three lots resulting in the following sizes and dimensions:

Table 1: Proposed Lot Dimensions

Lot Number	Proposed Lot Size	Proposed Lot Width	Proposed Lot Depth
258641000	5 acres	208' (average)	538' (average)
209709000	6.56 acres	647' (average)	640' (average)

Based on these findings in the above table, all lots resulting from the BLA meet current zoning requirements. All lots exceed the minimum lot size, width, and depth requirements of the LDR-7.5 zone and the proposal will not create additional lots.

The LDR-7.5 zone requires a 20-foot front, a 20-foot rear, and 7.5-foot side setbacks. The applicant submitted a plan showing the setbacks for the reconfigured lots for the existing single-family home and its accessory structures (APN# 209709000). The existing home on the adjusted lot meets the LDR-7.5 setbacks.

Per LCMC 13.10.100, connection to the city sewer system will be required when developed. There are a couple of options for connection of the parcel to the city sewer. One option is to obtain easements to the west and connect to the existing public sanitary sewer manhole adjacent to the existing pump station. The second option is to connect to the existing sanitary sewer manhole just north of Pacific Highway east of the site. Because the site elevation is lower than the existing public sewer system, a force main will have to be built to service this site.

As a **condition of approval**, prior to any development on the site, the Urban Holding overlay must be removed. The UH-10 overlay will remain in effect until the identified capital facilities deficiencies are resolved. Once these deficiencies have been resolved, the applicant can apply to have the UH-10 overlay removed through a Type II review.

As **a condition of approval**, prior to building permit approval for the resulting lots, the applicant must demonstrate that setback requirements are met for the LDR-7.5 zone.

As a **condition of approval**, the applicant shall record the boundary line adjustment with Clark County and provide the recorded copy to the City of La Center. Failure to record the boundary line adjustment shall render this decision void.

LCMC Chapter 18.225 Legal Lot Determinations

LCMC 18.225.010(3) Determination Process

(3) Determination Process. Lot of record status may be formally determined through the following ways:

(a) Lot Determinations as Part of a Building Permit or Other Development Request. Building or other development applications for new principal structures on parcels which are not part of a platted land division shall be reviewed by the city for

compliance with the criteria standards of this section, according to the timelines and procedure of the building permit or other applicable review involved. Lot determination fees pursuant to the La Center fee schedule shall be assessed, unless the parcel was recognized through a previous lot determination or other review in which such recognition was made. Lot determination fees will be assessed for placement or replacement of primary structures. A separate written approval will not be issued unless requested by the applicant.

Finding(s): A legal lot determination was completed on July 13, 2026 (file # 2026-021-LLD) for both project parcels and a determination was made that the parcels are two separate legal lots of record.

LCMC Chapter 18.310 Environmental Policy

LCMC 18.310.230 Adoption by Reference
The City adopts by reference the following rules for categorical exemptions, as supplemented in this chapter, including: WAC 173-806-070 (Flexible thresholds), WAC 173-806-080 (Use of exemptions) and WAC 173-806-190 (Critical areas):

WAC 197-11-800 Categorical exemptions.
(5) Land Use Decisions. The following land use decisions shall be exempt
(f) Alteration of property lines as authorized by RCW 58.17.040(6).

Finding(s): The application is categorically exempt pursuant WAC 197-11-800(6)(f) and RCW 58.17.040(6).

LCMC Chapter 18.360 Archaeological Resource Protection

LCMC 18.360.030 Applicability
(3) Exemptions. Applications for the following permits, approvals or other ground-disturbing activities shall be exempt from the provisions of this chapter, except where the provisions of subsection (1) of this section apply:
(a) Land use permits handled as Type I actions under LCMC 18.30.80, except grading.

Finding(s): The BLA is a Type I action under LCMC 18.30.090 and grading is not proposed with the application and are therefore, exempt from archaeological resource protection requirements. Any future land use actions and/or ground disturbing activities within the subject properties will be subject to the archaeological resource protection requirements of LCMC Chapter 18.360.

V. CONCLUSION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code. Therefore, the subject application is recommended to be

APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS.

1. The applicant must demonstrate that setback requirements are met for the LDR-7.5 zone prior to building permit approval for the resulting lots.
2. Prior to any development on the site, the Urban Holding overlay must be removed. The UH-10 overlay will remain in effect until the identified capital facilities deficiencies are resolved. Once these deficiencies have been resolved, the applicant can apply to have the UH-10 overlay removed through a Type II review.
3. The applicant shall record the boundary line adjustment with Clark County and provide the recorded copy to the City of La Center. Failure to record the boundary line adjustment shall render this decision void.

VI. APPEALS

A final decision regarding a Type I application may be appealed by only the applicant or the applicant's representative within 14 calendar days of this decision date or by October 30, 2026. Appeals shall contain all information specified in LCMC 18.30.130. The public record for this file is available at the City Hall, 210 East 4th Street, La Center, Washington between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Please contact Community Development & Public Works at 360-263-7665 for further information.

Signed:

Angie Merrill, City of La Center Planner

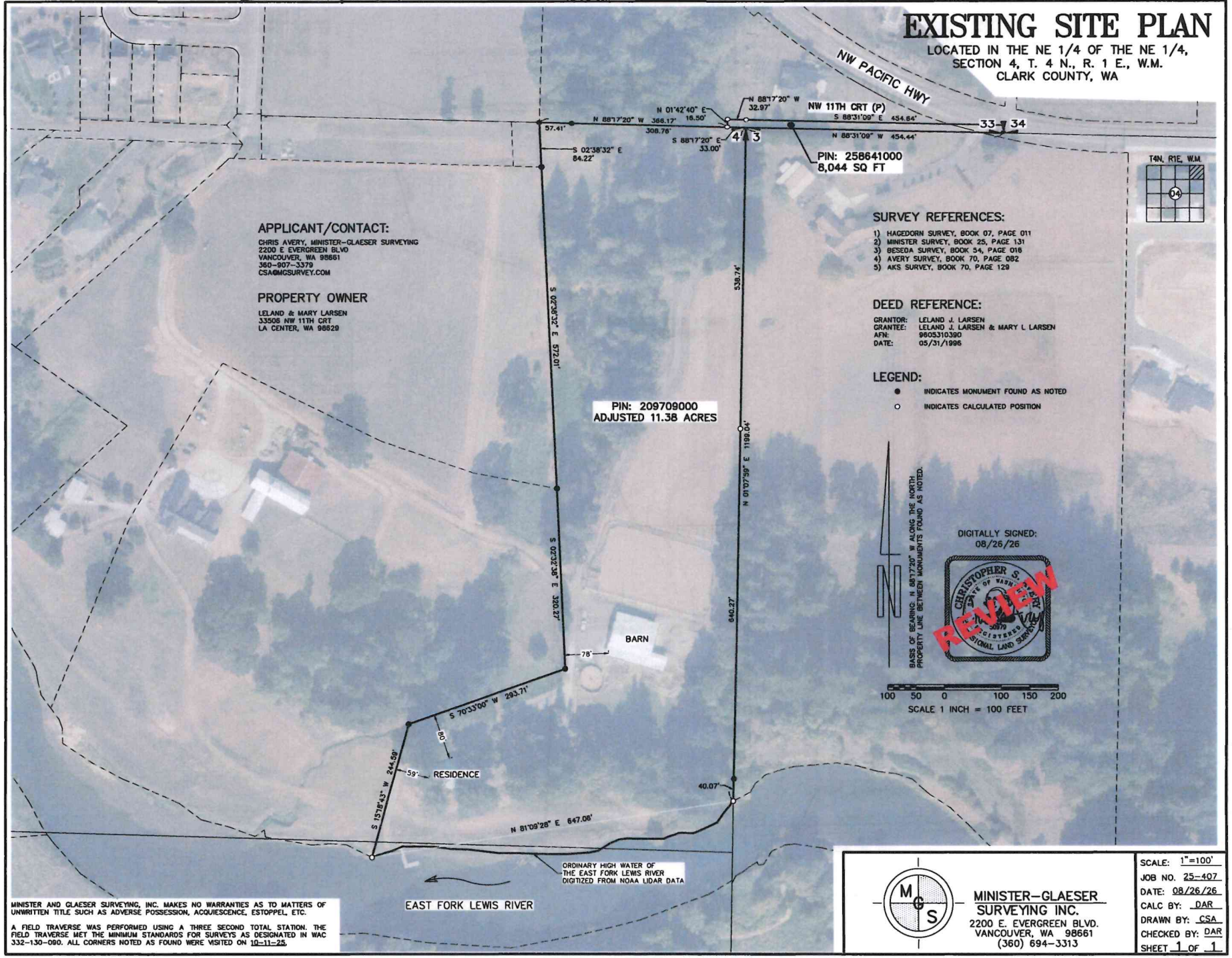
Exhibits:

"A" Existing Conditions Plan
"B" Proposed Plan

Exhibit "A"

EXISTING SITE PLAN

LOCATED IN THE NE 1/4 OF THE NE 1/4,
SECTION 4, T. 4 N., R. 1 E., W.M.
CLARK COUNTY, WA



MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 10-11-25.

MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

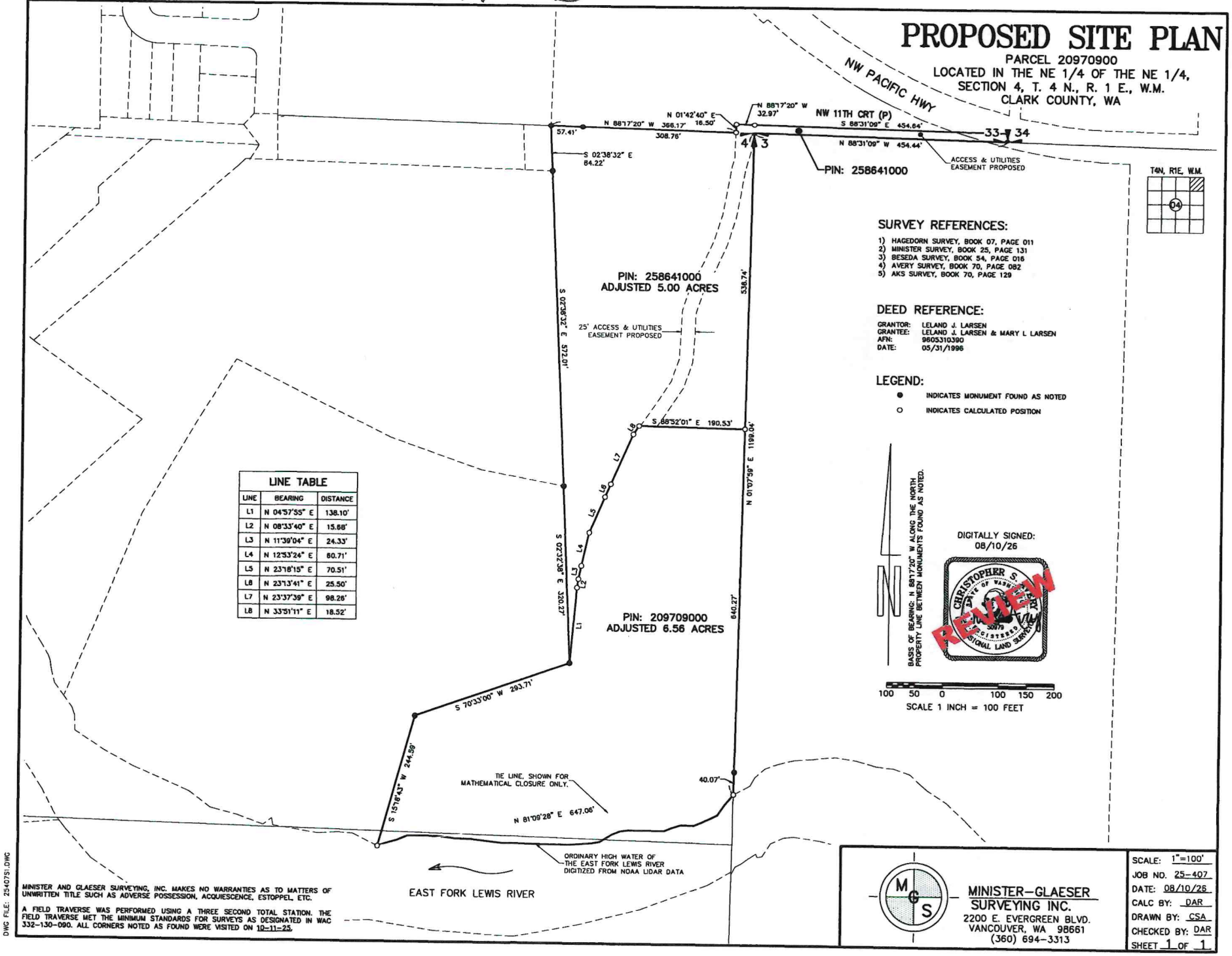
SCALE: 1"=100'
JOB NO. 25-407
DATE: 08/26/26
CALC BY: DAR
DRAWN BY: CSA
CHECKED BY: DAR
SHEET 1 OF 1

DWG FILE: 2540751.DWG

Exhibit "B"

PROPOSED SITE PLAN

PARCEL 20970900
LOCATED IN THE NE 1/4 OF THE NE 1/4,
SECTION 4, T. 4 N., R. 1 E., W.M.
CLARK COUNTY, WA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 04°57'55" E	138.10'
L2	N 08°33'40" E	15.68'
L3	N 11°39'04" E	24.33'
L4	N 12°53'24" E	60.71'
L5	N 23°18'15" E	70.51'
L6	N 23°13'41" E	25.50'
L7	N 23°37'39" E	98.26'
L8	N 33°51'11" E	18.52'

SURVEY REFERENCES:

1) HAGEDORN SURVEY, BOOK 07, PAGE 011
2) MINISTER SURVEY, BOOK 25, PAGE 131
3) BESEDA SURVEY, BOOK 54, PAGE 016
4) AVERY SURVEY, BOOK 70, PAGE 082
5) AKS SURVEY, BOOK 70, PAGE 129

DEED REFERENCE:

GRANTOR: LELAND J. LARSEN
GRANTEE: LELAND J. LARSEN & MARY L LARSEN
AFN: 9605310390
DATE: 05/31/1996

LEGEND:

● INDICATES MONUMENT FOUND AS NOTED
○ INDICATES CALCULATED POSITION

BASIS OF BEARING: N 88°17'20" W ALONG THE NORTH PROPERTY LINE BETWEEN MONUMENTS FOUND AS NOTED.

DIGITALLY SIGNED:
08/10/26

CHRISTOPHER S. ... STATE OF WASHINGTON ... 22079 ... REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW

100 50 0 100 150 200
SCALE 1 INCH = 100 FEET

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