



Staff Report & Recommendations

Goode - Legal Lot Determination (2025-004-LLD)

Type I Review

March 7, 2025

PROPOSAL:	The applicant requests a Legal Lot Determination for Parcel 258775000
LOCATION:	<ul style="list-style-type: none">▪ On the south side of Riverside Estates Subdivision and along the bank of the East Fork Lewis River▪ #160 SEC 33 T5N R1EWM 5.43A▪ Parcel number: 258775000
RECOMMENDATION:	APPROVAL , subject to conditions

CONTACT LIST

OWNER/APPLICANT

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I. OVERVIEW AND PROCEDURAL BACKGROUND

Proposal

The applicant requests a Legal Lot Determination for Parcel 258775000. The site is located in the LDR-7.5 zone district.

Applicable Standards and Approval Criteria

La Center Municipal Code (LCMC) 18.030.090 LDR-7.5 (7,500 square foot minimum lot size)

Finding: The current owner's deed and Clark County GIS, reports that the property parcel is 5.43 acres in size and the parcel exceeds the minimum lot size requirement of 7,500 square feet.

Criteria:

The burden is on the applicant to demonstrate the lot meets the current zoning requirements and/or met zoning and platting requirements at the time of creation.

Lot History:

A legal lot determination and boundary line adjustment was completed by Clark County in 2008 (BLA2008-2007) and deemed the parcel a legal lot of record.

In 2016, 5.43 acres of the parcel was annexed into the City of La Center and the remainder portion of the parcel (1.07 Acres) was retained by Clark County because the lot was not located within the Urban Growth Boundary.

Parcel 258775000 meets the current zoning and has not changed in size since the annexation. Therefore, the City of La Center deems the lot a legal lot of record.

II. CONCLUSIONS & Decision

The review authority finds the applicant has sustained the burden of proving Parcel 258775000 met zoning and platting at the time of creation and meets the current LDR-7.5 minimum lot size standards. Therefore, the subject application is APPROVED subject to the following conditions:

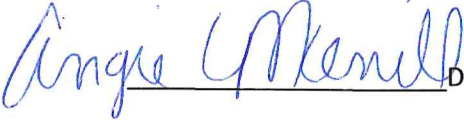
1. The parcel is constrained by known critical areas, regulated by LCMC 18.300. Approval of the legal lot status does not expressly or impliedly warrant that the lot is buildable.
2. Future development of the property shall be subject to compliance with the applicable regulations of the underlying zone and the La Center Municipal code including but not limited to LCMC 18.300 Critical Areas and LCMC 18.130 Low Density Residential.

III. APPEALS

A final decision regarding an application subject to a Type I process may be appealed by the applicant or applicant's representative or by any person, agency, or firm. An appeal together with the requisite fee and information must be received by the City Clerk within 14 calendar days of the date of the

decision being appealed. For an appeal regarding a decision subject to a Type I process, the City Clerk shall schedule and conduct a public hearing to be held by the hearing examiner not more than 35 days from the date a complete appeal was filed with notice and a staff report. The hearings examiner shall make a final decision of the appeal with notice within seven calendar days of the date of decision.

Angie Merrill
Associate Planner

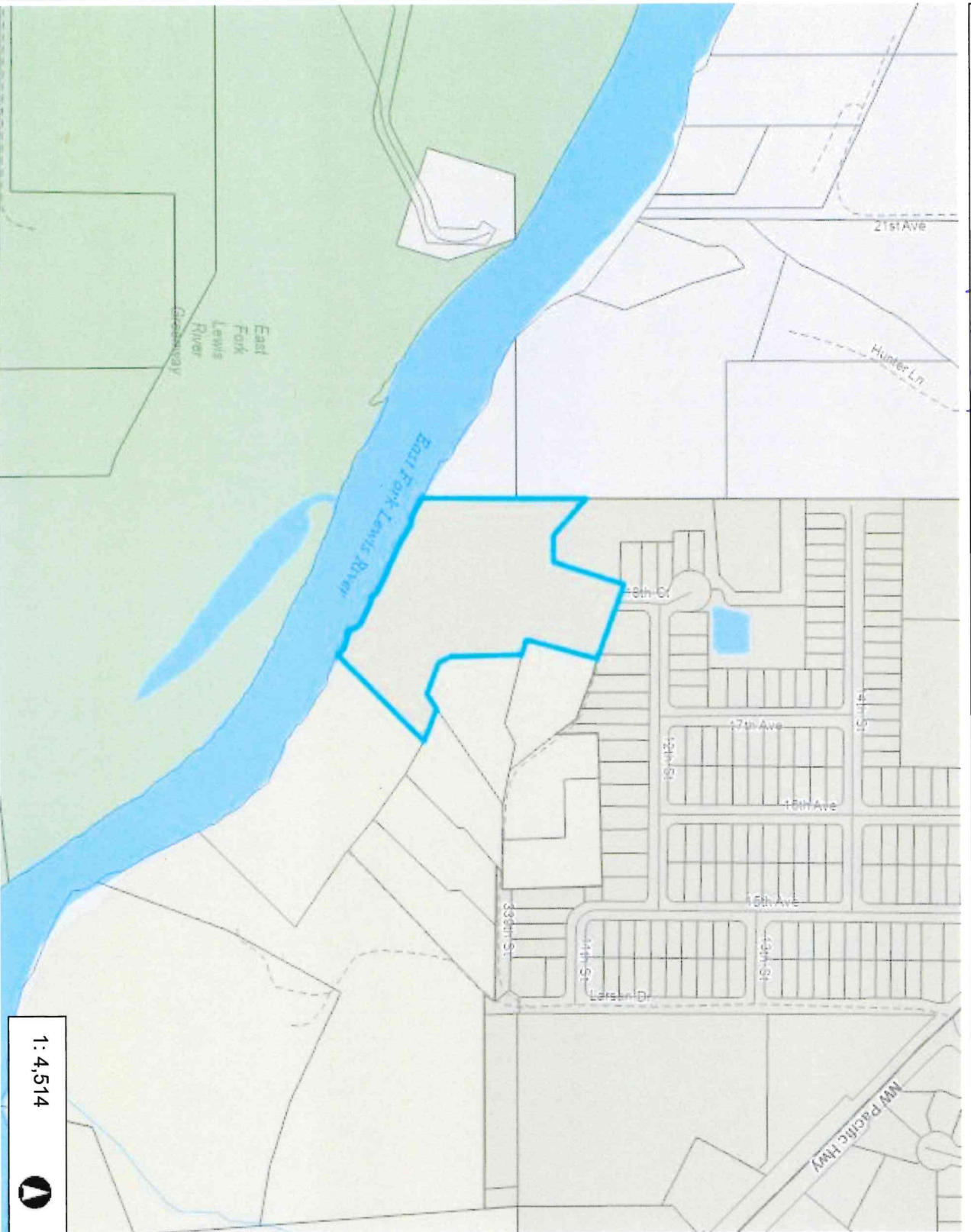
 Date: 3/7/2025

IV. EXHIBITS

Exhibit A – Parcel Map



Parcel 258775000



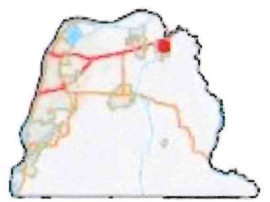
752.3 0 376.17 752.3 Feet

WGS 1984 Web Mercator Auxiliary Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

1:4,514



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.



Legend

- Taxlots

Notes:

