

Master Land Use Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666
www.ci.lacenter.wa.us

Property Information

Site Address 1518 NE Lockwood Creek Road (approximate)

Legal Description Abbv.: #64 SEC 2 T4N R1EWM 3A (tax lot 209083000) & #4 SEC 2 T4N R1EWM 2.17A (209044000)

Assessor's Serial Number 209083000 and 209044000

Lot Size (square feet) Approximately 225,205 square feet

Zoning/Comprehensive Plan Designation Zoning: MDR-16, UH-10 Overlay; Comp Plan: Urban Residential Area

Existing Use of Site Single family residential/undeveloped

Contact Information

APPLICANT:

Contact Name Carl Lawson

Company LC Lockwood, LLC

Phone (360) 606-6217 **Email** carl@lawsoninvestment.com

Complete Address PO BOX 2239, Kalama, WA 98625

Signature *Carl Lawson*
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Anna Dearman

Company Mackenzie

Phone (360) 695-7879, Extension 230 **Email** ADearman@mcknze.com

Complete Address 101 E 6th Street, #200, Vancouver, WA 98660

Signature *Anna Dearman*
(Original Signature Required)

PROPERTY OWNER:

Contact Name Carl Lawson

Company LC Lockwood, LLC

Phone (360) 606-6217 **Email** carl@lawsoninvestment.com

Complete Address PO BOX 2239, Kalama, WA 98625

Signature *Carl Lawson*
(Original Signature Required)

Development Proposal

Project Name Lockwood Creek Road Multifamily

Type(s) of Application Pre-application conference request

Previous Project Name and File Number(s), if known N/A

Pre-Application Conference Date and File Number TBD

Description of Proposal Multifamily development with associated site improvements; see attached narrative

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: ☐ Type I
☐ Type II
☐ Type III
☐ Type IV

Receipt # _____

Notes _____



Columbia Title Agency, LLC

5101 NE 82nd Avenue, Suite 102
Vancouver, WA 98662
Phone 360.891.5454

Agent for:
Stewart Title Guaranty Company



stewart
Vetted and verified.

September 01, 2016

Commitment for Title Insurance

Order Number: 47256
Buyer/Borrower: GRAY ROCK DEVELOPMENT LLC
Seller: AEROVISION LLC
Escrow Officer: Cindy Schmid-Potter
Title Officer: Liz West

Property Address:
1518 NE Lockwood Creek Road, La Center, WA 98629

N/A N/A, La Center, WA 98629

COPIES TO:

RE/MAX Equity Group, Inc.-Van Mall
7700 NE Greenwood Dr. Suite 110
Vancouver, WA 98662
Attn: SHERRY BEATTIE

RE/MAX Equity Group, Inc.-Van Mall
7700 NE Greenwood Dr. Suite 110
Vancouver, WA 98662
Attn: Jeff Wunder

Admin - RE/MAX Equity Group
7700 NE Greenwood Drive Suite 100
Vancouver, WA 98662
Attn: Jackie Hudon

Admin - RE/MAX Equity Group
7700 NE Greenwood Drive Suite 100
Vancouver, WA 98662
Attn: Jackie Hudon

Ask us about **SureClose**

Thank you for using Columbia Title Agency

"Protecting all your Real Estate Investments"

ALTA Commitment Form
COMMITMENT FOR TITLE INSURANCE
Issued by
STEWART TITLE GUARANTY COMPANY

STEWART TITLE GUARANTY COMPANY, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned by:



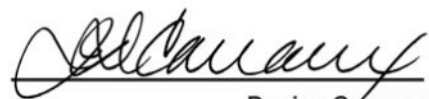
Authorized Countersignature

stewart
title guaranty company





Matt Morris
President and CEO



Denise Carraux
Secretary

Columbia Title Agency
5101 NE 82nd Avenue, Suite 102
Vancouver, WA 98662
(360) 891-5454



CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at* <http://www.alta.org/>*.*

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.



Columbia Title Agency, LLC

5101 NE 82nd Avenue, Suite 102
Vancouver, WA 98662
Phone 360.891.5454

Agent for:
Stewart Title Guaranty Company



stewart
Vetted and verified.

Title Officer: Liz West - liz@ctawa.com

Escrow Officer: Cindy Schmid-Potter

Order Number: 47256

SCHEDULE A

1. Effective Date: August 30, 2016 at 8:00 A.M.

2. Policy Or Policies To Be Issued:

(X) STANDARD ALTA OWNER'S POLICY, (6/17/06)

Amount:	\$660,000.00
Premium:	
Tax:	
Total:	\$0.00

Proposed Insured:

GRAY ROCK DEVELOPMENT LLC

\$0.00

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

Fee Simple

4. Title to said estate or interest in said land is at the effective date hereof vested in:

MARY WILEN and FRED WILEN, wife and husband

5. The land referred to in this commitment is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Purported Address:

1518 NE Lockwood Creek Road, La Center, WA 98629

N/A N/A, La Center, WA 98629

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point 12 chains South and 5.55 chains West of the Northeast corner of the Northwest quarter of said Section 2, Township 4 North, Range 1 East of the Willamette Meridian, said point being the Northeast corner of that tract conveyed to Robert E. Grafe and Sally A. Grafe under Auditor's File No. G 637309; thence West along the North line of said Grafe Tract, 429.65 feet to the True Point of Beginning; thence South $1^{\circ}17'39''$ West 783 feet, more or less, to the center of the County Road No. 42; thence Northwesterly along the centerline of said County Road to the Southeasterly corner of that tract conveyed to David L. Webb and Lynn M. Webb under Auditor's File No. 7711210055 and rerecorded under Auditor's File No. 7801170123 and 7901100133; thence North along the East line of said Webb Tract to the Northeast corner thereof; thence East to the True Point of Beginning.

Draft Only

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
PART I**

Order Number: 47256

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS

- A. Taxes or assessments which are not shown as existing liens by the public records.
- B. (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights, claims or title to water; whether or not the matters described (i), (ii) & (iii) are shown in the public records; (iv) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- C. Extended coverage exceptions as follows:
 - (1) Rights or claims of parties in possession not shown by the public records.
 - (2) Easements, claims of easement or encumbrances which are not shown by the public records.
 - (3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises and which are not shown by the public records.
 - (4) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records.
- D. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.
- E. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
- F. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any.

SPECIAL EXCEPTIONS FOLLOW

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
PART I

SPECIAL EXCEPTIONS

1. **Excise Tax** pursuant to RCW 82.45 and any amendments thereto in the amount of 1.78%. Said property is located within the City of La Center.
2. **Real Property Taxes and Assessments** levied by Clark County, not including interest, penalty and statutory foreclosure costs, if any, after delinquency:
Year: 2016 Tax
Annual Billing: \$1,460.27
Amount Paid: \$730.79
Amount Owing: \$729.48
Tax Account No.: 209044-000 Levy Code: 101027 Assessed Value: \$129,449.00
Taxes are a lien Jan. 1, 1st half delinquent May 1, 2nd half delinquent Nov. 1
3. **Real Property Taxes and Assessments** levied by Clark County, not including interest, penalty and statutory foreclosure costs, if any, after delinquency:
Year: 2016 Tax
Annual Billing: \$2,969.98
Amount Paid: \$1,486.04
Amount Owing: \$1,483.94
Tax Account No.: 209083-000 Levy Code: 101027 Assessed Value: \$264,173.00
Taxes are a lien Jan. 1, 1st half delinquent May 1, 2nd half delinquent Nov. 1
4. **Liability for Supplemental Taxes**, if any, that may be levied by the Clark County Treasurer.
5. **Assessments**, if any, levied by the City of La Center.
6. **Right, title and interest** of AEROVISION LLC as disclosed by the application for title insurance. We find no conveyance of record into said property.
7. A copy of the operating agreement of AEROVISION LLC, a Washington Limited Liability Company, and any amendments thereto, should be submitted to the company prior to the close of this transaction. We make no commitment until we have reviewed the agreements and amendments, if any, to be submitted.
8. If construction work has commenced, or materials have been delivered, or if this is expected to occur previous to recording of the forthcoming instrument, then a question arises as to possible prior lien rights. Please contact this company to review this question. The forthcoming policy will not insure against unrecorded labor and material liens unless these questions are answered or indemnified to the satisfaction of the company.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
PART I

9. It has been INDICATED to The Company that there MAY BE a manufactured home located on the property described herein. An EXAMINATION of the public records of Clark County however, DISCLOSED that NO Manufactured Home Title Elimination Application or Manufactured Home Transfer In Location Application has been recorded pursuant to RCW 65.20. The value of said Manufactured Home may be included for Title Insurance coverage providing that the FOLLOWING REQUIREMENTS are met PRIOR to the CLOSING of this TRANSACTION:

A. A PROPERLY completed "Manufactured Home Title Elimination Application" (Form #TD-420-730) MUST BE RECORDED in the Clark County Records Office.

B. ALSO, a Copy of the letter from the Department of Licensing confirming receipt and approval of the Title Elimination Application must be submitted to this Company.

NOTE: In the event that these REQUIREMENTS HAVE NOT BEEN completed PRIOR to the CLOSING of this transaction the COVERAGE applied for will be ADJUSTED DOWNWARD to reflect LAND VALUE ONLY.

10. **Matters disclosed by survey:**

Recorded: January 20, 1977
Book: 7
Page: 171

11. **Matters disclosed by survey:**

Recorded: January 15, 1998
Book: 42
Page: 148
As Follows: Possible fence encroachment as shown.

END OF SPECIAL EXCEPTIONS

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
PART I

NOTES and/or REQUIREMENTS:

- a. Upon examination it has been determined that the subject property does not meet the underwriting qualifications to receive the coverage provided in the ALTA Homeowner's Policy of Title Insurance for a one to four family residence. The coverage provided for the subject property will be the Standard 2006 ALTA Owner's Policy. The policy and any applicable endorsements will be issued at the filed rate.
- b. According to application, title is to vest or is vested in GRAY ROCK DEVELOPMENT LLC. We find no pertinent matters of record against the names of said party/parties.
- c. The records of Clark County and/or our inspection indicates the address of the improvements located on the subject property is:

1518 NE Lockwood Creek Road, La Center, WA 98629

N/A N/A, La Center, WA 98629
- d. There are no Deed(s) affecting said land recorded within the last 24 months of the date of this commitment.
- e. Abbreviated legal (The first page of a document for recording shall contain an abbreviated legal description of the property, as noted below).

TL #4 & #64, Sec 2, T4N, R1E WM

END OF SCHEDULE B

LW/SP

COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
PART II

Order Number: 47256

The following are the requirements to be complied with:

ITEM (A) PAYMENT TO OR FOR THE ACCOUNT OF THE GRANTORS OR MORTGAGORS OF THE FULL CONSIDERATION FOR THE ESTATE OR INTEREST TO BE INSURED.

ITEM (B) PROPER INSTRUMENT(S) CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE EXECUTED AND DULY FILED FOR RECORD.

NOTE: EFFECTIVE JANUARY 1, 1997, AND PURSUANT TO AMENDMENT OF WASHINGTON STATE STATUTES RELATING TO STANDARDIZATION OF RECORDED DOCUMENTS, THE FOLLOWING FORMAT AND CONTENT REQUIREMENTS MUST BE MET. FAILURE TO COMPLY MAY RESULT IN REJECTION OF THE DOCUMENT BY THE RECORDER.

FORMAT:

MARGINS TO BE 3" ON TOP OF FIRST PAGE, 1" ON SIDES AND BOTTOM, 1" ON TOP, SIDES AND BOTTOM OF EACH SUCCEEDING PAGE.

FONT SIZE OF 8 POINTS OR LARGER AND PAPER SIZE OF NO MORE THAN 8 1/2 BY 14".

NO ATTACHMENTS ON PAGES SUCH AS STAPLED OR TAPED NOTARY SEALS, PRESSURE SEALS MUST BE SMUDGED.

INFORMATION WHICH MUST APPEAR ON THE FIRST PAGE.

TITLE OR TITLES OF DOCUMENT. IF ASSIGNMENT OR RECONVEYANCE REFERENCE TO AUDITOR'S FILE NUMBER OR SUBJECT DEED OF TRUST.

NAMES OF GRANTOR(S) AND GRANTEE(S) WITH REFERENCE TO ADDITIONAL NAMES ON FOLLOWING PAGE(S), IF ANY.

ABBREVIATED LEGAL DESCRIPTION (LOT, BLOCK, PLAT NAME OR SECTION, TOWNSHIP, RANGE AND QUARTER QUARTER SECTION FOR UNPLATTED).

ASSESSOR'S TAX PARCEL NUMBER(S).

RETURN ADDRESS WHICH MAY APPEAR IN THE UPPER LEFT HAND 3" TOP MARGIN.

STG Privacy Notice

Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none">request insurance-related servicesprovide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE Columbia Title Agency DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Columbia Title Agency, and its affiliates (" N/A "), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Columbia Title Agency, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

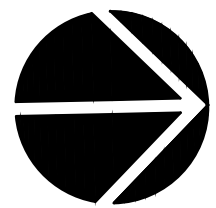
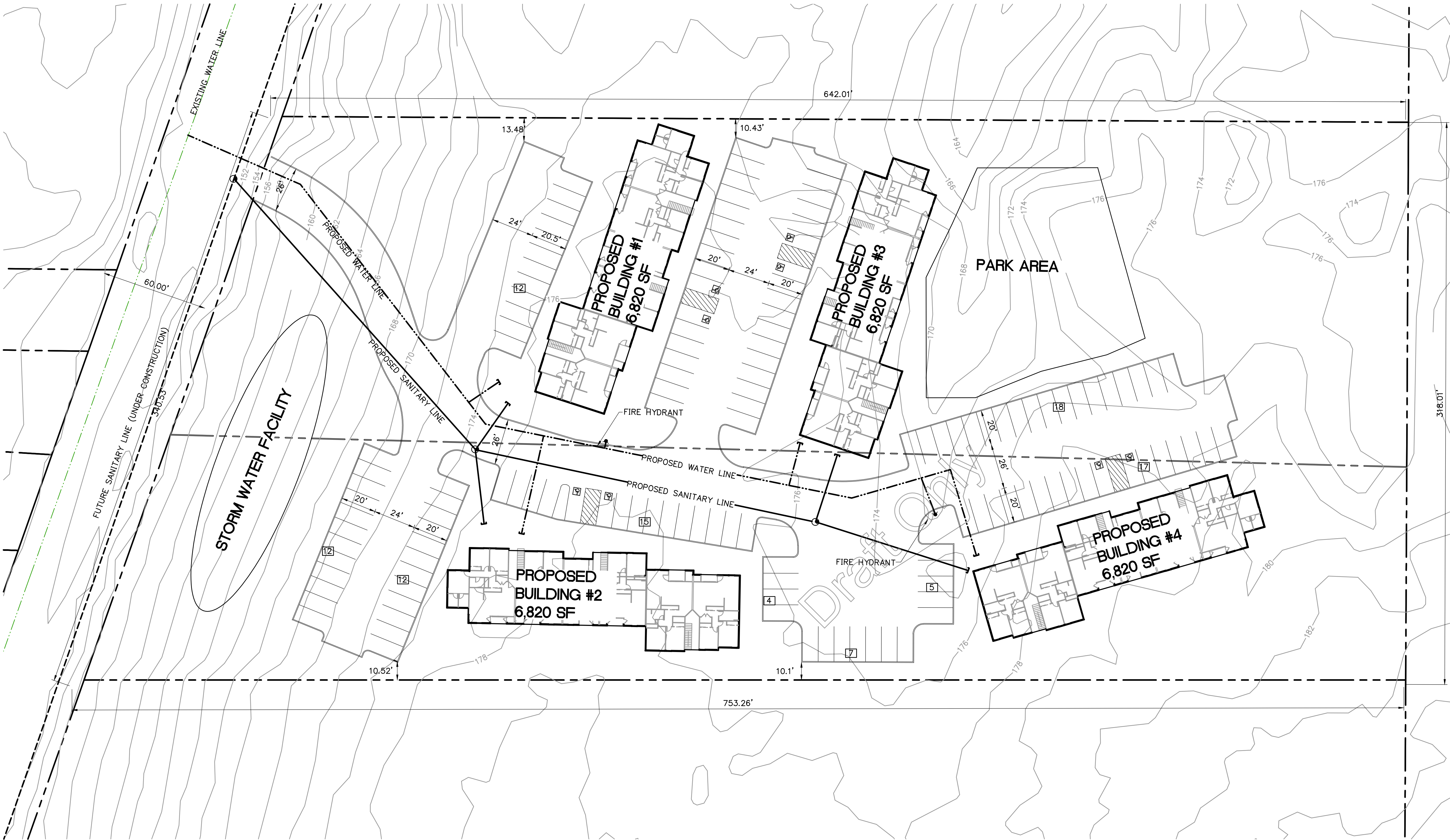
Sharing practices

How often do/does Columbia Title Agency notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does Columbia Title Agency protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does Columbia Title Agency collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none">• request insurance-related services• provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us

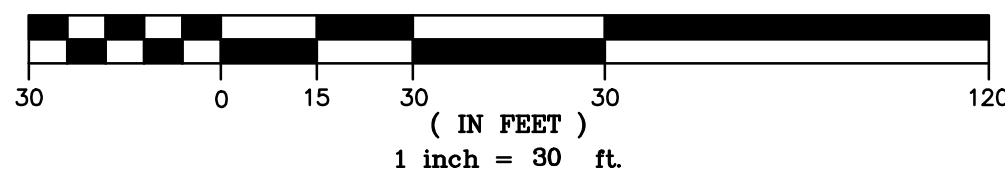
If you have any questions about this privacy notice, please contact us at: Columbia Title Agency, 5101 NE 82nd Avenue, Suite 102, Vancouver, WA 98662

NO.	REVISIONS	REVISION DATE
1	THIS SHEET	CLOSING DATE



1
C1.10

PRELIMINARY SITE PLAN

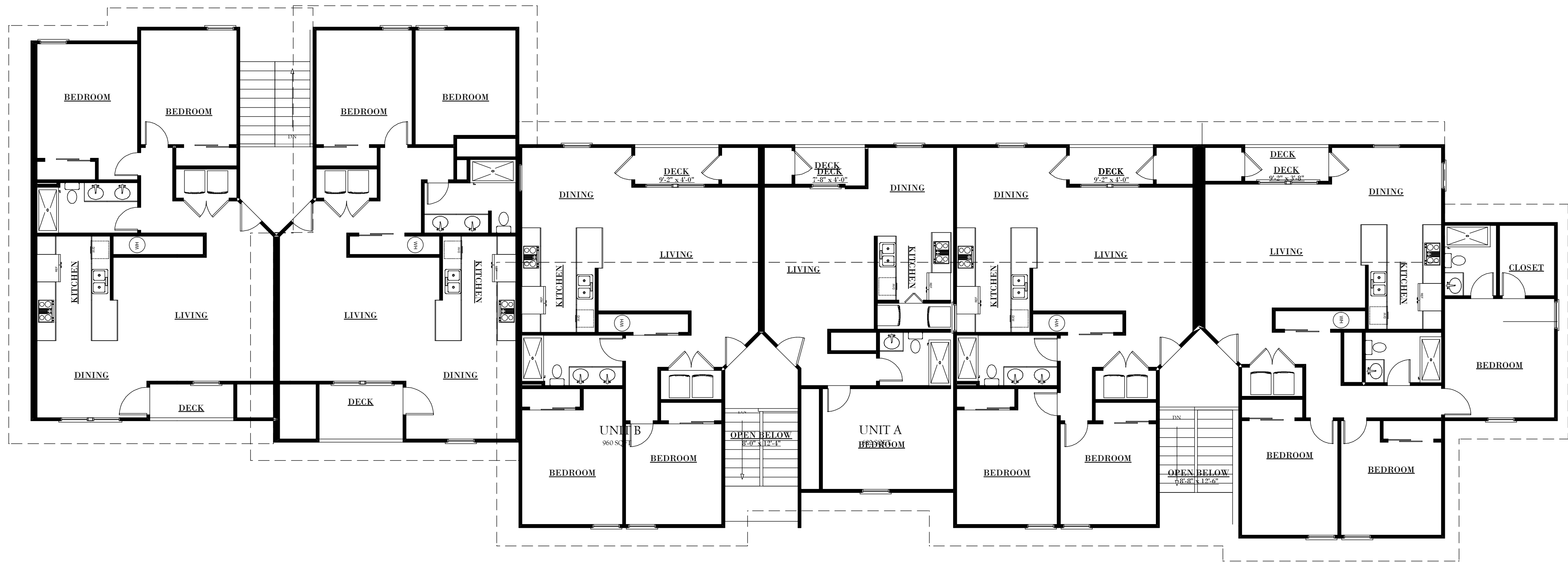


SITE DATA

LOT AREA 5.12 AC (223,088 SF ±)

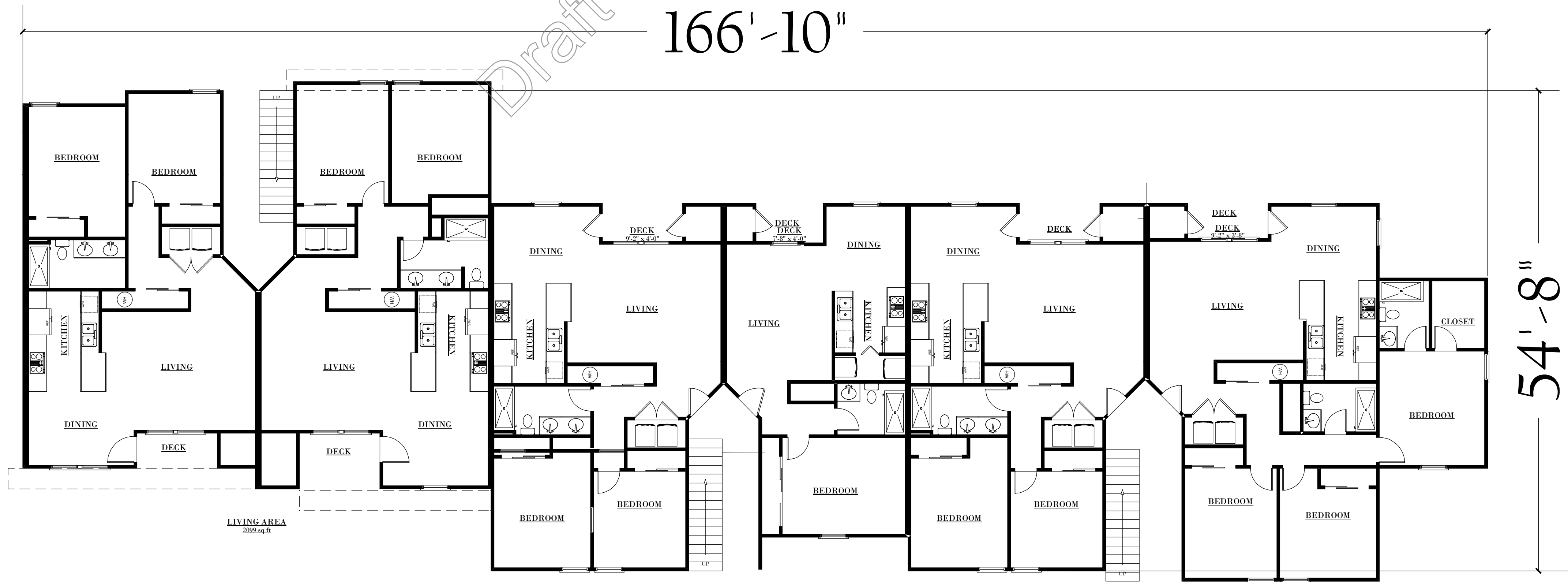
PARKING DATA

ADA PARKING 8 SPACES
STANDARD PARKING 128 SPACES
TOTAL PARKING 136 SPACES (1.89 SPACES PER UNIT)
REQUIRED PARKING 90 SPACES (1.25 SPACES PER UNIT)
*SUBJECT SITE IS WITHIN QUARTER MILE OF EXISTING
TRANSIT SERVICE PROVIDED BY C-TRAN CONNECTOR



LEVEL 3- PLAN

SCALE 1/8" = 1'



LEVEL 1- PLAN

SCALE 1/8" = 1'



DEVELOPER'S

G I S

P A C K E T

Produced By:
Clark County Geographic Information System

For:
Mackenzie
(360) 695-7879 Extension 230

Subject Property Account Number(s):

209083000
209044000

PDF # 177096

Printed: May 03, 2017

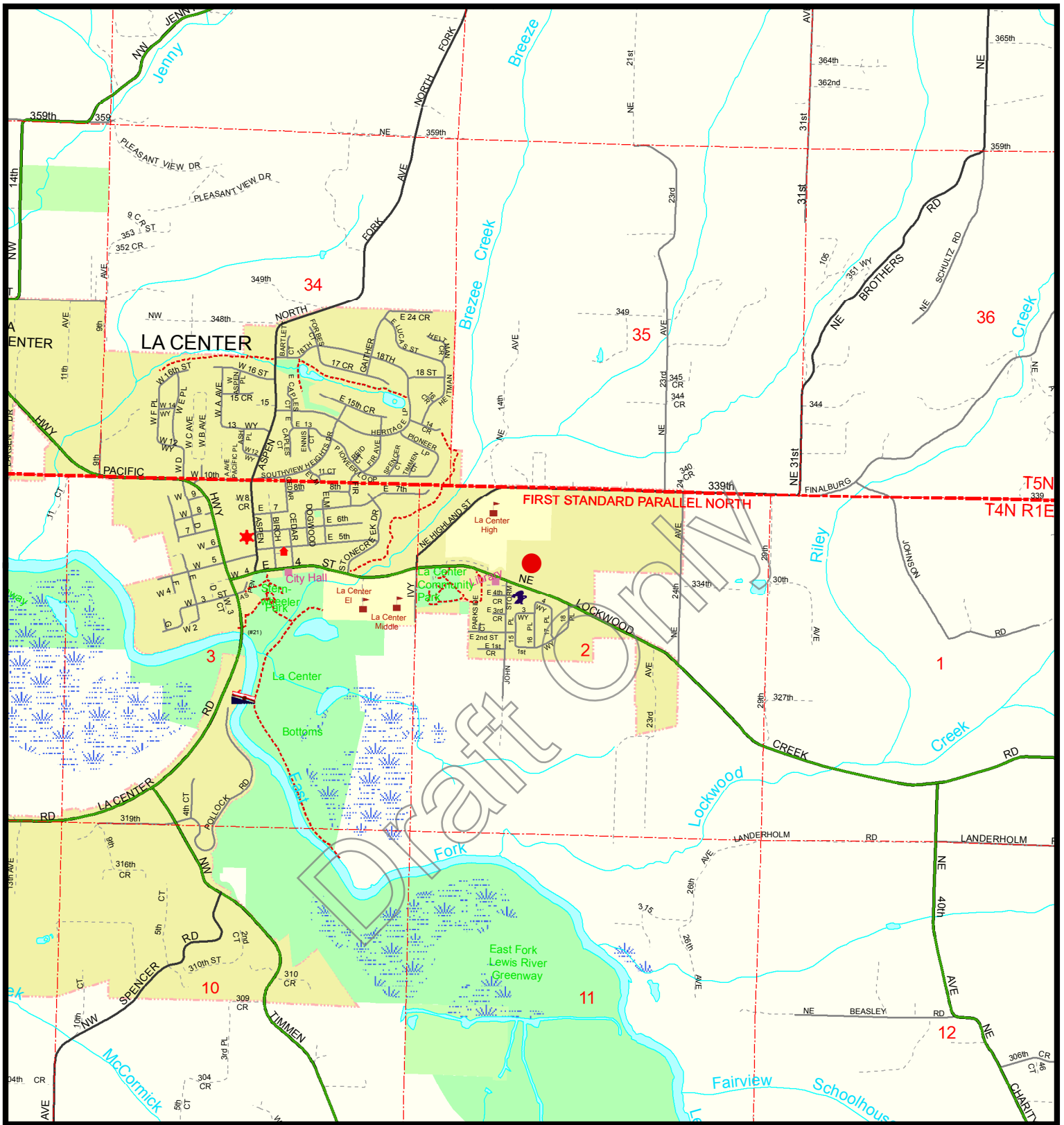
Expires: May 03, 2018




proud past, promising future

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Geographic Information System

1:24,000

0 0.1 0.2 0.3 0.4 0.5 Miles

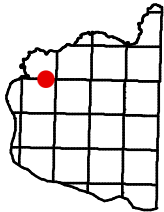
Developer's GIS Packet: Page 1 of 14

General Location Map

Account No: 209083000, 209044000
 Owner: LC LOCKWOOD LLC
 Address: PO BOX 2239
 C/S/Z: KALAMA, WA 98625

● Subject Property Location

Printed on: May 03, 2017



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Property Information Fact Sheet

Mailing Information:

Account No.: 209083000, 209044000
Owner: LC LOCKWOOD LLC
Address: PO BOX 2239
C/S/Z: KALAMA, WA 98625

Assessed Parcel Size: 5.17 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): NW 1/4, S02, T4N, R1E

Municipal Jurisdiction: LaCenter

Urban Growth Area: LaCenter

Zoning: MDR-16

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: UM

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: La Center: Current,
LaCenter UGA: End Date Dec. 31, 2016

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: La Center

Elementary School: La Center

Junior High School: La Center

Senior High School: La Center

Fire District: Clark Co Fire

Sewer District: Rural/Resource

Water District: Clark Public Utilities

Wildland: No Mapping Indicators

Historic Sites: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): GeB, 23.1% of parcel

HoA, 38.3%

HoC, 19.6%

OdB, 18.9%

Hydric Soils: Hydric, 18.9% of parcel

Non-Hydric, 81.1%

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

Liquefaction Susceptibility: Very Low

NEHRP: C

Slope: 0 - 5 percent, 55.5% of parcel

10 - 15 percent, 17.1%

15 - 25 percent, 2.5%

5 - 10 percent, 24.9%

Landslide Hazards: Areas of Potential Instability

Slope Stability: No Mapping Indicators

Priority Habitat and Species Areas: No Mapping Indicators

Priority Species Area Buffer: No Mapping Indicators

Priority Habitat Area Buffer: No Mapping Indicators

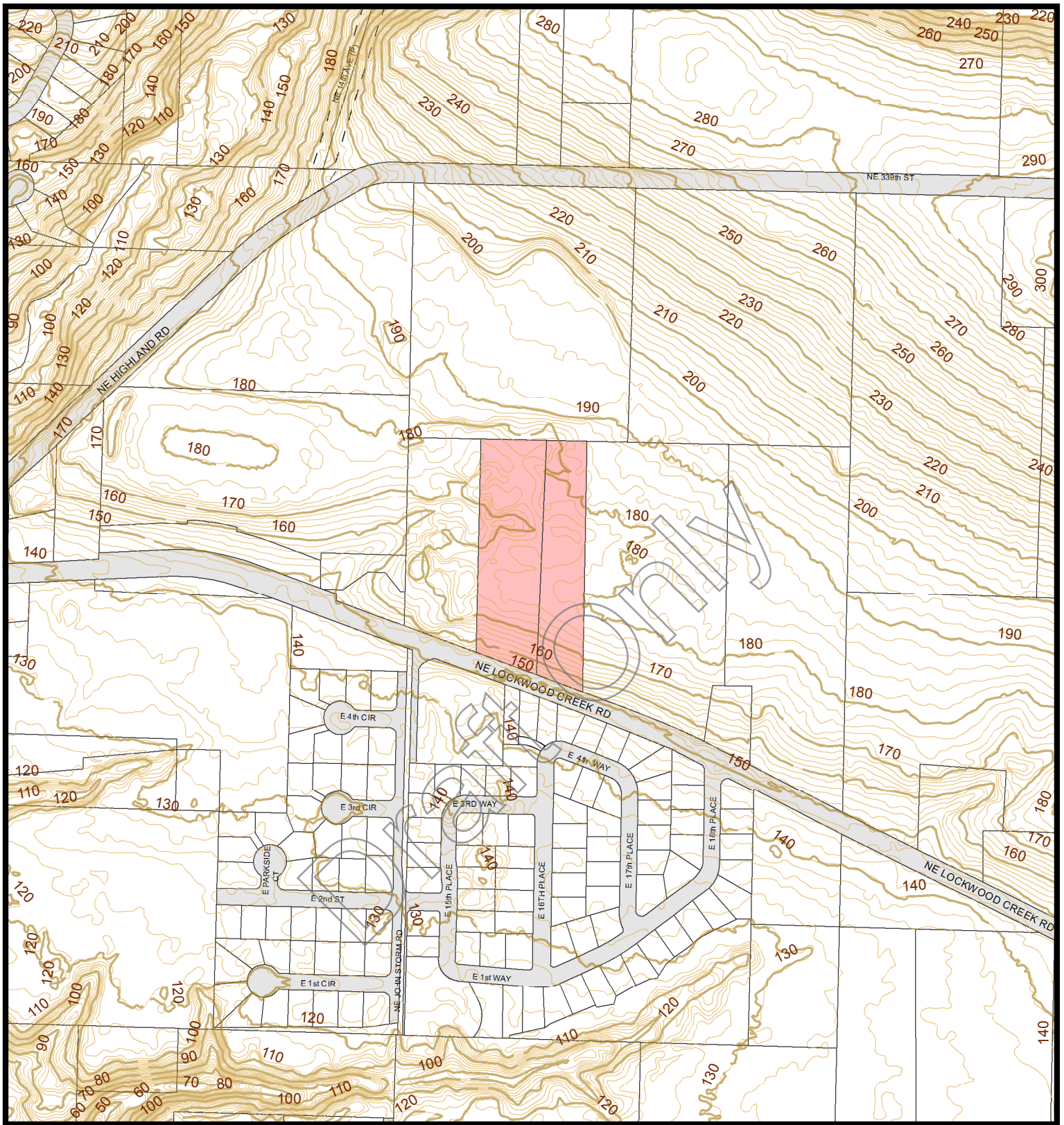
Archeological Predictive: High, 81.7% of parcel

Moderate-High, 18.3%

Archeological Site Buffers: No Mapping Indicators

NOTE

This data is compiled from many sources and scales. Clark county makes this information available as a service, and accepts no responsibility for any inaccuracy, actual or implied.



Geographic Information System

1:4,800

0 190 380 570 Feet

Elevation Contours

Account No: 209083000, 209044000

Owner: LC LOCKWOOD LLC

Address: PO BOX 2239

C/S/Z: KALAMA, WA 98625

- Proposed Development Area
- Public Road
- Transportation or Major Utility Easement
- 2' Elevation Contour

Printed on: May 03, 2017

51134	51135	
41103	41102	41101
41110	41111	41112

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Geographic Information System

1:4,800

0 200 400 600 Feet

2016 Aerial Photography

Account No: 209083000, 209044000

Owner: LC LOCKWOOD LLC

Address: PO BOX 2239

C/S/Z: KALAMA, WA 98625

 Proposed Development Area

Printed on: May 03, 2017

51134	51135	
41103	41102	41101
41110	41111	41112

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Geographic Information System

1:2,400

0 100 200 300 Feet



2016 Aerial Photography with Contours

Account No: 209083000, 209044000

Owner: LC LOCKWOOD LLC

Address: PO BOX 2239

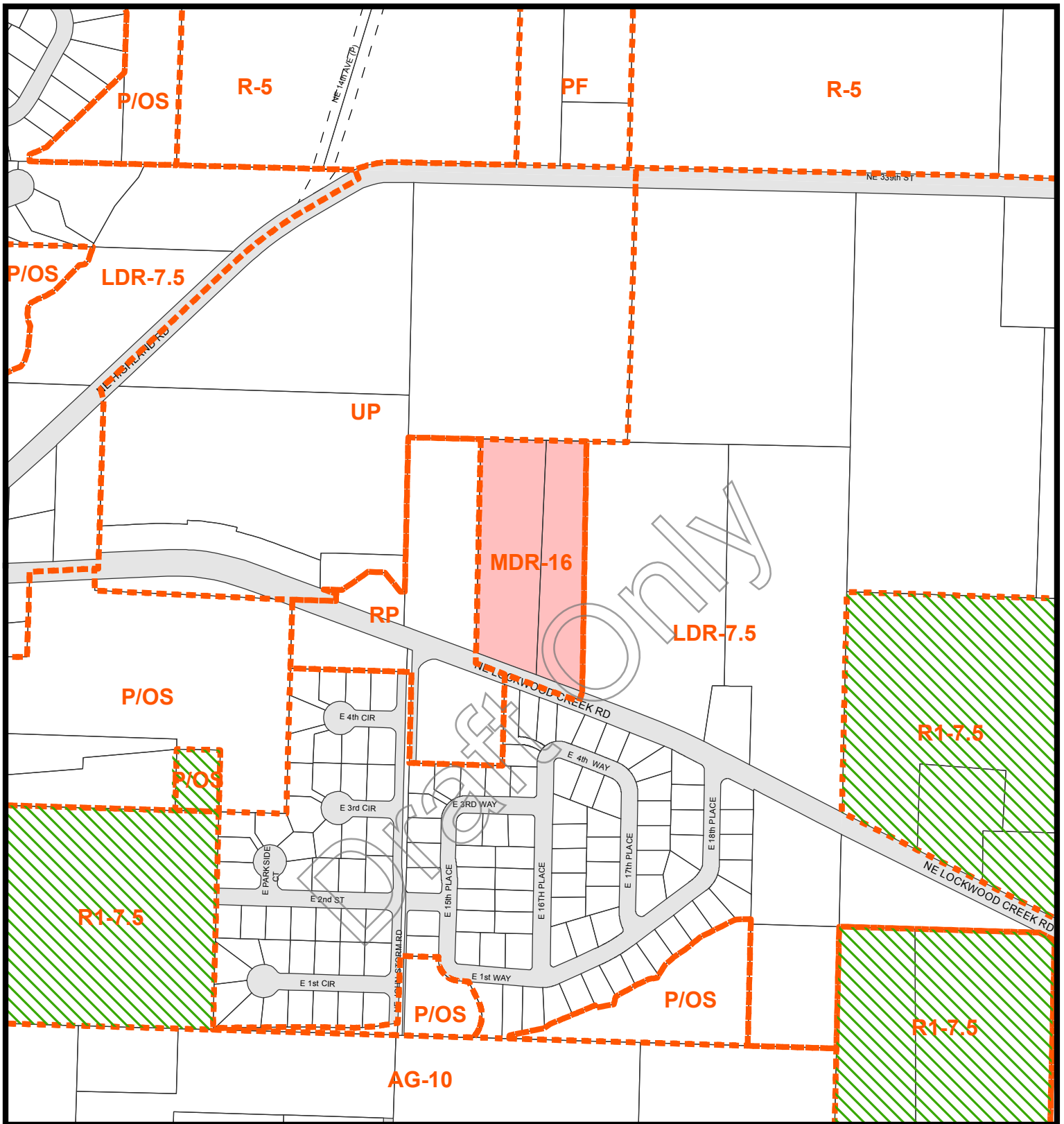
C/S/Z: KALAMA, WA 98625

-  Proposed Development Area
-  2' Elevation Contours

Printed on: May 03, 2017

51134	51135	
41103	41102	41101
41110	41111	41112

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Geographic Information System

1:4,800

0 200 400 600 Feet

Zoning Designation

Account No: 209083000, 209044000

Owner: LC LOCKWOOD LLC

Address: PO BOX 2239

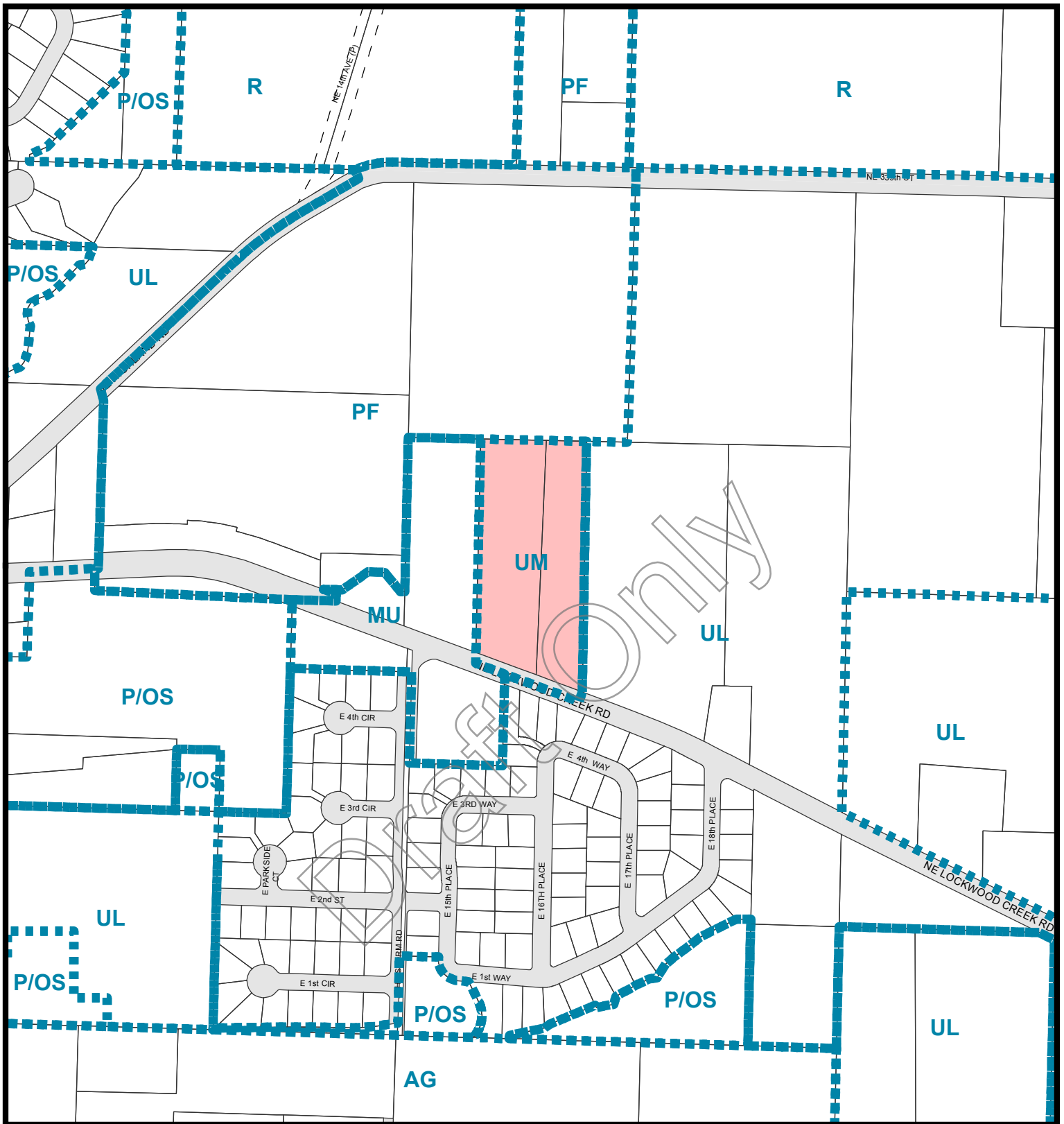
C/S/Z: KALAMA, WA 98625

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

Printed on: May 03, 2017

51134	51135	
41103	41102	41101
41110	41111	41112

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Geographic Information System

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0 200 400 600 Feet

Developer's GIS Packet Page 7 of 14

Comprehensive Plan Designation

Account No: 209083000, 209044000

Owner: LC LOCKWOOD LLC

Address: PO BOX 2239

C/S/Z: KALAMA, WA 98625

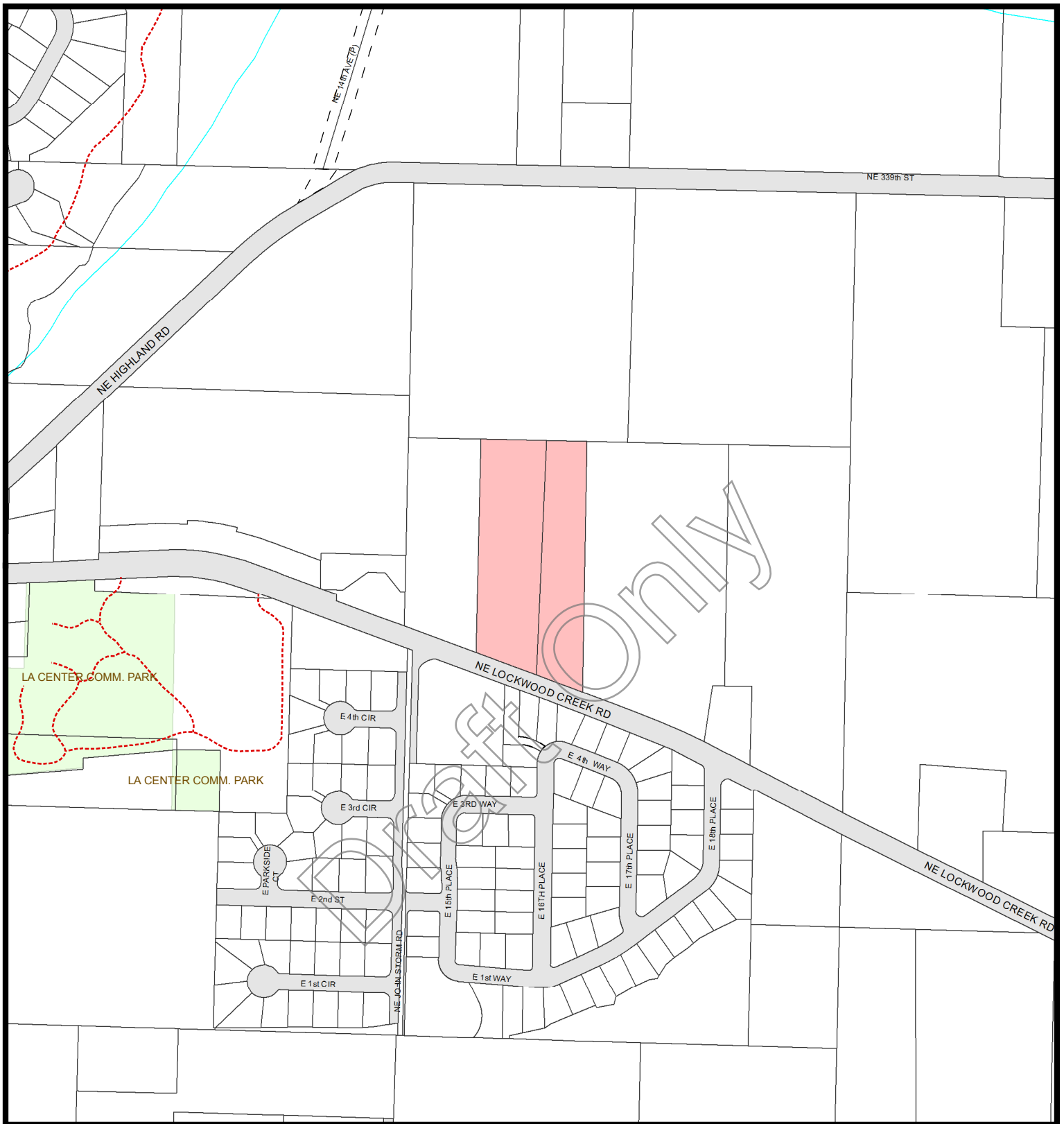
- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary

- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

Printed on: May 03, 2017

51134	51135
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Geographic Information System

1:4,800

0 190 380 570 Feet

Developer's GIS Packet Page 8 of 14

Arterials C-Tran Routes Parks & Trails

Account No: 209083000, 209044000

Owner: LC LOCKWOOD LLC

Address: PO BOX 2239

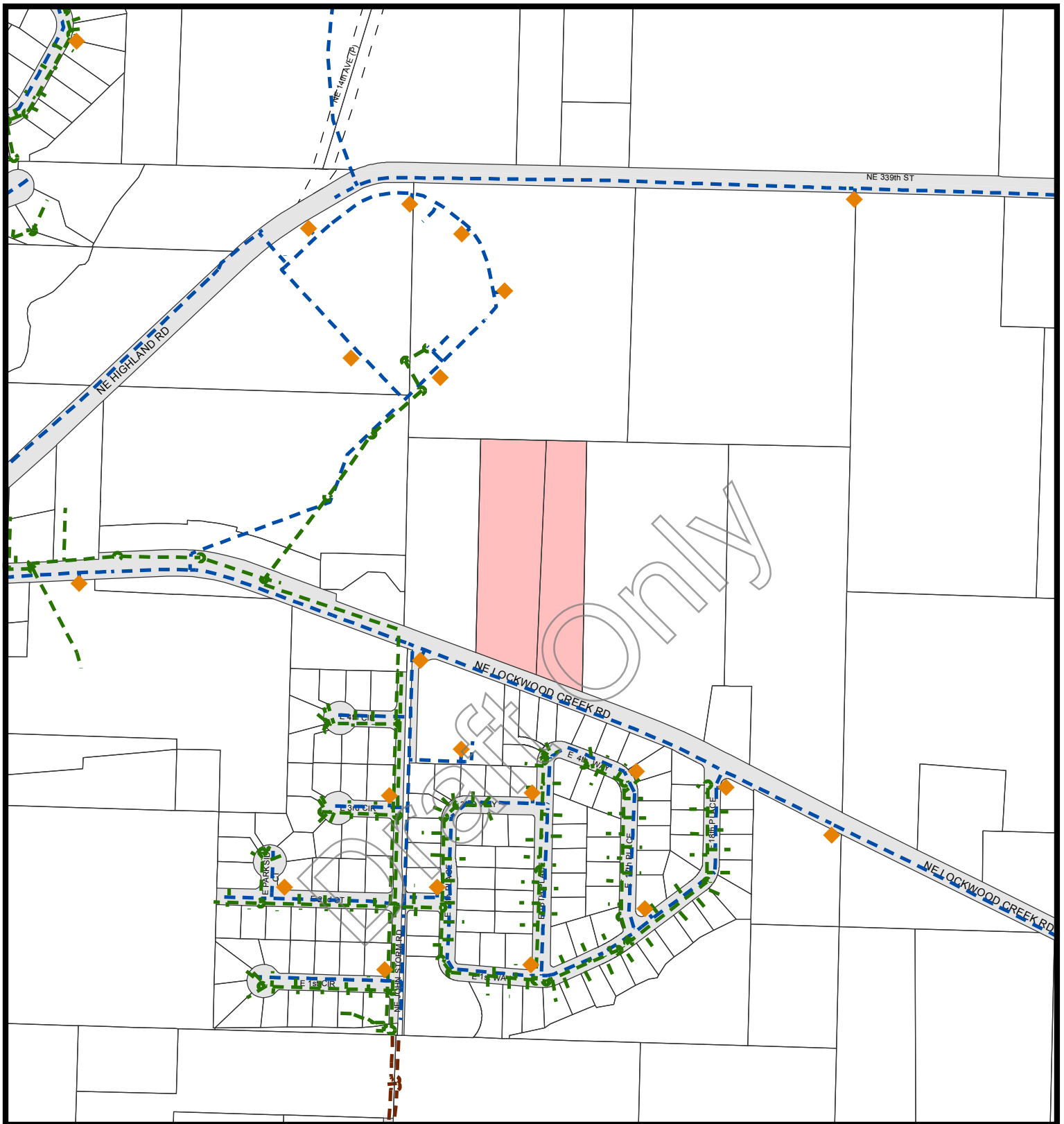
C/S/Z: KALAMA, WA 98625

- | | | |
|--|-----------------------|-----------------------|
| Subject Parcel | Principal Arterial | Rural Minor Collector |
| Public Road | Minor Arterial | State Route |
| Transportation or Major Utility Easement | Collector | Other |
| Parks | Rural Major Collector | Proposed Arterial |
| Trails | | Scenic Highway |
| C-Tran Route | | |

Printed on: May 03, 2017

51134	51135	
41103	41102	41101
41110	41111	41112

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Geographic Information System

1:4,800

0 190 380 570 Feet

Developer's GIS Packet Page 9 of 14

Water Sewer and Storm Systems

Account No: 209083000, 209044000

Owner: LC LOCKWOOD LLC

Address: PO BOX 2239

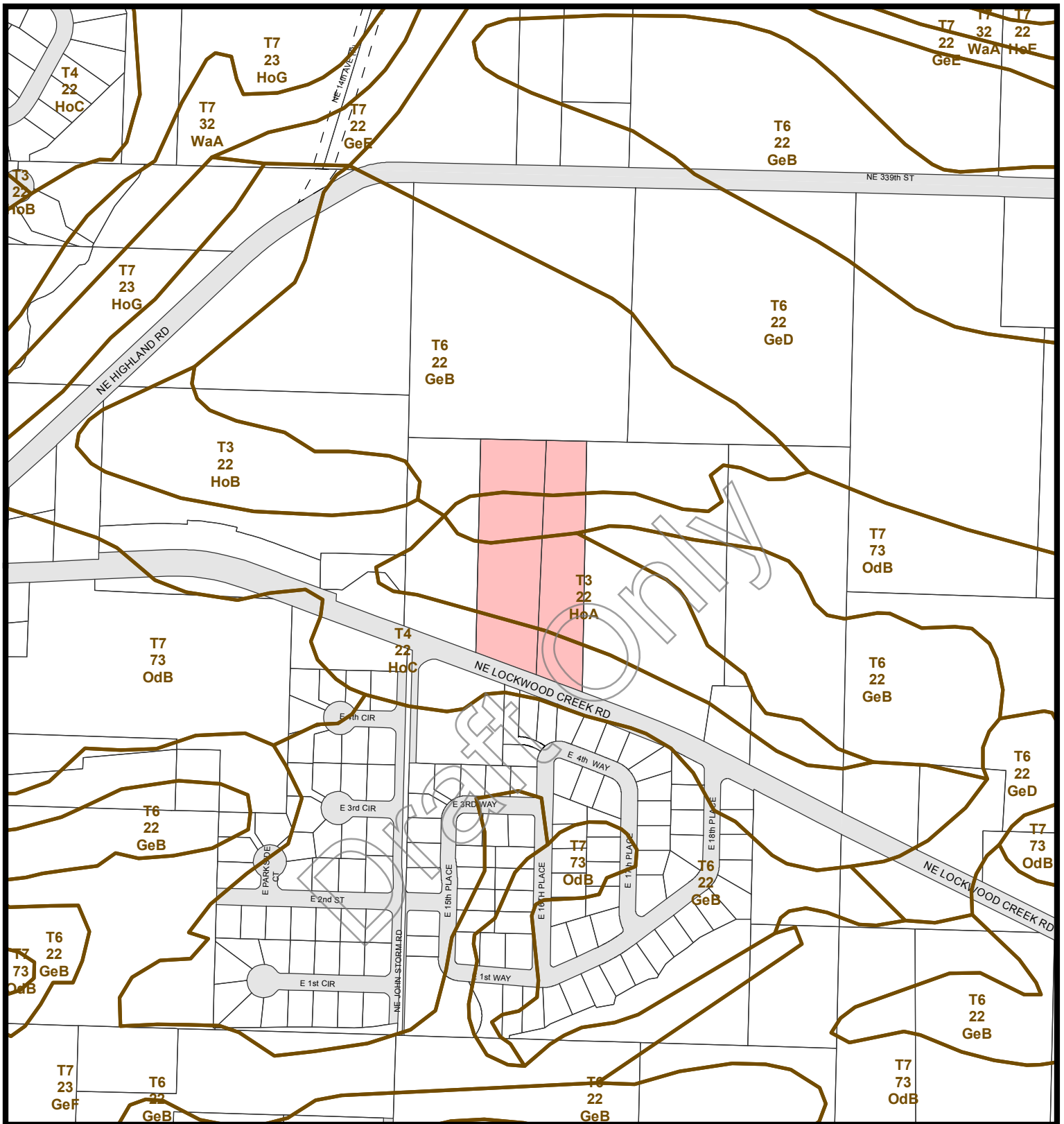
C/S/Z: KALAMA, WA 98625


- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Storm Water Lines
- Water Lines
- Sewer Lines
- 1-year Wellhead ZOC
- 5-year Wellhead ZOC
- 10-year Wellhead ZOC
- Hydrants

Printed on: May 03, 2017

51134	51135	
41103	41102	41101
41110	41111	41112

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Geographic Information System

1:4,800

0 190 380 570 Feet

Soil Types

Account No: 209083000, 209044000
 Owner: LC LOCKWOOD LLC
 Address: PO BOX 2239
 C/S/Z: KALAMA, WA 98625

Printed on: May 03, 2017

51134	51135
41103	41101
41110	41112

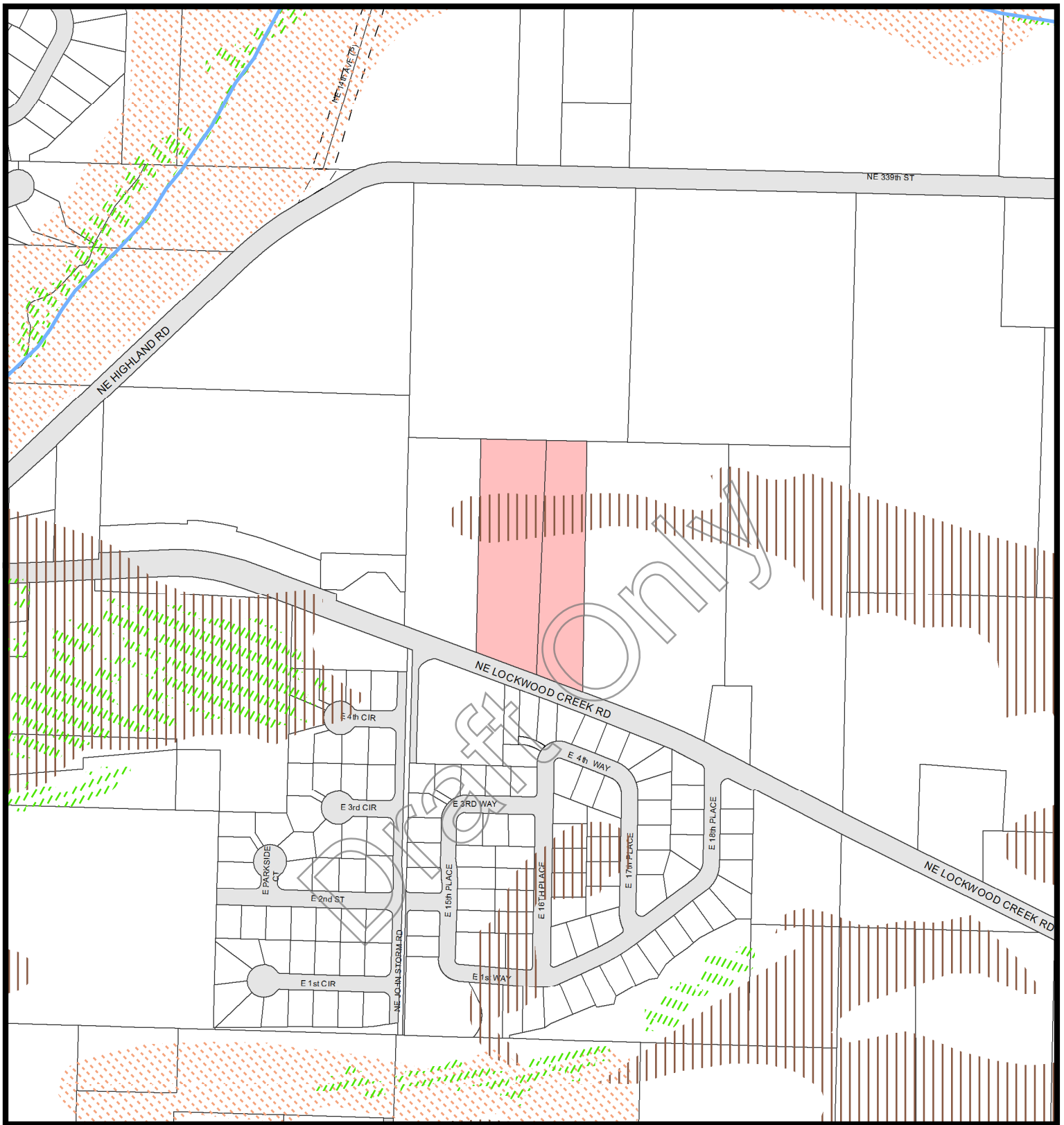
Subject Parcel

Public Road

Transportation or Major Utility Easement

Soil Type Boundary

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Geographic Information System

1:4,800

0 190 380 570 Feet

Developer's GIS Packet Page 11 of 14

Environmental Constraints I

Account No: 209083000, 209044000

Owner: LC LOCKWOOD LLC

Address: PO BOX 2239

C/S/Z: KALAMA, WA 98625

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- Non-riparian Habitat or Species Area
- CARA Category 1
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

Printed on: May 03, 2017

51134	51135	
41103	41102	41101
41110	41111	41112

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NOTICE: DEVELOPER'S PACKETS CONTAIN THE UPDATED SHORELINE DESIGNATION MAP LAYER

Mapping of Shoreline Master Program (SMP) Shoreline Designations (SDs)

Clark County jurisdictions formed a coalition and worked together, with oversight from the Washington State Department of Ecology, to update their local SMPs and Shoreline Designation (SD) Maps. Updated shoreline designations have been mapped countywide and are now shown in Developer's Packets. However, because the coalition jurisdictions are proceeding individually toward local adoption and Ecology approval of their SMPs and SD Maps, their SD Maps will become effective at different times throughout the rest of 2012 and into 2013. Therefore, it is important to understand that some projects fall under the new designations and some are still regulated based on prior designations.

Interim and newly adopted Shorelines Master Program (SMP) Shoreline Designation (SD) Map layers can be viewed in MapsOnline until the SMP update process for Clark County jurisdictions is complete. The interim map layer entitled *Interim Shoreline Designations* applies to projects in jurisdictions where the newly adopted SD Maps are not yet effective. The *Shoreline Designation* map layer applies to jurisdictions where the newly adopted SD maps have become effective.

It is important to review the SMP status for the jurisdiction in which your project is located to determine which map layer and shoreline designations apply.

The appropriate shoreline map layer and a link to each jurisdiction's SMP website is listed below:

Clark County - As of September 12, 2012, newly adopted shoreline designations are represented in the Shoreline Designations map layer in Developer's Packets

http://www.clark.wa.gov/planning/land_use/shoreline.html

Vancouver and Camas – As of September 24, 2012, new SMP designations took effect for both Camas and Vancouver. New Shoreline Designations are represented in Developer's Packets.

Vancouver - <http://www.cityofvancouver.us/environmentalOrd.asp?menuid=10463&submenuid=10487>

Camas - <http://www.ci.camass.wa.us/index.php/planning/planningcurrentissues>

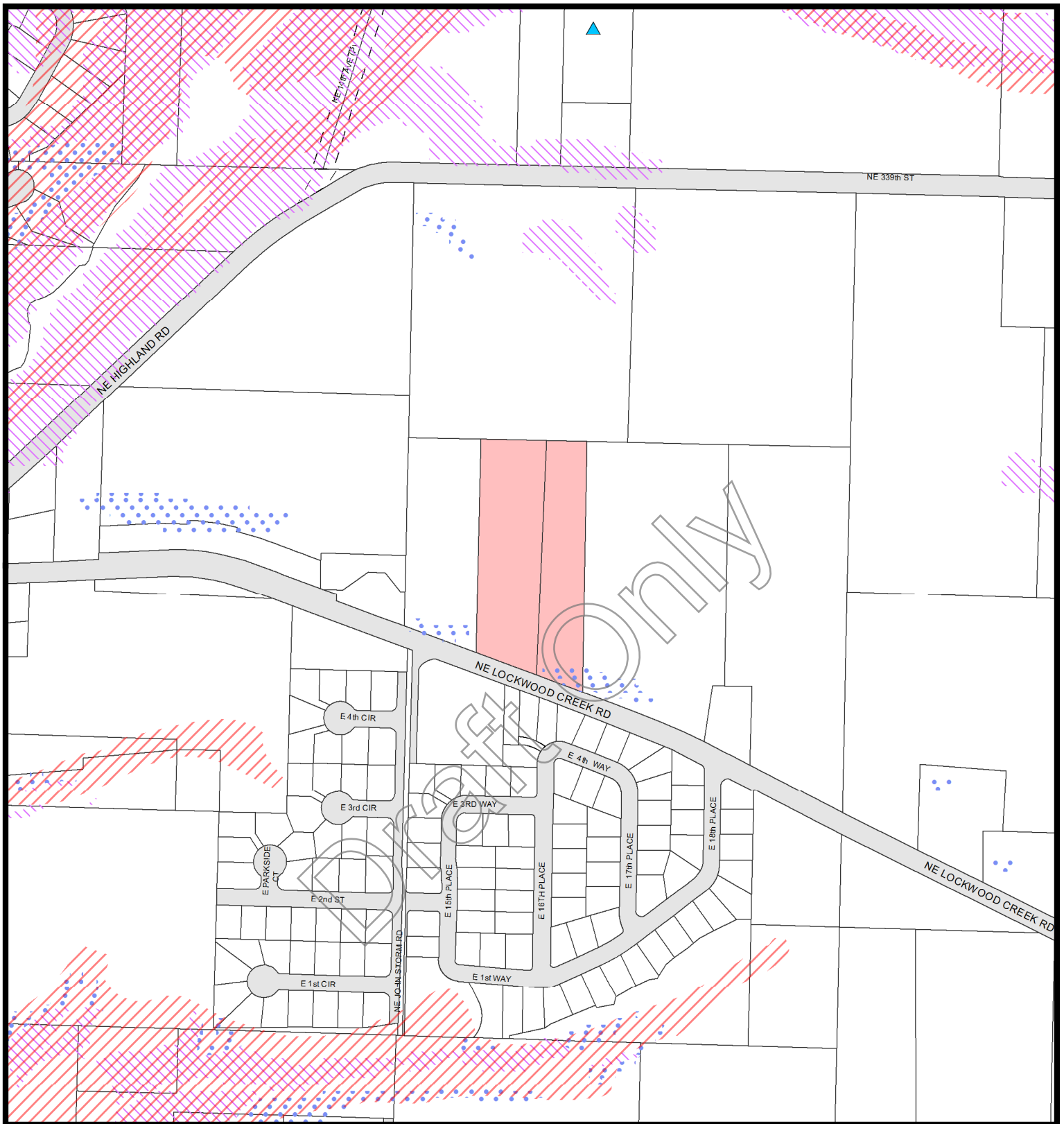
Other jurisdictions – Refer to the Interim Shoreline Designations map layer in MapsOnline until the updated Shoreline Designation Map becomes effective, at which time the Shoreline Designations map layer will take effect.

Battle Ground - <http://www.cityofbg.org/index.aspx?nid=374>

La Center - http://www.ci.lacenter.wa.us/city_departments/city_planner.html

Ridgefield - <http://www.ci.ridgefield.wa.us/resources/documents/SMPAdoptedApril122012.pdf>

Washougal - <http://www.cityofwashougal.us/city-services/community-development2/planning-division2/services/shoreline-master-program-update.html>



Geographic Information System

1:4,800

0 190 380 570 Feet

Developer's GIS Packet Page 12 of 14

Environmental Constraints II

Account No: 209083000, 209044000

Owner: LC LOCKWOOD LLC

Address: PO BOX 2239

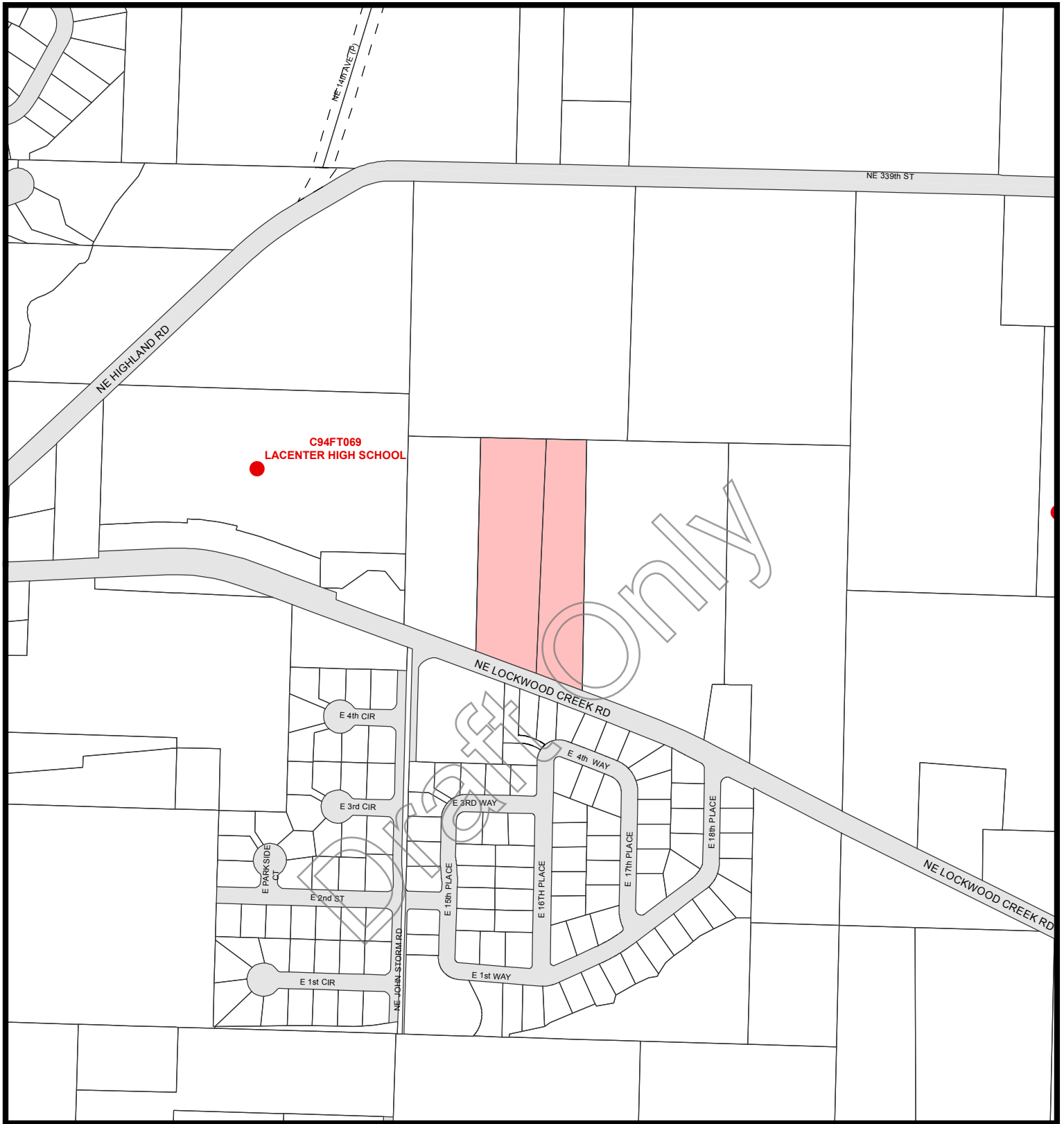
C/S/Z: KALAMA, WA 98625

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Areas
- CCHR Historic Site
- NRHP Historic Site
- INV Historic Site

Printed on: May 03, 2017

51134	51135	
41103	41102	41101
41110	41111	41112

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Department of Assessment and GIS

1:4,800

0 200 400 600 Feet

Adjacent Development

Account No: 209083000, 209044000

Owner: LC LOCKWOOD LLC

Address: PO BOX 2239

C/S/Z: KALAMA, WA 98625

- Proposed Development Area
- Public Road
- Transportation or Major Utility Easement

Printed on: May 03, 2017

51134	51135	
41103	41102	41101
41110	41111	41112

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Clark County Washington

NW Qtr of Section 02 T4N R1E WM

Legend

- History
- Railroad
- Utility Line
- Pipelines
- Streams
- Easements
- Control Lines
- Donation Land Claim
- Tax Code Lines
- Donation Land Claim
- Subdivision Lines
- Road Right of Way - Actual Road May not Exist
- Water

1:3,600



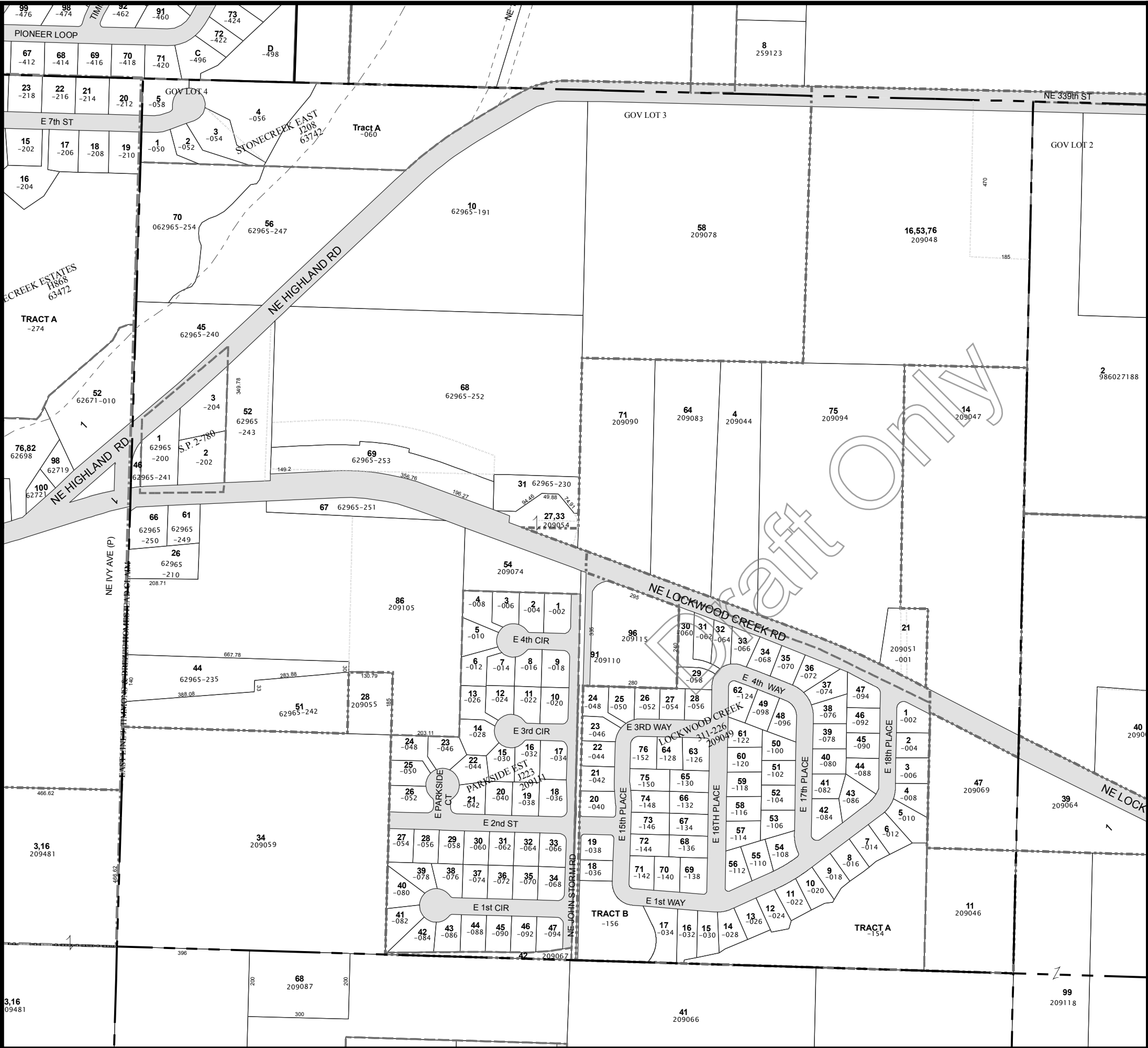
CLARK COUNTY
WASHINGTON

proud past, promising future

Geographic Information System

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Printed on: September 23, 2016



MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

Draft Only

PRE-APPLICATION REVIEW NARRATIVE

To

City of La Center

For

Lockwood Creek Road
Multifamily

Submitted

June 2, 2017

Project Number

2160453.01



MACKENZIE
Since 1960
The Hudson Building | 101 E 6th Street, #200, Vancouver, WA 98660
T 360.695.7879 | T 360.693.6637 | www.mcknze.com

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	Existing Site and Surrounding Land Use	2
	Description of Proposed Development	2
III.	QUESTIONS	4
IV.	CONCLUSION	5

EXHIBITS

- A. Application Form
- B. Title Report with Legal Description
- C. Preliminary Site Plan
- D. Preliminary Floor Plan and Elevation(s)
- E. Clark County Developer's GIS Packet

Draft Only

I. PROJECT SUMMARY

Applicant: Carl Lawson
LC Lockwood, LLC
PO Box 2239
Kalama, WA 98625

Owner: Carl Lawson
LC Lockwood, LLC
PO Box 2239
Kalama, WA 98625

Site Address: 1518 NE Lockwood Creek Road (approximate)

Assessor Site Acreage: Approximately 5.12 acres total including two tax lots, according to Clark County Geographic Information Systems (GIS)

Zoning: Medium Density Residential-16 (MDR-16), Urban Holding-10 Overlay (UH-10)

Comprehensive Plan: Urban Residential Area (URA)

Adjacent Zoning: Urban Public (UP) to the north, Low Density Residential (LDR-7.5) to the east and southeast, and Residential Profession (RP) to the southwest and west

Existing Structures: Single family residential structure with accessory buildings and associated site improvements

Request: Pre-application conference for proposed multifamily development (assuming Type II site plan review will be required)

Project Contact: Anna Dearman, Mackenzie
101 E 6th Street, Suite 200
Vancouver, WA 98660
ADearman@mcknze.com
(360) 695-7879, Extension 230

II. INTRODUCTION

Description of Request

The applicant, LC Lockwood, LLC, requests a pre-application conference with City of La Center officials to discuss the proposed multifamily development on the subject site located at 1518 NE Lockwood Creek Road. The applicant submits that the requirements for approval of a pre-application conference request are met with this application and requests that a pre-application conference be scheduled at this time.

Existing Site and Surrounding Land Use

The existing site includes two tax lots, 209083000 and 209044000, both zoned Medium Density Residential (MDR-16) within an Urban Holding – 10 Overlay zone (UH-10), with a comprehensive plan designation of Urban Residential Area (URA). Tax lot number 209083000 is currently in use as a single family residence with accessory buildings and associated site improvements; tax lot number 209044000 is currently undeveloped. Surrounding land uses include La Center High School to the north, undeveloped vacant area to the east, and single family residential to the south and west.

According to mapping indicators from Clark County GIS, as depicted in the Developer's Packet included with this application in Exhibit E, hydric soils are present on the subject site. The applicant has engaged Ecological Land Services (ELS) to perform an initial site investigation to determine if wetlands are present onsite. According to recent site visits by ELS, two possible wetlands have been identified onsite, these possible wetlands appear to be isolated and under threshold size according to City critical areas ordinance standards, in which case the possible wetlands would be exempted by the City and would not require buffers. ELS is preparing a report with additional information on the possible wetlands.

Description of Proposed Development

For the proposed development, a boundary line adjustment will be recorded to adjust the boundaries of the two existing tax lots (both of which are under the same ownership by the applicant), and one of the tax lots will be conveyed to an adjacent property owner, leaving one remaining tax lot for the project site with an approximate size of slightly less than five gross acres. Because the actual project site will not consist of five gross acres or more, the standard described in La Center Municipal Code (LCMC) 18.14.030.4. requiring a mix of product types will not apply. The existing structures on the site will be demolished. Four multifamily apartment buildings with three distinct clusters including six dwelling units each, for a total of 72 units, are proposed with 136 parking spaces at a ratio of approximately 1.89 spaces per unit. According to LCMC 18.140.040.2., because the project includes more than 35 dwelling units, family park area is required at a ratio of 0.25 acres of park area per every 35 dwelling units, or approximately 0.51 acres of park area for the proposed development; as indicated in the preliminary site plan included with this application in Exhibit B, this park area is provided in the northwestern portion of the subject site.

Aerial Image – Project Site



III. QUESTIONS

The applicant and their consultants have prepared the following questions to be answered by City of La Center officials and/or discussed at the pre-application conference.

1. Please address whether the proposed boundary line adjustment, if applicable, can be processed concurrently with site plan review and/or other required reviews.
2. Please address the current timing for site plan, engineering, and building permit reviews and approvals, as well as any other applicable reviews.
3. Regarding the product types standard described in LCMC 18.14.030.4. requiring no more than 75 percent of one housing type for sites greater than five gross acres in size, please address whether there is some flexibility in interpreting the five gross acre threshold for sites slightly larger than five acres. The subject site, which includes tax lots number 209083000 and 209044000, both under the same ownership, is approximately 5.12 gross acres in size. The applicant is interested in whether the City could interpret the existing site size to be less than five gross acres, in which case the product types standard would not apply. As an alternate approach, the applicant could adjust the boundaries of the existing tax lots to produce a site less than five gross acres in size, with an undeveloped remainder parcel, in the case that the five acre threshold is not flexible.
4. Please confirm that the proposed multifamily buildings distinct housing clusters, which include six units each for a total of 18 units per building, are acceptable according to the standards of LCMC 18.140.060.1., "Multifamily attached housing shall not be permitted in clusters of greater than 10 dwelling units."
5. Please confirm that the proposed parking ratio at approximately 1.89 parking spaces per dwelling unit is acceptable. According to LCMC 18.280.070.1., because the subject site is within a quarter mile of existing transit service provided by the C-Tran Connector, the applicant understands that parking is required at a ratio of 1.25 spaces per unit and that therefore, the proposed number of parking spaces exceeds the minimum standard.
6. Please confirm that the proposed family park design is acceptable, provided the future park is designed by a licensed landscape architect to include the required amenities for compliance with the applicable standards. The project team is especially interested in whether it is acceptable to locate stormwater facilities within the park area.
7. It appears that sewer infrastructure is currently being installed in NE Lockwood Creek Road to the south of the subject site. The project team will need the City of La Center to provide plans for the sewer infrastructure being installed in order to draft plans for the proposed development as part of the site plan review process.
8. The project team will also need the City of La Center to provide any stormwater report(s) for the La Center High School property and/or project in order to draft plans for the proposed development as part of the site plan review process.
9. Please address whether an ADA accessible route must be provided from NE Lockwood Creek Road to buildings and other uses on the subject site. NE Lockwood Creek Road does not currently feature sidewalks and the topography of the subject site presents a challenge to providing ADA access to the road.
10. Please address any standards of the City critical areas ordinance that may apply if the possible wetlands described in this narrative are determined to be jurisdictional.

IV. CONCLUSION

The applicant submits that the requirements for approval of a pre-application conference request are met with this application and requests that a pre-application conference be scheduled at this time.

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