

Application Package Pre-App Conference City of La Center, WA.

**Re: A Text Amendment in the RP Zoning Code
To Include "Private Tutoring of Children"**

Property: 308 W 3rd Court, La Center, WA.

Tax Lot #: 2/3,4,5 BLOCK 12 & PTN D STREET

Parcel #: 63320000

Current Zoning: RP (Residential Professional)

**Ownership: Melissa Fox
Also Owner of "Gold Star Tutoring"
308 W 3rd Court 98629
La Center, WA.**

July 16, 2021

**Applicant: Stratton Innovations, LLC
Lyle Stratton**



*Stratton Innovations, LLC
12214 SE Mill Plain Blvd.
Suite: 202
Vancouver, WA 98684
520.909.4424*

Pre-Application Conference 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

Electronic Requirements

- Provide all materials on a CD or Flash Drive with all application materials as a PDF and a word version of the narrative.

Written Requirements

- Master Permit Application:** Provide one copy of the Master Land Use Application with original signatures.
- Checklist:** Provide one copy of this completed checklist.
- Written Narrative:** Provide a detailed description of the proposed project including but not limited to the changes to the site, structures, landscaping, lighting, parking and use. In addition, please also address utility, frontage and transportation needs.

Plans and Graphics Requirements Provide Five (5) Copies of Scaled Plans (1' = 200 Feet & 8.5x11) the Following:

- Dimensions & North Arrow
- Site Boundary
- Proposed Name of Project
- Vicinity Map
- Configuration & Dimension of all Proposed Lots & Tracts, Including Proposed Park/Open Space, Drainage Tracts or Easements, Topography, Grades Including the Maximum & Minimum Density Calculations
- Location of Existing and Proposed Buildings & Structures
- Proposed Uses of all Buildings
- Height and Conceptual Appearance of Building Facades for all Building Structures
- Location of Walls and Fences, Height and Construction Material
- General Location & Configuration of Proposed Landscaping
- Existing and Proposed Exterior Lighting
- Location and Layout of Off-Street Parking and Loading Facilities
- Name, Location & Width of Existing & Proposed On-Site Streets and Roadway Easements
- Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities
- Location of Existing & Proposed Public & Private Utilities
- Location, Types & Boundaries of Critical Areas, Buffers, Slopes & Archaeologically Significant Features

Questions:

Pre-Application conferences address issues related to landuse, building, engineering, fire and utilities. Please list specific questions or issues unique to your project that you would like to discuss at the conference.

Please See Attached

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____



AGREEMENT TO PAY PROFESSIONAL, PROJECT REVIEW, INSPECTION AND RELATED EXPENSES

THIS AGREEMENT is entered into by and between the City of La Center, a Washington municipal corporation, and Applicant Stratton Innovations, LLC concerning the following Project:

Project address: Parcel #: 308 W 3rd Court - La Center, WA 98629
LACENTER LOTS 2/3, 4, 5 BLOCK 12 & PTN D STREET - PIN: 63320000

Project/permit review: TEXT AMENDMENT

Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use and development applications, including all technical support documents, to determine compliance with all applicable approval standards. The City is also authorized to recover from applicants the actual cost of performing land use and technical plan and project reviews, including engineering, project inspections, planning and legal peer review. The costs of internal and outsourced review will be charged on an actual time and materials basis plus administrative fees as approved by City Council Resolution No. 13-372. To recover actual costs, the City will invoice the Applicant monthly for the costs of all internal and all outsourced review for this project. Payment is due by the Applicant within 30 days.

Applicant hereby agrees to pay the City's actual (time and materials) pertaining to reviews associated with the above named for land use review, engineering review, plan review, peer review, inspection and associated fees associated with or for the above-mentioned project. The Applicant further agrees to any delay in the issuance of a final decision on the Project until the Applicant has paid or kept current all of the City's review costs as provided and billed.

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the City Council through a public hearing process. The City Council's decision in such a matter shall be final.

IT IS SO AGREED:

Applicant

By: LYLE STRATTON

Title: President

Date: 07.16.2021

City of La Center

By: _____

Title: _____

Date: _____



AGREEMENT TO PAY PROFESSIONAL, PROJECT REVIEW, INSPECTION AND RELATED EXPENSES

THIS AGREEMENT is entered into by and between the City of La Center, a Washington municipal corporation, and Applicant STRATTON INNOVATIONS, LLC concerning the following Project:

Project address: Parcel #: 308 W. 3RD LA CENTER WA.
PIN# - 63320600

Project/permit review: _____

Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use and development applications, including all technical support documents, to determine compliance with all applicable approval standards. The City is also authorized to recover from applicants the actual cost of performing land use and technical plan and project reviews, including engineering, project inspections, planning and legal peer review. The costs of internal and outsourced review will be charged on an actual time and materials basis plus administrative fees as approved by City Council Resolution No. 13-372. To recover actual costs, the City will invoice the Applicant monthly for the costs of all internal and all outsourced review for this project. Payment is due by the Applicant within 30 days.

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IT IS SO AGREED:

Applicant

City of La Center

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

STRATTON INNOVATIONS, LLC

PRESIDENT

07.16.2021

Questions:

Pre-Application conferences address issues related to landuse, building, engineering, fire and utilities. Please list specific questions or issues unique to your project that you would like to discuss at the conference.

SEE ATTACHED

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

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 308 W. 3RD CT. LA CENTER 98629
Legal Description 2, 3, 4, 5, BLOCK 12
Assessor's Serial Number 63320000
Lot Size (square feet) 19003 SF
Zoning/Comprehensive Plan Designation RP (RESIDENTIAL PROFESSIONAL)
Existing Use of Site RESIDENTIAL HOMES & TUTORING OF CHILDREN

Contact Information

APPLICANT:

Contact Name LYLE STRATTON
Company STRATTON INNOVATIONS, LLC
Phone 602.909.4424 Email LYLE@STRATTONINNOVATIONSLLC.COM
Complete Address 12214 SE MILL PAIN BLVD. SUITE 202 - VANCOUVER, WA. 98684
Signature [Signature]
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name SAME AS APPLICANT ABOVE
Company _____
Phone _____ Email _____
Complete Address _____
Signature _____
(Original Signature Required)

PROPERTY OWNER:

Contact Name MELISSA FOX
Company GOLDSTAR TUTORING, LLC
Phone 360.241.7998 Email INFO@GOLDSTARTUTORING.COM
Complete Address 308 W 3RD CT. LA CENTER, WA 98629
Signature [Signature]
(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application _____

NO DEVELOPMENT - "TEXT AMENDMENT"

Previous Project Name and File Number(s), if known _____

GOLDSTAR TUTORING, LLC

Pre-Application Conference Date and File Number _____

UNKNOWN

Description of Proposal _____

SEE ATTACHED

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

- Procedure: Type I
 Type II
 Type III
 Type IV

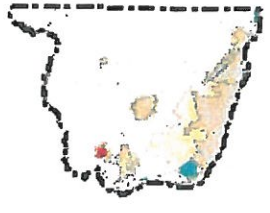
Receipt # _____

Notes _____



Melissa Fox

W. 3rd St



- Legend**
- Building Footprints
 - Taxlots
 - All Roads**
 - Interstate
 - State Route
 - Arterial
 - Forest Arterial
 - Minor Collector
 - Forest Collector
 - Private or Other
- World Street Map

Notes:

1: 564



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.

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

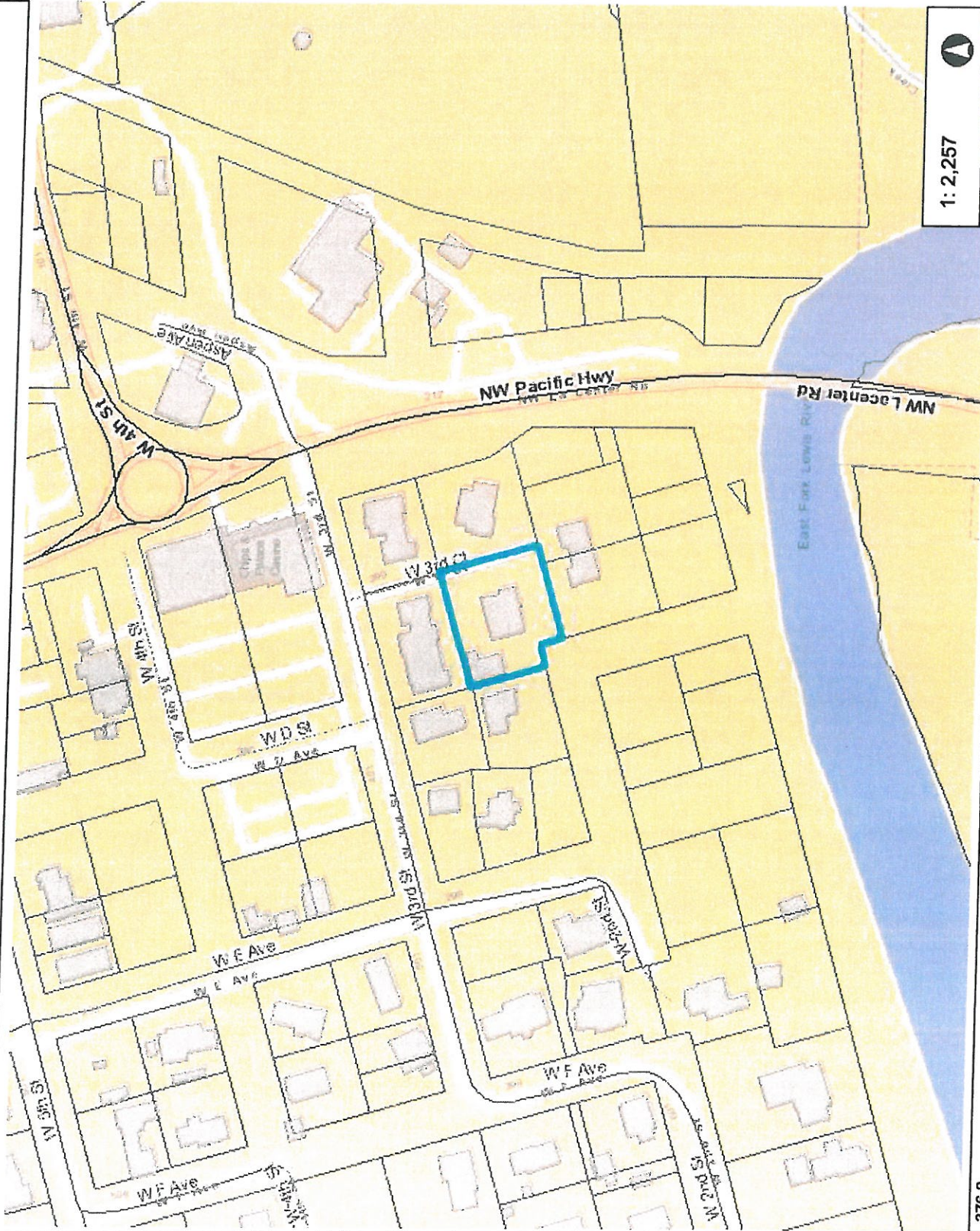
Melissa Fox



Legend

- Building Footprints
- Taxlots
- All Roads**
- Interstate
- State Route
- Arterial
- Forest Arterial
- Minor Collector
- Forest Collector
- Private or Other
- World Street Map**

Notes:



1: 2,257

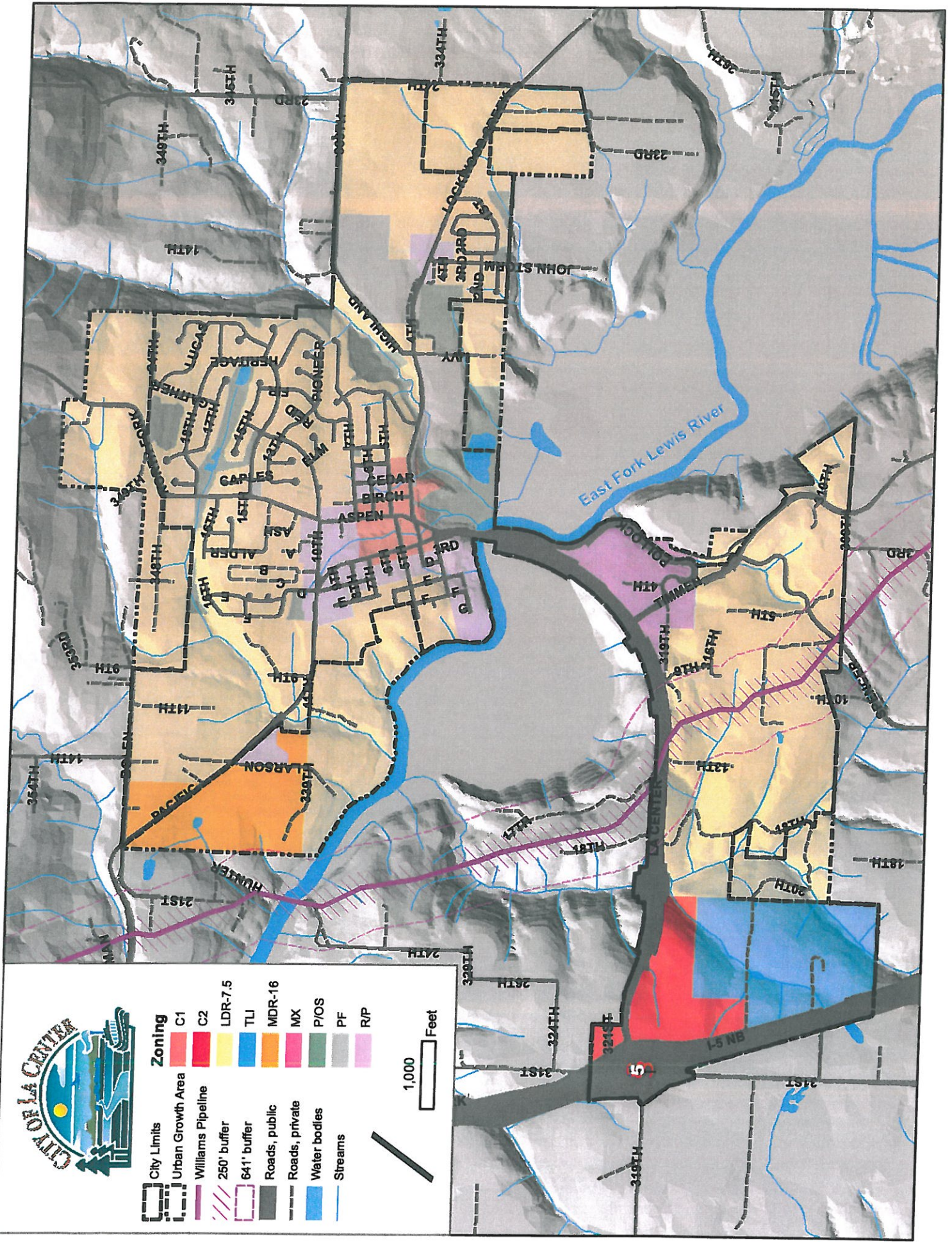
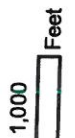


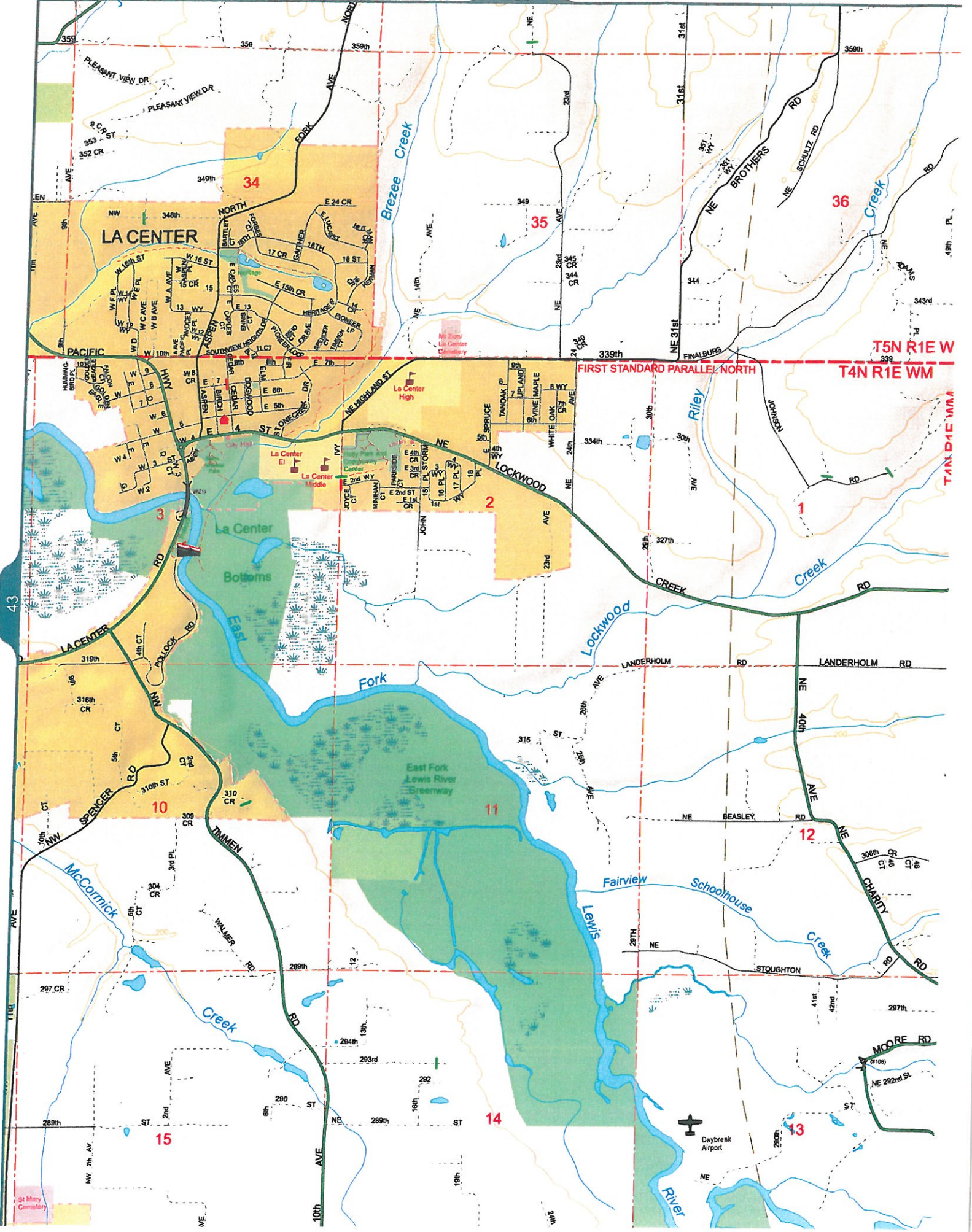
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WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>



	City Limits		Zoning C1
	Urban Growth Area		C2
	Williams Pipeline		LDR-7.5
	250' buffer		TLI
	641' buffer		MDR-16
	Roads, public		MX
	Roads, private		P/OS
	Water bodies		PF
	Streams		R/P





LA CENTER

LA CENTER

La Center High

La Center Middle

City Hall

La Center

La Center

East Fork Lewis River Greenway

La Center

La Center

La Center

La Center

La Center

La Center



St Marys Cemetery

No Duesy La Center Cemetery

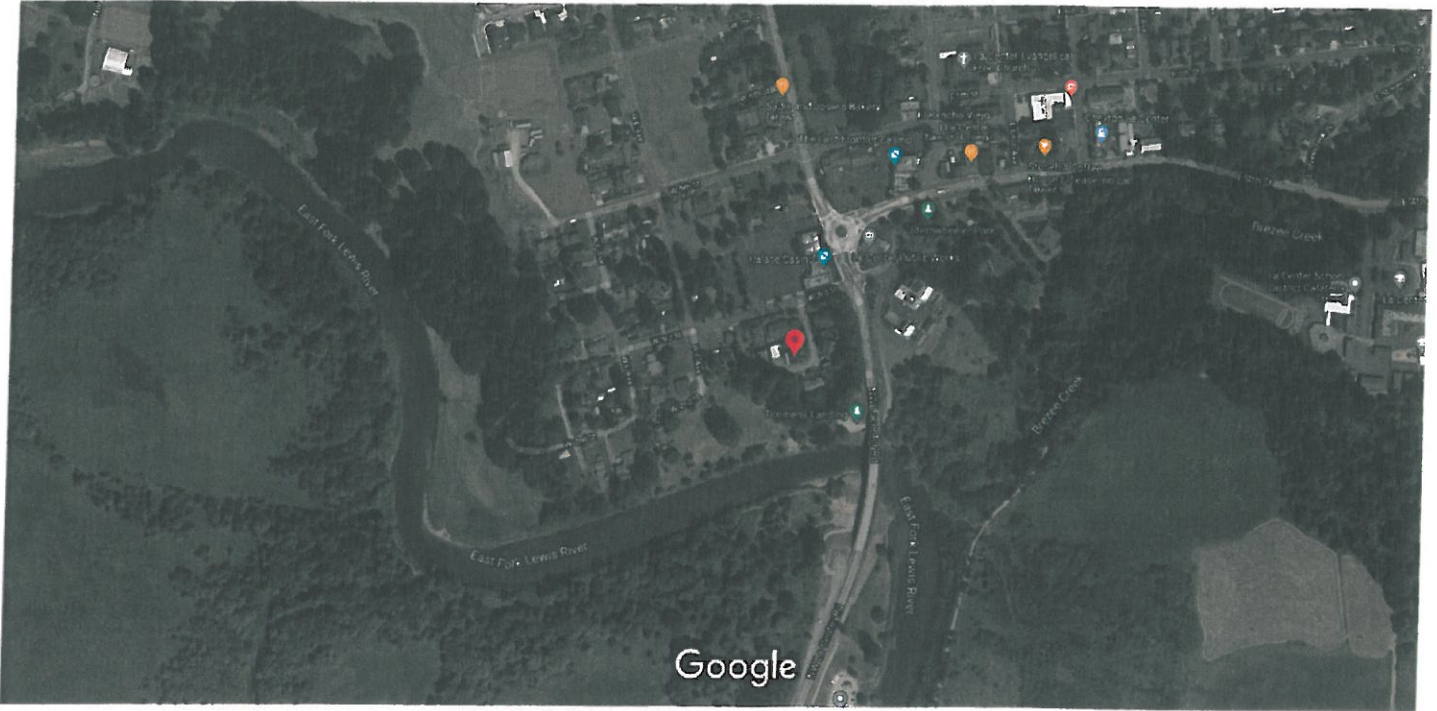
T5N R1E W

T4N R1E WM

T4N D1E WM

FIRST STANDARD PARALLEL NORTH

Google Maps 45°51'38.5"N 122°40'23.5"W



Imagery ©2021 Maxar Technologies, Metro, Portland Oregon, State of Oregon, USDA Farm Service Agency, Map data ©2021 200 ft



45°51'38.5"N 122°40'23.5"W

45.860705, -122.673195



Directions



Save



Nearby



Send to your phone



Share



308 W 3rd St, La Center, WA 98629



V86G+7P La Center, Washington

Photos

CONTACT INFORMATION:

Applicant: Stratton Innovations, LLC
Lyle Stratton
12214 SE Mill Plain Blvd. Suite 202
Vancouver, WA. 98684
520.909.4424
creatingwaysconsulting.sales@hotmail.com
lyle@strattoninnovationsllc.com

Ownership: Melissa Fox
308 W 3rd Court
La Center, WA. 98629
360.241.7998
info@goldstartutoring.com

SUBJECT PROPERTY INFORMATION:

Location: 308 W 3rd Court – La Center, WA. 98629

Legal: See attached Exhibit "A"

Tax Map/Lot: 2/3, 4, 5, BLOCK 12 & PTN D STREET

Parcel #: 63320000

Property Size: Approximately 0.44 Acre (19,003 SF)

Current Zoning: RP (Residential Professional)

Intended Zoning: RP (Residential Professional)

PURPOSE AND INTENT:

Application For a “Pre-Application Conference” regarding obtaining a “TEXT AMENDMENT” to add “PRIVATE TUTORING OF CHILDREN” as a permitted use in the RP (Residential Professional) Zone. We believe that the best option is to add this to Code 18.130.030. It currently reads “for public schools” and the city could add “Private Tutoring of Children” and this usage issue would be solved.

Purpose and Intent is to obtain a Text Amendment to add Private Tutoring of Children to the permitted uses in the RP Zoning Regulations. The City of La Center does not have a zoning that fits Goldstar Tutoring, LLC’s business model. After studying every zone in La Center’s code, we feel that it needs to be added to the RP Zone as a permitted use. This zone is more likely to serve this type of business model than any of the other zoning in this jurisdiction. Also, it would create a solution to this situation.

You must understand that this business is not in any manner a “day care”, “babysitting service”, “pre-school”, or a “school”. It is dominated by “one on one tutoring”. The children are there from one-half hour to one-hour. There is not another business in La Center, Washington that even resembles this business model. The rooms that Goldstar Tutoring does their instruction in is the size of a one-person office. They are not classrooms.

Check Us Out – (From GOLDSTAR TUTORING WEBSITE)

Gold Star Tutoring offers a safe and secure learning environment. We offer individual climate controlled classrooms equipped with internet access, security cameras, adequate parking, and snacks! Parents are always welcome to wait in our comfortable seating area, relax in their vehicle, or run a few errands while their student is in session.

More than just tutoring. Did you know that we...

- Track missing assignments
- Provide Homework support

- Email Teachers & communicate with schools
- Prepare students for tests
- Track grades using Skyward
- Offer personalized instruction based on student needs

You don't have to be able to do it all. Let us help support your student's success!



PURPOSE AND INTENT: (cont.)

We hope these “Mission Statements” and Pictures illustrate the type of business model “GOLDSTAR TUTORING” is all about and how it does not fit into any zoning category in the City of La Center, WA. Hence, why our purpose and intent are to add “PRIVATE TUTORING OF CHILDREN” to the RP Zoning Regulations.

This business fits into all goals that the City of La Center, Washington has in their Comprehensive Plan, dated 2016 – 2035. Please see below.

THE FOLLOWING ARE EXCERTS FROM THE LA CENTER COMPREHENSIVE PLAN: 2016 - 2035

“Residential Professional (RP) The Residential Professional district is intended to facilitate controlled expansion of the downtown commercial area and to serve as small neighborhood ‘anchors’ –particularly in association with small scale parking facilities. Uses allowed in the RP zone include low density, medium density, and office/retail. Intensification of uses in the RP zone surrounding the downtown commercial core will stimulate additional development in downtown La Center”.

LA CENTER COMPREHENSIVE PLAN 2016-2035 (Page 15)

1.3.2 Provide zoning districts designed to encourage commercial development.

Commercial use districts include:

- a) “Downtown Commercial”, provides for convenience shopping needs in the downtown core. Typical allowed uses include convenience food markets, beauty and barber shops, bakeries and limited service industries.**
- b) “Residential/Professional”, provides opportunities for light retail and office uses as well as medium density and low density uses surrounding the downtown commercial core.**
- c) “Card Room” overlay provides for card rooms within the “Downtown Commercial” zone.**

d) "Mixed Use", provides an opportunity to create a planned development of office, commercial and upper story residential uses in a compact area, such as the intersection of La Center Road and Timmen Road.

LA CENTER COMPREHENSIVE PLAN 2016-2035 (Page 20)

Statement of Policies that Encourage Affordable Housing

The Residential-Professional zoning district surrounding downtown is effectively a 'horizontal' mixed use district. Low density residential, medium density residential, commercial and office uses are all allowed individually or as a vertical mix of uses.

Table 6 – La Center Jobs by NAICS Industry Sector (2013)

Educational Services – 154 Count – 22.3%

LA CENTER COMPREHENSIVE PLAN 2016-2035 (Page 50)

The challenge for the city is create the opportunity for job growth within the city limits. The city's goals and policies and the zoning districts established for job creating enterprises are a step towards addressing this issue.

LA CENTER COMPREHENSIVE PLAN 2016-2035 (Page 52)

Economic Development Goal

Provide for, encourage, and actively market to industrial and commercial businesses of various sizes in order to attract them to locate within La Center's Urban Growth Area.

Economic Development Policies

5.1.1 Strive toward economic diversity by providing for orderly long-term commercial and industrial growth and an adequate supply of land suitable for compatible commercial and industrial development.

5.1.2 Encourage long-term growth of business.

5.1.3 Support and promote local education programs as a means of improving the quality of high school graduates and the skills of the labor force.

5.1.4 Support and participate in activities of the local business organizations to facilitate economic development and diversity in the La Center area.

5.1.5 Actively explore means of attracting additional locally oriented commercial activity to the downtown area through incentives, marketing programs, or other methods.

5.1.6 Establish benchmarks to measure economic development that has taken place within the city's Urban Growth Boundary. a) The city shall make reasonable efforts to develop an inventory of local economic indicators, such as population, employment, sectors of employment, types and location of business, and sales. b) Economic development planning should include an acknowledgment of the strengths and weaknesses of the local economy, including such factors as land use, transportation, utilities, education, work force, housing, natural and cultural resources, competition and cooperation. c) The City shall consider developing a comprehensive economic development strategy. d) The City shall engage in cooperative relationships with its sister jurisdictions.

5.1.7 The city's long term goal is for the La Center Junction to provide an employment area for the benefit of the citizens of La Center and north Clark County.

5.1.8 Develop a strategic action plan to help the city prepare for and adjust to potential seismic changes in the city economy at the I-5 Interchange and in the downtown core.

VIII. Urban Growth and Annexation Growth Management Act (GMA)

The GMA, 36.70A et seq., establishes several mandatory goals for all jurisdictions fully planning under the GMA. The La Center Comprehensive Plan includes the mandatory goals:

I Land Use

A central element of the GMA planning process is the Land Use Chapter. The Land Use Chapter establishes Comprehensive Plan land use designations and Zoning Districts with sufficient land capacity to accommodate the city's 20-year population

growth. Three statewide planning goals established by the GMA are relevant to the land use chapter:

I Urban Growth – Encourage new development to occur in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

I Reduce Sprawl – Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

I Property Rights – Private property shall not be taken for public use without just compensation having been made. The property of landowners shall be protected from arbitrary and discriminatory actions.

LA CENTER COMPREHENSIVE PLAN 2016-2035

REGARDING STATED “VIOLATIONS” – Letter From City of La Center, WA:

- **Failing to pay sewer charges. (LCMC 13.10.350)**

Response: The Tutoring Building is not hooked to the sewer or the home septic system. It uses an environmentally conscience toilet that uses electricity to reduce human waste to small amount of completely clean ash that is not harmful to put in the trash on a periodic basis. (See below for information on Incinolet Toilet)

How it works:

INCINOLET uses electric heat to reduce human waste (urine, solids, paper) to a small amount of clean ash, which is dumped periodically into the garbage. INCINOLET remains clean because waste never touches the bowl surface. A bowl liner, dropped into the bowl prior to use, captures the waste, then both liner and its content drop into the incinerator chamber when the foot pedal is pushed. You can use INCINOLET at any time-even while it is in cycle.

- Drop bowl liner into toilet bowl. Bowl liner catches and contains all waste plus paper
- Flush bowl by stepping on foot pedal
- Push start button to incinerate waste automatically

A Typical Cycle:

- Incineration cycle is started with the push button. Both heater and blower come on when button is pushed. Heater alternates off and on for a preset period of time, blower continues on until unit has cooled.
- Several people may use the toilet in rapid succession. Push the start button after each use to reset the timer.
- **Failing to pay transportation impact fees. (LCMC 3.35.090)**
Response: Goldstar Tutoring was unaware of such charges and is more than willing to pay the appropriate charges.
- **Remolding a detached garage in 2010 – 2011 without building permits.**
Response: Goldstar Tutoring received some bad information from a contractor that she didn't need permits for this little bit of remodeling. When Stratton Innovations, LLC came on board for this project, they immediately ordered a "Full Building Inspection" on the building that houses the business. PROPERTY EXAM CORP was contracted to perform the job. The building remodel was done to current codes, with the exception of a couple electrical items. This inspection is available for review, if desired. ALCO ELECTRICAL was immediately contracted to bring all electrical to current code. It was done weeks ago. Invoices for this work are available for review, if desired.

Goldstar Tutoring will provide any drawings, site plans needed by the city's engineering/building departments and allow any inspections needed for the permitting process to be signed off, including the paying of the appropriate fees tied to this process.

- **ALL THE REMAINING ITEMS LISTED ON THE VIOLATION LETTER ARE SPOKEN ABOUT ABOVE OR ARE NULL AND VOID IF/WHEN THIS "TEXT AMENDMENT IS APPROVED.**

HISTORY OF PROPERTY AND GOLDSTAR TUTORING, LLC.:

As spoken by the property owner and the business owner:

2001 – My grandfather Andrew Wuitschick buys new home construction at 308 W. 3rd Street La Center, WA 98629

June 26th, 2002, The city of La Center vacated an existing street in the south half (S ½) of the northwest quarter (NW ¼) of Section 3, Township 4 North, Range 1 East, Willamette Meridian. The city assigns, a 30-Foot wide easement for utilities and other public uses. (City was aware of my grandfather's desire to build a pole barn for his business)

June 2003 – Western Awning company & Andrew W. obtains permits to put up permitted covered back patio.

February 2004 – Columbia Steel & Andrew W. receives permits (and city business license) to begin construction on 1,000 square foot "pole barn".

2005 – Andrew W. obtains city of La Center business license to conduct business out of the pole barn as "Andy's Upholstery" – A business he had been operating out of his shop in Portland, OR for many years.

2009 – Melissa Fox started her business "Gold Star Tutoring" in the house next to the fire station. She was renting this home from a couple that owns many homes in the downtown La Center area in the C-1 district (nobody told me I need occupational permits during this time) – I had a large sign out front of the yard and had a permit for that (people knew I was running a business out of my home)

- Business licenses were granted from 2009 – current

2011 – Melissa Fox buys grandfathers’ home (after he passed away in 2007) -excited to move her growing business from her current rental property to 308 W. 3rd Street to conduct business out of the permitted pole barn.

- During this time, we installed two interior doors and added paint, and one heater/AC unit, and two windows were installed.**
- Gold Star only had two teaching rooms/classrooms during this time.**
- Excavation was done to make adequate space for parking**

2013 – Gold Star Tutoring began to grow so the other half of shop was framed from the inside out, electrical added and two more heater/ac units. In addition, two windows were installed.

2017 - Gold Star Tutoring installs incinolet toilet. An incinolet uses electric hear to reduce human waste to a small amount of clean ash, which is dumped periodically into the garbage.

March 2020 – Goldstar Tutoring was classified as an “ESSENTIAL BUSINESS” when Covid came, we were forced to make our entire operation online using Zoom.

September 2020 – Gold Star Tutoring sees students back in person. Allows one-on-one and small groups of four students to attend in social distancing classes to support education during a pandemic.

December 2020 – New asphalt road was poured for 308 W. 3rd Street (animosity between neighbor across the street because he doesn’t think he should pay except he tries to micromanage the situation).

January 2021 – Neighbor freaks out because of a car parked at the end of the easement we all own at the end of W. 3rd Street (for a few hours) and threatens to call the city. Yelling and cursing in front of students followed by harassing text messages.

February 2021 – Get a call from the city that they have had a parking complaint that has led them to investigate the nature of my business and contents of my building. They mention seeing a Reflector article that mentions Gold Star running out of a “renovated shop” .

February 11, 2020 – Meeting with the city online – City worker trespasses on my property with no notice or disclosing who he was until approached by me. I was not happy to have a stranger on my property when we tutor children. Then, when I found out he was a city employee, I was livid. Seriously, the city sent out an employee to trespass on my property with no notice?

February 23rd – City sends me letter asking to fill out application for conditional use permit which will require a site plan review, and obtaining building permits (which I already have for this structure).

- A brief synopsis of what the future looks like running your business in that location. Melissa Fox would like to continue running her tutoring business with four classrooms and four part time tutors out of her detached, pole barn. We have been in business for eleven years and would like to continue to operate with normal student load.**
- A write up or provide marketing materials of "EXACTLY" what your business does and the benefits you provide these "CHILDREN".**
- Gold Star Tutoring has four classrooms and four part time tutors, including the owner of the property and business.**
- We see students in a one-on-one format for 60min or 30min depending on their lesson.**
- We are open Monday - Thursday from 9am – 8pm (most of our clients come from 3-8pm)**

-
- We are closed for Thanksgiving holiday, two weeks in December for Christmas/New Years, one week for spring break in April and many Monday holidays.
 - A brief synopsis of the private road you live on. How it is maintained. If there is a recorded road agreement, I need a copy of it.
 - There are currently no road agreements, homeowners associates or road associations for W. 3rd Street which is a private road. This road must be maintained by the owners. The road has not been cared for or updated at least since the apartments were built in 2002 and ruined the asphalt.
 - December 2020, Melissa Fox and the two owners of the apartment buildings paved for a brand new asphalt road. The other two owners on the road, Carey and Christy and Rick & Nancy said they did not see why they should pay for the road if it was going to benefit me. They did not contribute to maintaining the private road in front of their house.
 - Anything else you think I can use in this process.

HISTORY OF PROPERTY/OWNER BUSINESS OWNER:

Melissa Fox is a the second of five children who went through La Center schools from K-12th grade. It was here she made close relationships with teachers and become an honorable member of the community.

She first started her tutoring career as a high school senior while attending La Center High School. Melissa received credit to add support to math teachers who taught lower-level math classes.

Melissa was also a twelve-time-varsity athlete while attending La Center High School.

She thoroughly enjoys donating extra business funds to the senior auctions, La Center little league, La Center educational fund to build the new concessions/bathroom for the football stadium and the local PTO.

She is now raising her young sons (8 & 11 years-old) in her hometown of La Center.

Melissa Fox is currently running for City Council in La Center, Washington.

LET'S LOOK AT THE FACTS:

- **Melissa Fox is a hometown girl that falls into the approximate 39% of women owned businesses in the United States. (This # includes part-time businesses – Full time is a lesser percentage)**
- **Goldstar Tutoring, LLC has been solely owned by Melissa Fox and has been operating with a business license for 11-years in La Center, WA. 9-years at this current location. Her grandfather ran his business out of this location prior to her buying the property.**
- **The City of La Center obviously has known about this business and where it has been located since it's inception.**
- **She has had a business license from The City of La Center the entire time she has been in business.**

-
- She has been paying various utilities in the name of Goldstar Tutoring, including the attached “STORM WATER” invoice that the City of La Center said she needed to start paying.
 - It is the opinion of, Stratton Innovations, LLC that has done this type of consulting/land use applications in 3-States, 15-Counties and 24-Cities that the City of La Center, Washington needs to start working with this successful young lady, instead of working against her. She is providing a very special service to her hometown community and who also has the responsibility to provide for her two young sons.
 - She has proven she cares very much for this city by her donation history in both time and money. Not only that, but she is also currently running for a City Council position and hopes to be able to give back from that seat.
 - I am a little bit confused by the tone of the letters she has received from the City of La Center, and I have experienced the same tone when asking questions with city staff. It seems very confrontational, when I believe it should be 100% solution based to help a local business owner get through this process.
 - Melissa Fox loves the incredible service she provides these sometimes-struggling children, and she loves The City of La

Center. Please assist us in figuring out solutions to allow her great work to continue for the community.

- **Lastly, Melissa Fox knows that she needs to abide by city policies and work through this process. She and I are more than willing to work with the city to make this happen.**

Respectfully,



**Lyle Stratton
President**





Clark County Property Profile Information

Parcel #: **063320000**
 Ref Parcel #:
 Owner: Fox, Melissa M
 CoOwner:
 Site: **308 W 3rd Ct**
La Center WA 98629 - 54ND
 Mail: 308 W 3rd Ct
 La Center WA 98629 - 54ND
 Zoning: RP Residential/Professional (Rp)
 School Dist: 101 La Center
 Census: 3021 040201
 Land Use: 11 Sfr Unit Not Sharing Structure With
 Other Uses
 Legal: LACENTER LOTS 2/3,4,5 BLOCK 12 &
 PTN D STREET



ASSESSMENT & TAX INFORMATION

Market Total: **\$338,661.00**
 Market Land: **\$98,502.00**
 Market Impr: **\$240,159.00**
 Assessed Total: **\$338,661.00**
 Exemption:
 Taxes: **\$3,947.05**
 Levy Code: 101000
 Levy Rate: 10.9589

SALE & LOAN INFORMATION

Sale Date: 04/21/2017
 Sale Amount:
 Document #:
 Deed Type: D-QCD
 Loan Amount:
 Lender:
 Loan Type:
 Interest Type:
 Title Co:

PROPERTY CHARACTERISTICS

Parcel Type: RESIDENTIAL SUBDIV
 Year Built: 2001
 Bedrooms: 3
 Bathrooms: 2
 Building Total:
 1st Floor: 1,544 SqFt
 2nd Floor:
 AC: Yes
 Bsmt Fin/Unfin: /
 Lot Size: 0.44 Acres (19,003 SqFt)
 Lot Width/Depth: 137 / 137
 Garage: Attached; Detached 1,348 SqFt
 Heat Source: FA
 Fireplace:
 Impr Type: 01 Ranch
 Plat/Subdiv: Lacenter
 Map: 416-G1
 Waterfront: East Fork Lewis River
 Watershed: East Fork Lewis River
 Recreation:
 Latitude: 45.8607
 Longitude: -122.673181

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

IMPROVEMENT 1

Bldg Desc: CONVENTIONAL
 Bedrooms: 3
 Baths, Full: 2
 Baths, 3/4:
 Baths, 1/2:
 Baths, 1/4:
 Deck:
 Ext Wall: VINYL
 Heat Type: FA

Stories: 1
 1st Floor: 1,544 SqFt
 2nd Floor:
 Year Built: 2001 (2001)
 Bsmt Fin:
 Bsmt Unfin:
 Bldg Fin Total: 1,544 SqFt
 AC: Yes
 % Complete: 100.00%

ParcelID: 063320000

Description: RANCH
 Condition: AVERAGE
 Use: RESIDENTIAL
 Quality: AVERAGE
 Roofing Matl: CMP
 Garage: Attached 388 SqFt
 Carport:
 # Fireplaces: 1

IMPROVEMENT 2

Bldg Desc: DETACHED GARAGE

Bedrooms:

Baths, Full:

Baths, 3/4:

Baths, 1/2:

Baths, 1/4:

Deck:

Ext Wall: MT

Heat Type:

Stories:

1st Floor:

2nd Floor:

Year Built: 2001 (2001)

Bsmt Fin:

Bsmt Unfin:

Bldg Fin Total:

AC:

% Complete: 100.00%

ParcelID: 063320000

Description:

Condition: AVERAGE

Use: OUTBUILDING

Quality: CLASS 3 OUTBUILDING

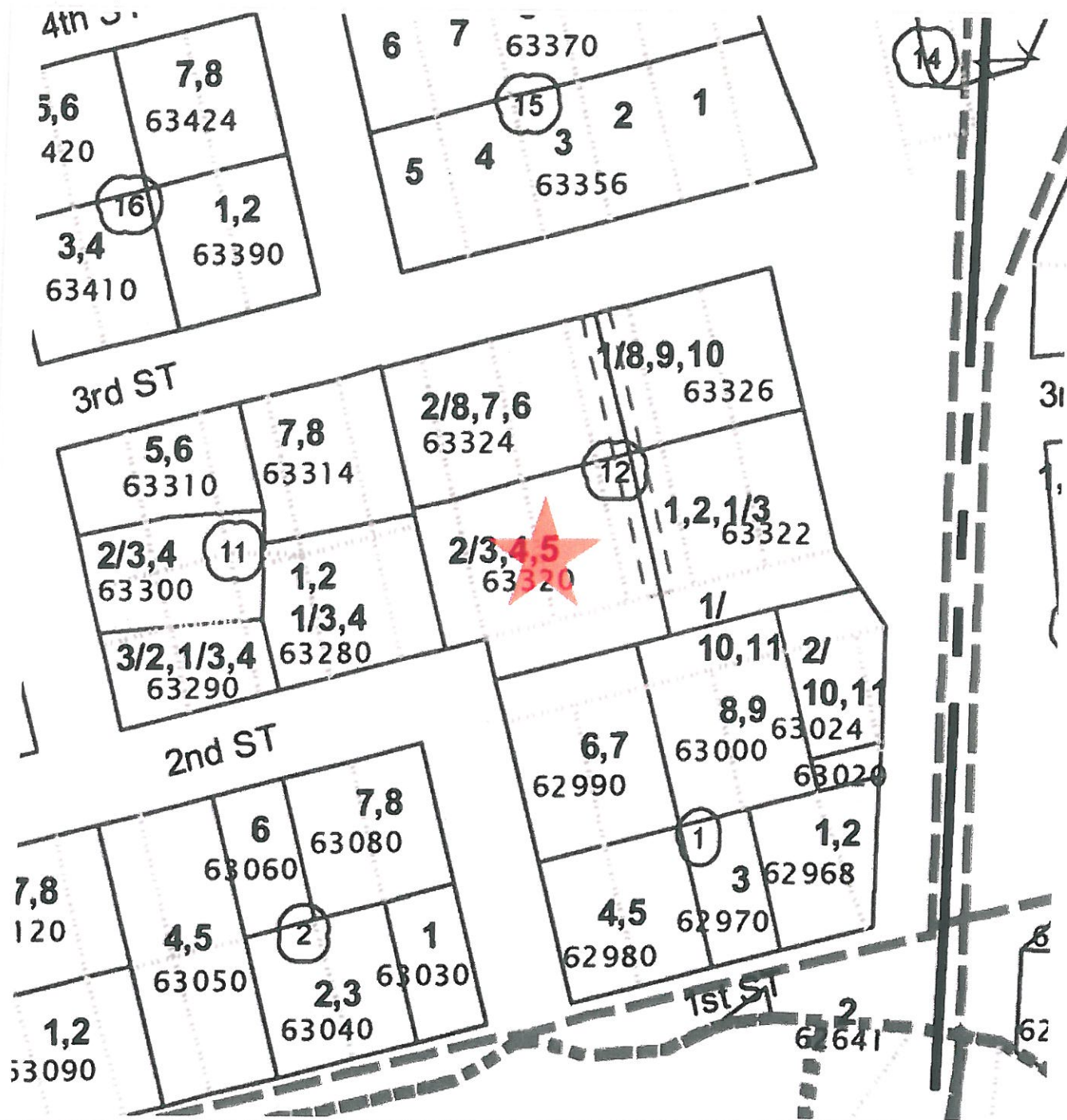
Roofing Matl: MT

Garage: Detached 960 SqFt

Carport:

Fireplaces: 0

Assessor Map



WFG National Title Company
a Williston Financial Group Company

Parcel ID: 063320000

Site Address: 308 W 3rd Ct

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



Parcel ID: 063320000

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

5397180 D

Total Pages: 3 Rec Fee: \$75.00
eRecorded in Clark County, WA 04/25/2017 10:46 AM
CHICAGO TITLE FL VANCOUVER
SIMPLIFILE LC E-RECORDING

When recorded return to:
Melissa M. Fox
308 W 3rd Court
La Center, WA 98629

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 622-85555

QUIT CLAIM DEED

THE GRANTOR(S)

Chais Bradford Fox, who acquired title as Chais B. Fox

for and in consideration of release interest pursuant to decree of dissolution under WAC#
458-61a-203(2) in hand paid, conveys and quit claims to

Melissa M. Fox, an unmarried woman

the following described real estate, situated in the County of Clark, State of Washington, together with
all after acquired title of the grantor(s) herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 4 and 5 and the West half of Lot 3, Block 12, TOWN OF LA CENTER, A/004

Tax Parcel Number(s): 063320-000

Dated: *April 21, 2017*


Chais Bradford Fox

QUIT CLAIM DEED
(continued)

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Chais Bradford Fox
_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 21, 2017

Angela J. Ashton
Angela J. Ashton
Notary Public in and for the State of Washington
Residing at: Vancouver, WA
My appointment expires: December 29, 2017

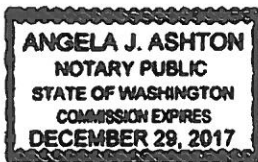


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 063320-000

PARCEL I:

Lots 4 and 5 and the West half of Lot 3, Block 12, TOWN OF LA CENTER, according to the plat thereof, recorded in Volume A of Plats, Page 4, records of Clark County, Washington.

TOGETHER WITH that portion of Vacated D Street as vacated by Ordinance No. 2002-07.

PARCEL II:

An easement for ingress, egress and utilities across the East 10 feet of the West half of Lot 8 and the West 10 feet of the East half of Lots 3 and 8, Block 12, TOWN OF LA CENTER, according to the plat thereof, recorded in Volume A of Plats, Page 4, records of Clark County, Washington.

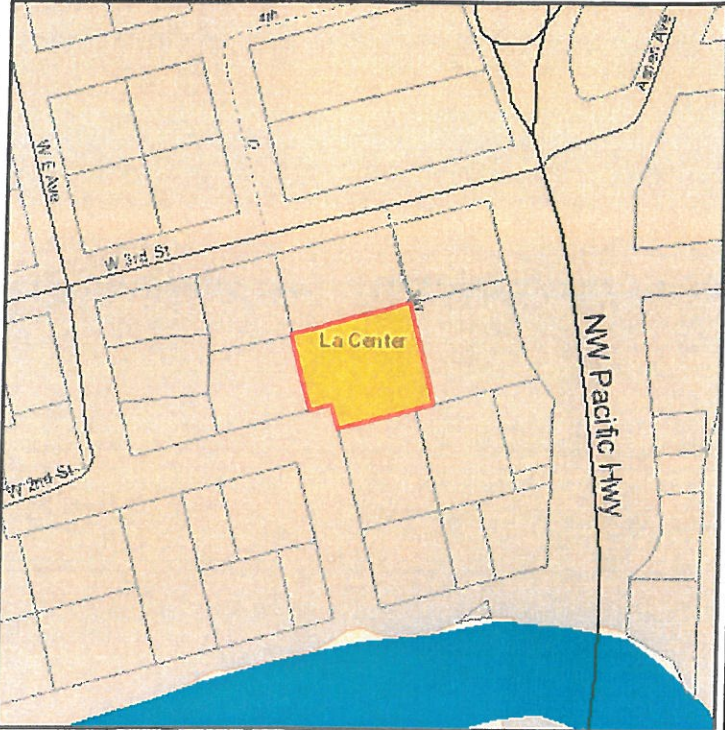


Property Fact Sheet for Account 63320000

July 17, 2021

General Information

Property Account	63320000
Site Address	308 W 3RD CT, LA CENTER, WA 98629
Owner	FOX MELISSA M
Mail Address	308 W 3RD CT LA CENTER WA , 98629
Land Use	SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES
Property Status	Active
Tax Status	Regular
1st Line Legal	LACENTER LOTS 2/3,4,5 BLOCK 12 & PTN D STREET
Area (approx.)	19,003 sq. ft. / 0.44 acres



Assessment (2020 Values for 2021 Taxes)

Land Value	\$109,447.00
Building Value	\$250,272.00
Total Property Value	\$359,719.00
Total Taxable Value	\$359,719.00

Most Recent Sale

Sale Date	04/21/2017
Document Type	D-QCD
Sale Number	764364
Sale Amount	\$0.00

Administrative

Zoning Designation	Residential/Professional (RP)
Zoning Overlay(s)	none
Comprehensive Plan	Mixed Use
Comp. Plan Overlay(s)	none
Census Tract	402.01
Jurisdiction	La Center
Fire District	Clark-Cowlitz Fire Rescue
Park District	n/a
School District	La Center
Elementary	La Center
Middle School	La Center
High School	La Center
Sewer District	La Center
Water District	Clark Public Utilities
Neighborhood	n/a
Section-Township-Range	NW 1/4,S03,T4N,R1E
Urban Growth Area	La Center
C-Tran Benefit Area	Yes
School Impact Fee	La Center
Transportation Impact Fee	La Center
Transportation Analysis Zone	474
Waste Connections	Tuesday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No

Wetlands and Soil Types

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HoB
Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0206D
Watershed	East Fork Lewis River
Sub Watershed	East Fork Lewis (r.m. 00.00)

Geological Hazards

Slope Stability	Severe Erosion Hazard Area
Geological Hazard	Slopes > 15%
NEHRP Class	C
Liquefaction	Very Low

Forest Practice Moratorium

none

Cultural Resources

Archaeological Probability	High
Archaeological Site Buffer	Yes
Historic Site	No Mapping Indicators

Habitat and Species Impacts: No Mapping Indicators

PROPERTY INFORMATION CENTER

Land & Building Details

Property Identification Number: 63320000 [MapsOnline](#) [Fact Sheet](#)

Property Type: Real

Property Status: Active

Site Address: 308 W 3RD CT, LA CENTER, WA 98629 ([Situs Addresses](#))

Abbreviated Description: LACENTER LOTS 2/3,4,5 BLOCK 12 & PTN D STREET

Tax Status: Regular

Photos & Imagery

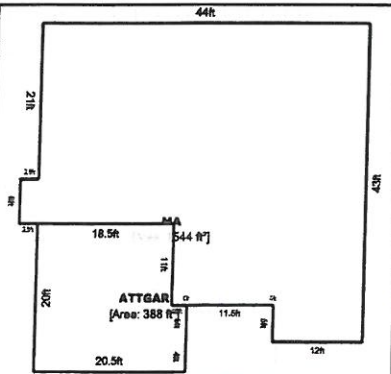
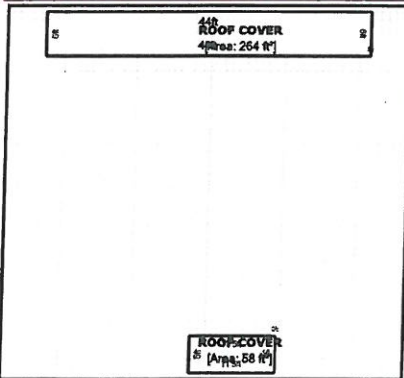
Property Photo

Photo Date: 07/31/2001



Click photo for printable image

Building Sketch



Building 1

Summary Information

Building Style	RANCH
Number of Bedrooms	3
Number of Bedrooms Approved for Septic System	no data
FULL BATH	2
HEAT TYPE	FA
A/C	Y
Fireplace	FIRE1-SIN 1.00

Details 1

MAIN	1544 sq. ft.
Effective Year Built	2001
Actual Year Built	2001
Building Type	CONVENTIONAL
Construction Quality	AVERAGE
Condition	AVERAGE

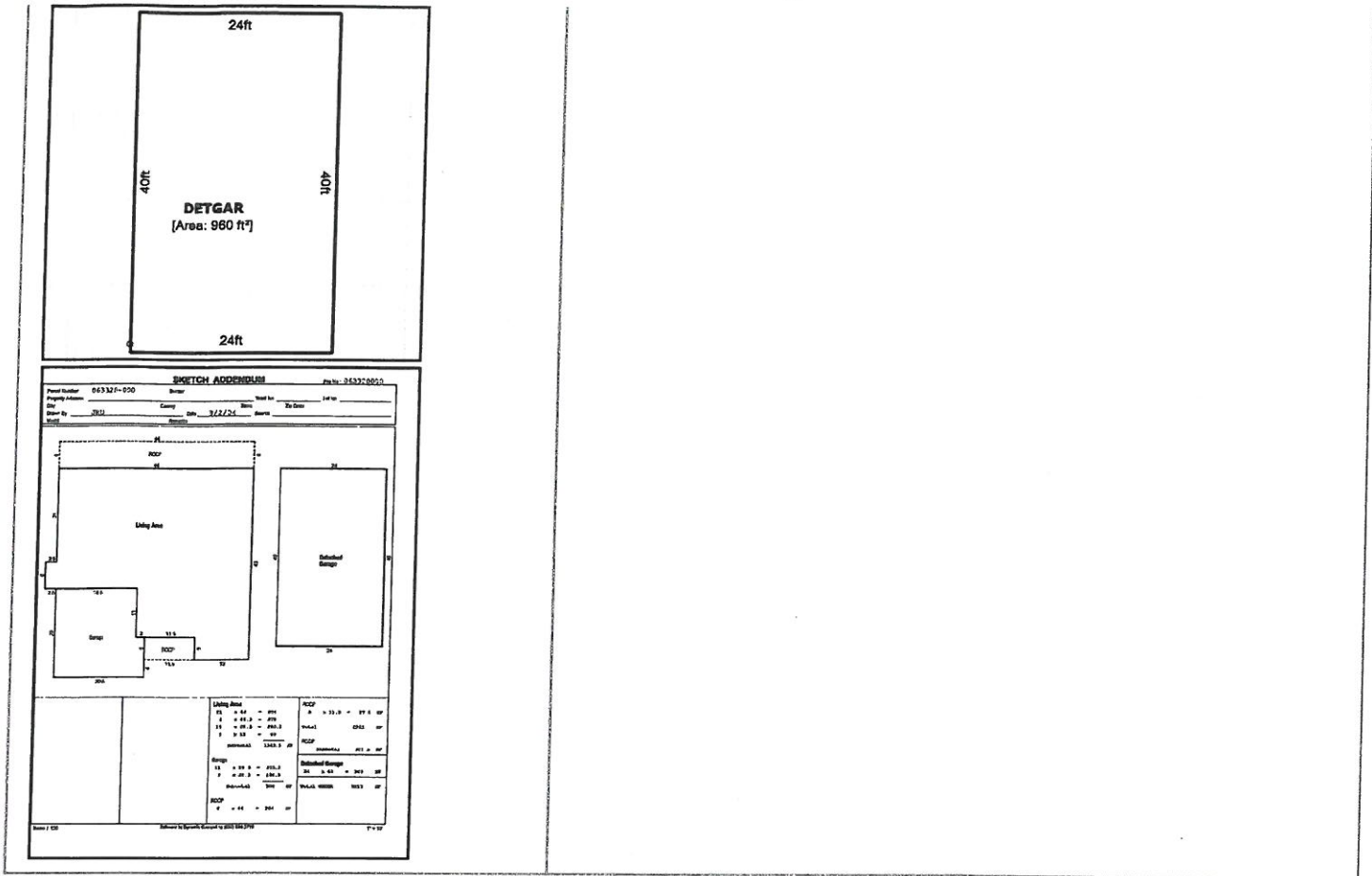
Details 2

ATTACHED GARAGE	388 sq. ft.
Effective Year Built	2001
Actual Year Built	2001
Building Type	RESIDENTIAL
Construction Quality	AVERAGE
Condition	AVERAGE

Building 2

Details 1

DETACHED GARAGE	960 sq. ft.
Effective Year Built	2001
Actual Year Built	2001
Building Type	OUTBUILDING
Construction Quality	CLASS 3 OUTBUILDING
Condition	AVERAGE



If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (564) 397-2391, Email: assessor@clark.wa.gov

Tax Report
Tax ID: 063320000

7/17/2021 6:01AM

Clark County, WA:

Prop Addr: 308 W 3RD CT Latest Listing ID: 705022
LA CENTER, WA 98629-5636 County: Clark
Carrier Rt: R004

Sales Information:

Title Co: FIDELITY NATIONAL Lender: WELLS FARGO BK NA
TITLE Loan Amt: \$228,700
Loan Type: VETERANS
ADMINISTRATION

Owner Information:

Owner Name: FOX MELISSA M Phone:
Owner Addr: 308 W 3RD CT Carrier Rt: R004
LA CENTER, WA 98629-5636

Current Deed Type: Prior Deed Type:
DEED OF TRUST
Current Sale Date: Prior Sale Date:
1/18/2011 9/4/2001
Current Sale Price: Prior Sale Price:
\$223,900 \$138,233
Current Document No: Prior Document No:
000004737325 000003366128

Land Information:

Lot SqFt: 19003 Acreage: 0.44
Lot Dim: 137x137

Building Information:

Year Built: 2001 Bedrooms: 3
Stories: 1 Bathrooms: 2
Living SF: 1544 Parking SF: 388
Bldg SF Ind: LIVING Garage: ATTACHED
Bsmnt SF: Mobile Home:
of Bldgs: 1 Foundation:
Bldg Code: RESIDENTIAL Heat Method: FORCED AIR
Fireplace: 1 Floor Cover: SUB-FLOORING
Roof Cover: COMPOSITION
Exterior Finish: VINYL

Tax Information:

Tax Year: 2021 Tax Amt: \$3,947.05
Tax Period: 20-21 Assessed Land: \$109,447
Market Land: \$109,447 Assessed Impv: \$250,272
Market Impv: \$250,272 Assessed Total: \$359,719
Market Total: \$359,719

Legal Information:

Map Code: 04N-01E-03NW 16th Section: Land Use: SFR Census Tract: 402013
Township: 04N Nbrhd Code: 0143 Subdivision: UNKNOWN Census Block: 12
Range: 01E School Dist: 101000 Lot: 3
Section: 03 Prop Class: SINGLE FAMILY Zoning: RP
Qtr Section: NW RESIDENCE / TOWNHOUSE Tax Area Code: 101000
Tax Rate: 10.959

Legal Desc: LACENTER LOTS 2/3,4,5 BLOCK 12 & PTN D STREET #2/3 IS WH OF LOT 3 SUBJ TO EAS OVR E 10 FT OF SD LOT TOGW
TH PTN OF 1/2 WIDTH OF D STREET LYNG DIRECTLY S-WLY OF THE ABV DESCD PRCL AS VACTD BY LACENTER ORD 2002-07

PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 63320000 [MapsOnline](#) [Fact Sheet](#)
Property Type: Real
Property Status: Active
Site Address: 308 W 3RD CT, LA CENTER, WA 98629 ([Situs Addresses](#))
Abbreviated Description: LACENTER LOTS 2/3,4,5 BLOCK 12 & PTN D STREET
Tax Status: Regular

Property Owner FOX MELISSA M	Owner Mailing Address 308 W 3RD CT LA CENTER WA , 98629	Property Site Address 308 W 3RD CT, LA CENTER, WA 98629 Google Maps Street View
Administrative Data Info...	Land Data	Assessment Data Info...
Zoning Designation - Codes Residential/Professional (RP)	Clark County Road Atlas Page 44	2021 Uncertified Values
Zoning Overlay(s) none	Approximate Area Info... 19,003 sq. ft.	Market Value
Comprehensive Plan MU	0.44 acres	Land Value \$117,866.00
Comp. Plan Overlay(s) none	Subdivision TIMMONS, J. & BREZEE, A. HOMESTEAD CLAIM Unknown 043030	Building Value \$269,443.00
Census Tract 402.01		Total Property \$387,309.00
Jurisdiction La Center		Taxable Value Info...
Fire District Clark-Cowlitz Fire Rescue		Total \$387,309.00
Park District n/a	Survey	2020 Values for 2021 Taxes
School District La Center	DOR Land Use Code Info... 11	Market Value as of January 1, 2020
Elementary La Center		Land Value \$109,447.00
Middle School La Center	Sales History	Building Value \$250,272.00
High School La Center	Sale Date 04/21/2017	Total Property \$359,719.00
Sewer District La Center	Document Type D-QCD	Taxable Value Info...
Water District Clark Public Utilities	Excise Number 764364	Total \$359,719.00
Neighborhood n/a	Document Number	2019 Values for 2020 Taxes
Section-Township-Range NW 1/4,S03,T4N,R1E PDF	Sale Amount \$0.00	Market Value as of January 1, 2019
Urban Growth Area La Center	Sale Date 01/18/2011	Land Value \$98,502.00
C-Tran Benefit Area Yes	Document Type D-SWD	Building Value \$240,159.00
School Impact Fee La Center	Excise Number 660777	Total Property \$338,661.00
Transportation Impact Fee La Center	Document Number	Taxable Value Info...
Transportation Analysis Zone 474	Sale Amount \$223,900.00	Total \$338,661.00
Waste Collection Waste Connections	Sale Date 09/04/2001	General
Service Provider Tuesday	Document Type DEED	Re-valuation Cycle 3
Garbage Collection Day n/a	Excise Number 486182	Assessor Neighborhood 143
Last Street Sweeping 0	Document Number	Notice of Value 2021
CPU Lighting Utility District No	Sale Amount \$160,820.00	2020
Burning Allowed No	Sale Date 02/28/2001	2019
Increased Wildfire Danger Area District 1	Document Type DEED	2018
Public Health Food Inspector District 2	Excise Number 476193	2017
Public Health WRAP Inspector District 2	Document Number	2016
Councilor District 2	Sale Amount \$50,500.00	2015
Drainage District none	Sale Date 06/22/1998	
	Document Type DEED	

Property assessment value is valid as of the date printed on the linked notice of value. The

Clark County, WA. GIS

	Excise Number	431756	notice of value will not reflect any updates to property value that occurred after the notice mail date. Please contact the Assessor's office if you have a question about your assessed value.
	Document Number		
	Sale Amount	\$52,000.00	
	<hr/>		
	Sale Date	07/01/1997	
	Document Type	DEED	
	Excise Number	414820	
	Document Number		
	Sale Amount	\$0.00	
	<hr/>		

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (564) 397-2391, Email: assessor@clark.wa.gov

PROPERTY INFORMATION CENTER

Environmental Constraints

Property Identification Number: 63320000 [MapsOnline](#)  [Fact Sheet](#) 

Property Type: Real

Property Status: Active

Site Address: 308 W 3RD CT, LA CENTER, WA 98629 ([Situs Addresses](#))

Abbreviated Description: LACENTER LOTS 2/3,4,5 BLOCK 12 & PTN D STREET

Tax Status: Regular

Wetlands and Soil Types	Geological Hazards Info...	Cultural Resources
Wetland Class: No Mapping Indicators	Slope Stability: Severe Erosion Hazard Area	Archaeological Probability: High
Wetland Inventory: No Mapping Indicators Info...	Geological Hazard: Slopes > 15%	Archaeological Site Buffer: Yes
Flood Hazard Area: Outside Flood Area Info...	NEHRP Class: C	Historic Site: No Mapping Indicators
Shoreline Designation: none	Liquefaction: Very Low	
Soil Types / Class: Non-Hydric / HoB		Habitat and Species Resources Info...
Critical Aquifer Recharge Area:	Water Well Details	Habitat and Species Impacts: No Mapping Indicators
FEMA Map / FIRM Panel: Info...	none	
Watershed: East Fork Lewis River	Septic Document Details	Forest Practice Moratorium Info...
Sub Watershed: East Fork Lewis (r.m. 00.00)	none	none
Water Resource Inventory Area: Name: LEWIS Sub-Basin: East Fork Lewis		

If you have any questions concerning the data on this page, please contact Clark County Environmental Services. Main Phone: (564) 397-4489, Email: landuse@clark.wa.gov

PROPERTY INFORMATION CENTER

Tax Summary

Property Identification Number: 63320000 [MapsOnline](#)  [Fact Sheet](#) 

Property Type: Real

Property Status: Active

Site Address: 308 W 3RD CT, LA CENTER, WA 98629 ([Situs Addresses](#))

Abbreviated Description: LACENTER LOTS 2/3,4,5 BLOCK 12 & PTN D STREET

Tax Status: Regular

Property Owner FOX MELISSA M	Owner Mailing Address 308 W 3RD CT LA CENTER WA, 98629	Property Location Address 308 W 3RD CT, LA CENTER, WA 98629 Google Maps Street View Bing Maps Birds Eye
--	---	--

2021 Tax Information


[\\$ Pay Online](#)

Payment service fees: Free E-Check, 2.39% Credit Card, \$3.95 Debit Card

[Other Payment Options](#)

Tax Code Area: 101000	Tax Distribution	Tax Statements
Millage Rate: 10.9588536443		
Tax Bill Summary	1st Half	2nd Half
Taxable Value \$359,719.00	1st Half Amount Billed \$1,973.59	2nd Half Amount Billed \$1,973.46
Tax Amount \$3,947.05	Payment Due Date Apr. 30, 2021	Payment Due Date Oct. 31, 2021
Tax Paid \$1,973.59		

Tax Years Owing *Interest & Penalty calculates on delinquent taxes

Tax Year	Statement ID	Amount Billed	Calc Date*	Interest	Penalty	Total Due
2021	16754	\$1,973.46	 07/17/2021	\$0.00	\$0.00	\$1,973.46

Tax History

Tax Year	Statement ID	Billed	Paid	Interest Paid	Penalty Paid
2021	16754	\$3,947.05	\$1,973.59	\$0.00	\$0.00
2020	16782	\$3,800.75	\$3,800.75	\$0.00	\$0.00
2019	16810	\$3,654.68	\$3,654.68	\$0.00	\$0.00
2018	16831	\$3,341.09	\$3,341.09	\$0.00	\$0.00
2017	16840	\$2,842.30	\$2,842.30	\$0.00	\$0.00
2016	16860	\$2,811.68	\$2,811.68	\$0.00	\$0.00
2015	17050	\$2,743.11	\$2,743.11	\$0.00	\$0.00
2014	17052	\$2,625.67	\$2,625.67	\$0.00	\$0.00
2013	17055	\$2,669.47	\$2,669.47	\$0.00	\$0.00
2012	17060	\$2,533.70	\$2,533.70	\$0.00	\$0.00
2011	17074	\$2,433.36	\$2,433.36	\$0.00	\$0.00
2010	17052	\$986.48	\$986.48	\$0.00	\$0.00
2009	16991	\$1,211.14	\$1,211.14	\$0.00	\$0.00
2008	346344	\$1,335.87	\$1,335.87	\$0.00	\$0.00
2007	186993	\$2,695.53	\$2,695.53	\$0.00	\$0.00
2006	31454	\$2,379.56	\$2,379.56	\$0.00	\$0.00

If you have any questions concerning the data on this page, please contact Clark County Treasurer's Office. Main Phone: (564) 397-2252, Email: treasoff@clark.wa.gov

PROPERTY INFORMATION CENTER

Recorded Auditor Document History

Property Identification Number: 63320000 [MapsOnline](#)  [Fact Sheet](#) 

Property Type: Real

Property Status: Active

Site Address: 308 W 3RD CT, LA CENTER, WA 98629 ([Situs Addresses](#))

Abbreviated Description: LACENTER LOTS 2/3,4,5 BLOCK 12 & PTN D STREET

Tax Status: Regular

Auditor documents

Number	Date	Type	Recorded By	Grantor(s)	Grantee(s)	Excise
5820466	Nov 16, 2020	SUBTR	SECURITY CONNECTIONS INC	NEW PENN FINANCIAL LLC,	FIRST AMERICAN TITLE INSURANCE COMPANY,	
5820467	Nov 16, 2020	REC	SECURITY CONNECTIONS INC	FIRST AMERICAN TITLE INSURANCE COMPANY,	FOX MELISSA M,	
5810535	Oct 28, 2020	DT	CHICAGO TITLE FISHERS LANDING	FOX MELISSA M,	FIRST CENTENNIAL MORTGAGE CORPORATION, CHICAGO TITLE COMPANY OF WASHINGTON,	
5419607	Jul 05, 2017	REC	SUN WEST MORTGAGE COMPANY, INC	NATIONWIDE TRUSTEE SERVICES INC,	FOX CHAIS B, FOX MELISSA M,	
5419607	Jul 05, 2017	SUBTR	SUN WEST MORTGAGE COMPANY, INC	PACIFIC HOME LOANS INC,	NATIONWIDE TRUSTEE SERVICES INC,	
5397180	Apr 25, 2017	D	CHICAGO TITLE FL VANCOUVER	FOX CHAIS BRADFORD,	FOX MELISSA M,	764364
5397181	Apr 25, 2017	DT	CHICAGO TITLE FL VANCOUVER	FOX MELISSA M,	NEW PENN FINANCIAL LLC, CHICAGO TITLE COMPANY,	
5301962	Jul 11, 2016	SUBTR	NATIONWIDE TITLE CLEARING INC.	WELLS FARGO BANK NA,	WELLS FARGO FINANCIAL NATIONAL BANK,	
5301963	Jul 11, 2016	REC	NATIONWIDE TITLE CLEARING INC.	WELLS FARGO FINANCIAL NATIONAL BANK,	FOX CHAIS B, FOX MELISSA M,	
5294440	Jun 17, 2016	DT	DOCUMENT PROCESSING SOLUTIONS	FOX CHAIS B, FOX MELISSA M,	PACIFIC HOME LOANS INC, COMMONWEALTH LAND TITLE COMPANY,	
4737326	Jan 21, 2011	DT	FIDELITY NATIONAL TITLE	FOX CHAIS B, FOX MELISSA M,	WELLS FARGO BANK NA, NORTHWEST TRUSTEE SERVICES LLC,	
4737325	Jan 21, 2011	D	FIDELITY NATIONAL TITLE	WUITSCHICK ANDREW P EST BY PR,	FOX CHAIS B, FOX MELISSA M,	660777
3431385	Feb 26, 2002	DT	CHICAGO TITLE INSURANCE CO	WUITSCHICK ANDREW P,	PORTLAND TEACHERS CU, LANDIS DAVID C,	
3366128	Sep 07, 2001	D	FIDELITY NATIONAL TITLE	DAVIS DAN M, DAVIS TERRI J, WEBBER THEODORE R, WEBBER JANET L,	WUITSCHICK ANDREW P,	486182

3357041	Aug 14, 2001	EAS	JAMES C OWENS	OWENS JAMES C, THELEN JOHN, THELEN JACKIE, WEBBER THEODORE, WEBBER JANET,	UNION BANK CALIFORNIA, OWENS JAMES C, THELEN JOHN, THELEN JACKIE, WEBBER THEODORE, WEBBER JANET,	
3357041	Aug 14, 2001	MAGR	JAMES C OWENS	OWENS JAMES C, THELEN JOHN, THELEN JACKIE, WEBBER THEODORE, WEBBER JANET,	UNION BANK CALIFORNIA, OWENS JAMES C, THELEN JOHN, THELEN JACKIE, WEBBER THEODORE, WEBBER JANET,	
3345242	Jul 16, 2001	L	GMC ELECTRICAL CONTRACTORS	GMAC MORTGAGE CORP,	DAVIS REMODELING,	
3296207	Mar 06, 2001	PREC	RIVERVIEW COMMUNITY BANK	RIVERVIEW SERVICES INC,	OWENS JAMES C,	
3294578	Feb 28, 2001	ARNT	CHARTER TITLE	DAVIS DAN M, DAVIS TERRI J, WEBBER THEODORE R, WEBBER JANET L,	FIRST SECURITY BANK NA,	
3294578	Feb 28, 2001	DT	CHARTER TITLE	DAVIS DAN M, DAVIS TERRI J, WEBBER THEODORE R, WEBBER JANET L,	FIRST SECURITY BANK NA, FIRST AMERICAN TITLE CO,	
3294578	Feb 28, 2001	UCC	CHARTER TITLE	DAVIS DAN M, DAVIS TERRI J, WEBBER THEODORE R, WEBBER JANET L,	FIRST SECURITY BANK NA,	
3294578	Feb 28, 2001	SECAGR	CHARTER TITLE	DAVIS DAN M, DAVIS TERRI J, WEBBER THEODORE R, WEBBER JANET L,	FIRST SECURITY BANK NA,	
3294577	Feb 28, 2001	D	CHARTER TITLE	OWENS JAMES C,	DAVIS DAN M, DAVIS TERRI J, WEBBER THEODORE R, WEBBER JANET L,	476193
3006463	Sep 18, 1998	DT	FIRST AMERICAN TITLE CO	OWENS JAMES C,	RIVERVIEW COMMUNITY BANK, RIVERVIEW SERVICES INC,	

Note: Any document recorded without a parcel number will not be found on this site. For help, please [visit the Auditor's webpage](#).

If you have any questions concerning the data on this page, please contact Clark County Auditor's Office. Main Phone: (564) 397-2208, Email: recording@clark.wa.gov

Recorded Documents

Document 5397180
Title D — DEED
Grantor(s) FOX CHAIS BRADFORD,
Grantee(s) FOX MELISSA M,
Parcel(s) 63320000
Excise No. 764364
Date Recorded Apr 25, 2017
Recorded By CHICAGO TITLE FL VANCOUVER
View Excise 764364

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214 East Fourth Street
La Center, WA 98629
www.ci.lacenter.wa.us

462*3**G50**0.536**1/2*****AUTO5-DIGIT 98642
GOLDSTAR TUTORING
308 W 3RD CT
LA CENTER WA 98629-5636



Account Statement

ACCOUNT INFORMATION

ACCOUNT: 007866-000
SERVICE ADDRESS: 308 W 3rd st
SERVICE PERIOD: 6/1/2021 To 6/30/2021
BILLING DATE: 7/1/2021
DUE DATE: 7/30/2021

METER READING

NO ACTIVE METER FOUND

SPECIAL MESSAGE

Summer is vacation time! Don't worry about missing a payment with Direct Pay. Contact Desi at 360-263-8656 to sign up.

CURRENT CHARGES

STORM WATER 15.60

TOTAL CURRENT CHARGES 15.60

USAGE HISTORY

NO USAGE HISTORY

BILL SUMMARY

PREVIOUS BALANCE 15.60
 THANK YOU FOR PAYMENT! -15.60
 ADDITIONAL BILLING 0.00
 CURRENT CHARGES 15.60

TOTAL AMOUNT DUE 15.60

AUTOMATIC WITHDRAWAL - DO NOT PAY

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:
CITY OF LA CENTER

ACCOUNT: 007866-000
SERVICE ADDRESS: 308 W 3rd st
SERVICE PERIOD: 6/1/2021 To 6/30/2021
BILLING DATE: 7/1/2021
DUE DATE: 7/30/2021

GOLDSTAR TUTORING
308 W 3rd CT
La Center, WA 98629

AMOUNT DUE

TOTAL AMOUNT DUE BY 7/30/2021 15.60

AMOUNT ENCLOSED

\$

AUTOMATIC WITHDRAWAL - DO NOT PAY

REMIT PAYMENT TO:

CITY OF LA CENTER
214 EAST FOURTH ST
LA CENTER WA 98629-5430

Please check to indicate changes on back



Chapter 18.145 RESIDENTIAL/PROFESSIONAL DISTRICT (RP)

Sections:

18.145.010 Permitted uses.

18.145.020 Conditional uses.

18.145.030 Prohibited uses.

18.145.040 Development standards.

18.145.010 Permitted uses.

Permitted uses in the RP district shall be inclusive of all permitted uses in the LDR-7.5, MDR-16 and C-1 zoning districts, subject to the applicable provisions of this and other applicable La Center Municipal Code titles. Permitted uses are subject to Chapter [18.215](#) LCMC, Site Plan Review. [Ord. 2007-09 § 6.]

18.145.020 Conditional uses.

Conditional uses in the RP district shall be inclusive of all conditional uses in the LDR-7.5, MDR-16 and C-1 zoning districts, subject to the applicable provisions of this and other applicable La Center Municipal Code titles. Conditional uses are subject to Chapter [18.250](#) LCMC, Conditional Uses. If a use is considered a conditional use in any zoning district, the use shall comply with Chapter [18.250](#) LCMC, Conditional Uses. [Ord. 2007-09 § 6.]

18.145.030 Prohibited uses.

Uses not considered permitted or conditional under LCMC [18.145.010](#) and [18.145.020](#) are prohibited. [Ord. 2007-09 § 6.]

18.145.040 Development standards.

(1) Single-family residential developments, including duplexes, shall be subject to Chapter [18.130](#) LCMC, Low Density Residential District (LDR-7.5).

(2) Multifamily residential developments, excluding duplexes, shall be subject to Chapter [18.140](#) LCMC, Medium Density Residential District (MDR-16).

(3) Commercial developments shall be subject to Chapter [18.150](#) LCMC, Commercial Districts (C-1, C-3, and MX). [Ord. 2007-09 § 6.]

The La Center Municipal Code is current through Ordinance 2021-01, passed January 13, 2021.

Disclaimer: The City Clerk's Office has the official version of the La Center Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.ci.lacenter.wa.us/>

City Telephone: (360) 263-8663

Code Publishing Company

Exhibit "A"

PARCEL I:

Lots 4 and 5 and the West half of Lot 3, Block 12, TOWN OF LA CENTER, according to the plat thereof, recorded in Volume A of Plats, Page 4, records of Clark County, Washington.

TOGETHER WITH that portion of Vacated D Street as vacated by Ordinance No. 2002-07.

PARCEL II:

An easement for ingress, egress and utilities across the East 10 feet of the West half of Lot 8 and the West 10 feet of the East half of Lots 3 and 8, Block 12, TOWN OF LA CENTER, according to the plat thereof, recorded in Volume A of Plats, Page 4, records of Clark County, Washington.

The real property described above is commonly known as:

308 W 3rd Ct
La Center WA 98629

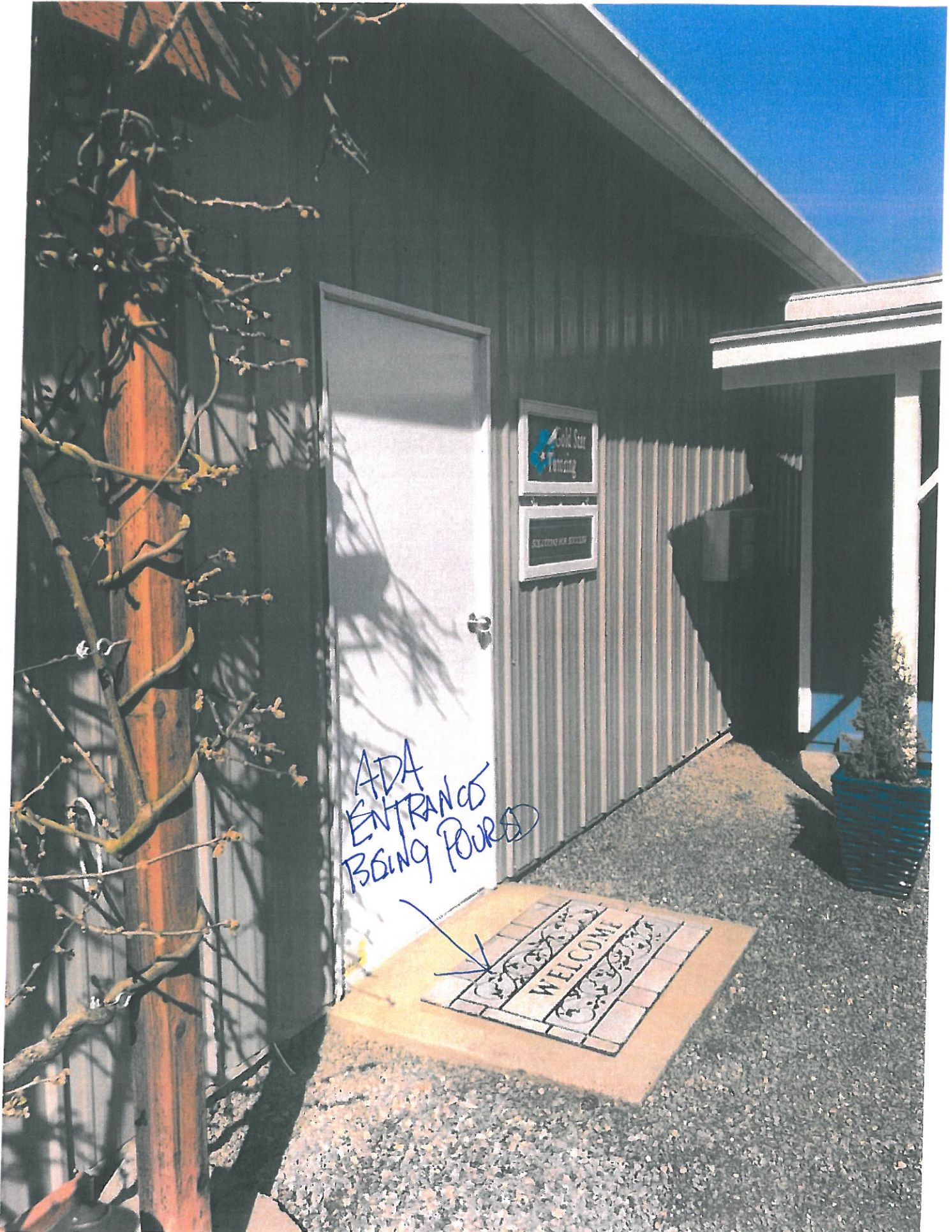
[_____] [_____] _____
Buyer Initials Date

[_____] [_____] _____
Seller Initials Date



















ADA PARKING PAID
BEING POURED



