

SCHWARZ TYPE III

CONDITIONAL USE PERMIT  
APPLICATION

6-18-19

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# TAB 1

TYPE III CONDITIONAL USE APPLICATION

June 12, 2019

SCHWARZ PROPERTY  
625 ASPEN AVE  
LACENTER, WA 98629  
PARCEL NO 63750000

APPLICANT: ROY HEIKKALA, COLF CONSTRUCTION  
PO BOX 211  
VANCOUVER, WA 98666  
360 921-8244  
[royheikkala@gmail.com](mailto:royheikkala@gmail.com)

OWNER: BRENDA SCHWARZ-LESTER  
PO BOX 284  
LACENTER, WA  
360 518-4457  
[blslester@gmail.com](mailto:blslester@gmail.com)

# TAB 2

# Master Land Use Application



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

[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)

Ph. 360.263.7665 Fax: 360.263.7666

[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)

## Property Information

Site Address 625 Aspen Ave, LaCenter WA 98629

Legal Description Brazees Add to LaCenter Lots 1 & 2 Blk 3

Assessor's Serial Number 6375000 the applicant has applied for a Boundary Line Adjustment

Lot Size (square feet) 10,300 sf

Zoning/Comprehensive Plan Designation C-1/C & Downtown Overlay District

Existing Use of Site Vacant Lot

## Contact Information

### APPLICANT:

Contact Name Roy Heikkala

Company Colf Construction

Phone 360 921-8244

Email royheikkala@gmail.com

Complete Address PO Box 1434 Vancouver, WA 98668

Signature \_\_\_\_\_

*(Original Signature Required)*

### APPLICANT'S REPRESENTATIVE:

Contact Name Same as Applicant

Company \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Complete Address \_\_\_\_\_

Signature \_\_\_\_\_

*(Original Signature Required)*

### PROPERTY OWNER:

Contact Name Brenda L Schwarz-Lester

Company PO Box 284 LaCenter, WA 98629

Phone 360 518-4457

Email PO Box 284 LaCenter, WA 98629

Complete Address PO Box 284 LaCenter, WA 98629

Signature \_\_\_\_\_

*(Original Signature Required)*

## Development Proposal

Project Name \_\_\_\_\_

Type(s) of Application Type III Conditional Use Permit

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

Pre-Application Conference Date and File Number \_\_\_\_\_

Description of Proposal The applicant has applied for a Boundary Line Adjustment affecting 615 and 625 Aspen Ave. The proposal would reduce the lot from 10,300 sf to 5,445 sq ft. This would be equivalent to 8 units per acre density. The owner wishes to build a single family residents which would include a Bed and Breakfast unit.

### Office Use Only

File # \_\_\_\_\_

Planner \_\_\_\_\_

Received By \_\_\_\_\_

Fees: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Procedure:  Type I  
 Type II  
 Type III  
 Type IV

Receipt # \_\_\_\_\_

Notes \_\_\_\_\_

PROPERTY INFORMATION CENTER

Account Summary

**Property Identification Number:** 63750000 [MapsOnline](#)  
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** 625 ASPEN AVE, LA CENTER, 98629 ([Situs Addresses](#))  
**Abbreviated Description:** BRAZEES ADD TO LACENTER LOTS 1 & 2 BLK 3

<b>Property Owner</b> SCHWARZ-LESTER BRENDA L	<b>Owner Mailing Address</b> PO BOX 284 LA CENTER WA , 98629	<b>Property Site Address</b> 625 ASPEN AVE, LA CENTER, 98629 <a href="#">Google Maps Street View</a>
<b>Administrative Data</b> <a href="#">Info...</a>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
Zoning Designation - <a href="#">Codes</a> Downtown Commercial (C-1)	Clark County Road Atlas <a href="#">Page 44</a>	<b>2018 Values for 2019 Taxes</b>
Zoning Overlay(s) Downtown Overlay District	Approximate Area <a href="#">Info...</a> 10,300 sq. ft. 0.24 acres	Market Value as of January 1, 2018
Comprehensive Plan C	Subdivision <a href="#">BRAZEES ADDITION</a> <a href="#">Unknown</a>	Land Value \$73,500.00
Comp. Plan Overlay(s) none	Survey No Records	Building Value \$0.00
Census Tract 402.01		Total Property \$73,500.00
Jurisdiction La Center	<b>Sales History</b>	<b>Taxable Value</b>
Fire District Clark Co Fire	Sale Date 06/17/2016	Total \$73,500.00
Park District n/a	Document Type D-QCD	
School District Elementary La Center	Excise Number 747871	<b>2017 Values for 2018 Taxes</b>
Middle School La Center	Document Number	Market Value as of January 1, 2017
High School La Center	Sale Amount \$0.00	Land Value \$70,000.00
Sewer District La Center		Building Value \$0.00
Water District Clark Public Utilities	Sale Date 11/07/2007	Total Property \$70,000.00
Neighborhood n/a	Document Type EXEC	<b>Taxable Value</b>
Section-Township-Range NE 1/4,S03,T4N,R1E <a href="#">PDF</a>	Excise Number 618282	Total \$70,000.00
Urban Growth Area La Center	Document Number	
C-Tran Benefit Area Yes	Sale Amount \$0.00	<b>General</b>
School Impact Fee La Center	Sale Date 03/30/2005	Re-valuation Cycle 3
Transportation Impact Fee La Center	Document Type D-QCD	Assessor Neighborhood 9950
Transportation Analysis Zone 477	Excise Number 563372	
Waste Connections Tuesday	Document Number	
Garbage Collection Day n/a	Sale Amount \$0.00	
Last Street Sweeping 0		
CPU Lighting Utility District 0		
Burning Allowed No		
Wildfire Danger Area No		
Public Health Food Inspector District District 1		
Public Health WRAP Inspector District District 2		
Councilor District 2		
Drainage District none		

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](mailto:assessor@clark.wa.gov)



PROPERTY INFORMATION CENTER

Account Summary

**Property Identification Number:** 63760000 [MapsOnline](#)  
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** 615 ASPEN AVE, LA CENTER, 98629 ([Situs Addresses](#))  
**Abbreviated Description:** BRAZEES ADD TO LACENTER LOT 3 BLK 3

<b>Property Owner</b> LESTER JERRY B & LESTER BRENDA L		<b>Owner Mailing Address</b> PO BOX 284 LACENTER WA , 98629 US		<b>Property Site Address</b> 615 ASPEN AVE, LA CENTER, 98629 <a href="#">Google Maps Street View</a>	
<b>Administrative Data</b> <a href="#">Info...</a>		<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>	
Zoning Designation - <a href="#">Codes</a>	Downtown Commercial (C-1)	Clark County Road Atlas <a href="#">Page 44</a>		<b>2018 Values for 2019 Taxes</b>	
Zoning Overlay(s)	Downtown Overlay District	Approximate Area <a href="#">Info...</a>	5,100 sq. ft.	Market Value as of January 1, 2018	
Comprehensive Plan	C		0.12 acres	Land Value	\$36,435.00
Comp. Plan Overlay (s)	none	Subdivision	<a href="#">BRAZEES ADDITION</a> <a href="#">Unknown</a>	Building Value	\$315.00
Census Tract	402.01	Survey	No Records	Total Property	\$36,750.00
Jurisdiction	La Center			Taxable Value	
Fire District	Clark Co Fire			Total	\$36,750.00
Park District	n/a	<b>Sales History</b>		<b>2017 Values for 2018 Taxes</b>	
School District	La Center	Sale Date	11/07/2007	Market Value as of January 1, 2017	
Elementary	La Center	Document Type	EXEC	Land Value	\$34,700.00
Middle School	La Center	Excise Number	618281	Building Value	\$300.00
High School	La Center	Document Number		Total Property	\$35,000.00
Sewer District	La Center	Sale Amount	\$0.00	Taxable Value	
Water District	Clark Public Utilities			Total	\$35,000.00
Neighborhood	n/a	Sale Date	03/30/2005	<b>General</b>	
Section-Township-Range	NE 1/4,S03,T4N,R1E <a href="#">PDF</a>	Document Type	D-QCD	Re-valuation Cycle	3
Urban Growth Area	La Center	Excise Number	563371	Assessor Neighborhood	9950
C-Tran Benefit Area	Yes	Document Number			
School Impact Fee	La Center	Sale Amount	\$0.00		
Transportation Impact Fee	La Center				
Transportation Analysis Zone	477				
Waste Connections Garbage Collection Day	Tuesday				
Last Street Sweeping	n/a				
CPU Lighting Utility District	0				
Burning Allowed	No				
Wildfire Danger Area	No				
Public Health Food Inspector District	District 1				

**TAB 3**

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [\[HELP\]](#)

Name of proposed project, if applicable:

Answer: Schwarz Type III Conditional Use

2. Name of applicant: Roy Heikkala

3. Address and phone number of applicant and contact person:

Answer: Roy Heikkala PO Box 211 Vancouver, WA 98666 360 921-8244

[royheikkala@gmail.com](mailto:royheikkala@gmail.com)

4. Date checklist prepared: June 5, 2019

5. Agency requesting checklist:

Answer: City of LaCenter WA

6. Proposed timing or schedule (including phasing, if applicable):

Answer: After obtaining Conditional Use and Boundary Line Adjustment to apply as soon as possible for the a building permit.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Answer: New structure on a vacant parcel of property.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Answer: Unknown

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Answer: Yes boundary Line Adjustment.

10. List any government approvals or permits that will be needed for your proposal, if known.

Answer: Conditional Use Permit, Boundary Line Adjustment and Building Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Answer: Applicant proposes to obtain a Boundary Line Adjustment and construct a single family house with Bed And Breakfast. The proposed lot size is 5,445 sq ft (this is a density of 8 units per acre). The two story house is proposed to have 2,569 sq ft total.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Answer: The house is to be located at 625 Aspen Avenue LaCenter WA 98629

## **B. Environmental Elements** [\[HELP\]](#)

## 1. **Earth** [\[help\]](#)

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)?  
c. Answer: Under 5%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Answer: Non-Hydric/ GeB

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
e. Answer: None observed

- f. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. :Answer: The building foot print plus an additional 3feet will be disturbed by the construction as well as water and sewer line connections that are in the lot.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Answer: No. Best Management Ersoion Control Practices will be utilized during construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Answer: Proximately55%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Answer: Use best Management Practices ie silt fencing, straw bales, catch basin protection.

## 2. **Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Answer: construction equipment operation. These would include backhoe for excavation and backfill, power tools and employee vehicles coming to work on the project.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Answer: None known

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: Answer: Limit working hours from 7 to 6pm Monday thru Saturday.

## 3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Answer: None
  
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. Answer: No
  
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. Answer: None
  
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. Answer: No
  
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Answer: No
  
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. Answer NO

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Answer: No
  
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. Answer: None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Answer: Water to be maintained on site and absorbed into the ground.

2) Could waste materials enter ground or surface waters? If so, generally describe. Answer: No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Answer: No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Answer: Utilize Best Management Erosion Control Practices.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? Answer: Wild grass growing on site will be removed. It will be replaced with the building structure, driveway and landscaping.

c. List threatened and endangered species known to be on or near the site. Answer: Unknown

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: the yard will be landscaped. The plans will be completed upon approval of Conditional Use.

e. List all noxious weeds and invasive species known to be on or near the site. Answer:  
Unkown

## 5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. Answer:  
Unknown

c. Is the site part of a migration route? If so, explain. Answer: Unknown It is locted in an urban neiborhood.

d. Proposed measures to preserve or enhance wildlife, if any: answer: None planned

e. List any invasive animal species known to be on or near the site. Answer: Unknown

## 6. **Energy and Natural Resources** [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Answer: the project will ultimately have natural gas and electric appliances and heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Answer: The site is a corner lot on the east side of the street. It will not cast shadows on any adjacent project.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Answer: Energy efficient applicances and lighting for the completed house.



## 7. **Environmental Health** [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. Answer: None

1) Describe any known or possible contamination at the site from present or past uses.  
Answer: Unknown

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. Answer: Unknown

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. Answer: None

4) Describe special emergency services that might be required. Answer: None

5) Proposed measures to reduce or control environmental health hazards, if any:  
Answer: None planned except not to use hazardous materials in the project.

### b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Answer: None known

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Answer: Short term construction noise and long term normal household noise.

3) Proposed measures to reduce or control noise impacts, if any: Answer: None planned

## 8. **Land and Shoreline Use** [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site is vacant. Adjacent parcel are residential. Answer: Residence on north, south and west sides. Vacant Commercial building to the East.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? Answer: Unknown. Oldest records indicate a house built on the site in 1910.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: Answer: None
- c. Describe any structures on the site. Answer: Site is currently vacant
- d. Will any structures be demolished? If so, what? Answer: No
- e. What is the current zoning classification of the site? C-1 Commercial
- f. What is the current comprehensive plan designation of the site? C Commercial
- g. If applicable, what is the current shoreline master program designation of the site? Answer: Not Applicable
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. Answer: No
- i. Approximately how many people would reside or work in the completed project? Answer: 3 to 4
- j. Approximately how many people would the completed project displace? Answer: None
- k. Proposed measures to avoid or reduce displacement impacts, if any: Answer: Not Applicable
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Answer: Construct home with Bed and Breakfast Unit within the structure.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: Answer: Project has no impact on agriculture.

**9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Answer: 1 unit
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Answer: None
- c. Proposed measures to reduce or control housing impacts, if any: build according to building code.

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Answer: 27 feet
- b. What views in the immediate vicinity would be altered or obstructed? Answer: None
- b. Proposed measures to reduce or control aesthetic impacts, if any: Answer: Build according to code.

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Answer: Residence would be occupied at all times.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? Answer: No
- c. What existing off-site sources of light or glare may affect your proposal? Answer: None
- d. Proposed measures to reduce or control light and glare impacts, if any: None planned

## **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Answer: City Park 5 blocks away
- b. Would the proposed project displace any existing recreational uses? If so, describe. Answer:  
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Answer: None planned

## **13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. Answer: No
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. Answer: None
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.  
Answer: GIS data for any indicators.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.  
Answer: None planned.

## **14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Answer: Site is on the corner of 7<sup>th</sup> Street and Aspen Avenue in LaCenter, WA
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Answer: No

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Answer: The project would add two off street parking space. No on street parking will be affected by the project.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Answer: None
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Answer: None
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Answer: The ITE Manual indicated 10 daily trips will be generated by a single family home.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. Answer: No
- h. Proposed measures to reduce or control transportation impacts, if any: answer: None planned.

**15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Answer: Only those that would be added bu the construction of a single family home.
- b. Proposed measures to reduce or control direct impacts on public services, if any. Answer: None planned.

**16. Utilities** [\[help\]](#)

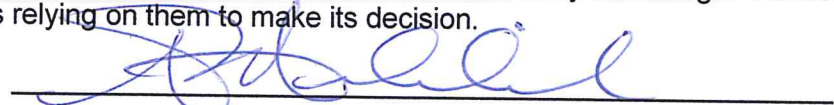
- a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might

be needed. Answer: Sanitary Sewer is provided by LaCenter and Water Service by Clark Public Utilities in Clark County.

**C. Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_



Name of signee Roy E Heikkala \_\_\_\_\_

Position and Agency/Organization Applicant, Golf Construction

Date Submitted: 6-18-19

**D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?  
Answer: the same as any other single family home.

Proposed measures to avoid or reduce such increases are: Answer: None planned

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Answer: No affect.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:  
Answer: None planned

3. How would the proposal be likely to deplete energy or natural resources? Answer: None

Proposed measures to protect or conserve energy and natural resources are: Answer: None planned.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Answer: No effect

Proposed measures to protect such resources or to avoid or reduce impacts are: Answer: Not Applicable

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Answer: No effect

Proposed measures to avoid or reduce shoreline and land use impacts are: Answer: Not Applicable

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Answer: Same as adding a single family dwelling to the City.

Proposed measures to reduce or respond to such demand(s) are: answer: None planned

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. Answer: No conflict.



**TAB 4**

CREATED: 02/22/17

**DESIGN CRITERIA**

FLOOR LOADS: COMBINE  
OF DEAD

ROOF SNOWLOADS: 25 PSF  
SLAB

GROUND SNOWLOADS: 30 PSF

FROST DEPTH: 12"

ALL WORK SUBJECT TO FIELD INSPECTION

SPECIAL CONDITIONS EXIST

✓ CHECK DRAWINGS

✓ CHECK ENGINEERING

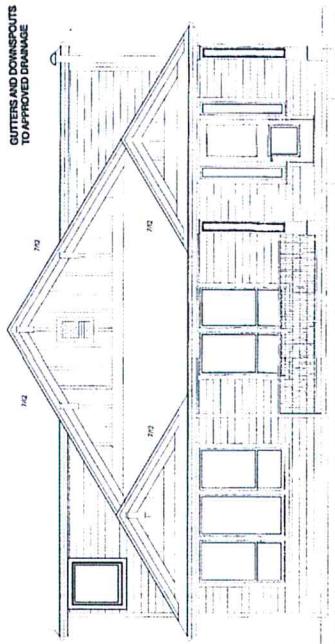
WISDOM OWL PLANS  
360.750.8911  
WISEOWLPLANS.COM



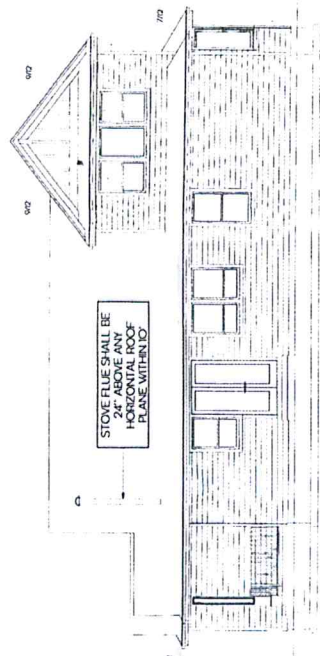
SCHWARZ RESIDENCE  
625 ASPEN AVE  
LA CENTER, WA 98629

MAN: 1714 SF  
SECOND: 645 SF  
TOTAL LIVING: 2359 SF  
POUCH: 180 SF

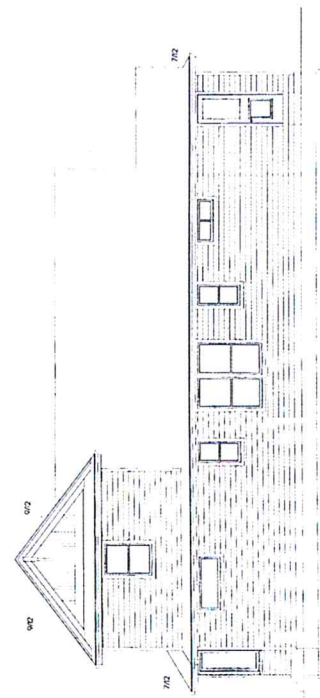
PAGE 1



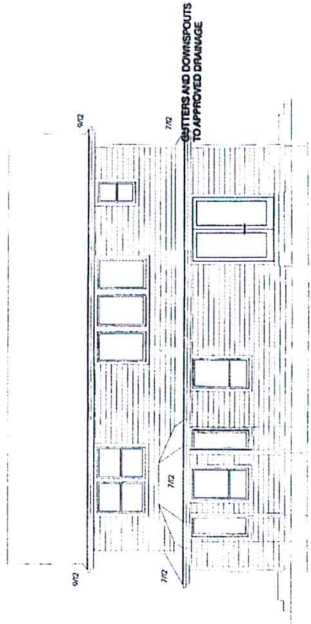
FRONT ELEVATION  
SCALE 3/8"=1'



RIGHT ELEVATION  
SCALE 3/8"=1'



LEFT ELEVATION  
SCALE 3/8"=1'



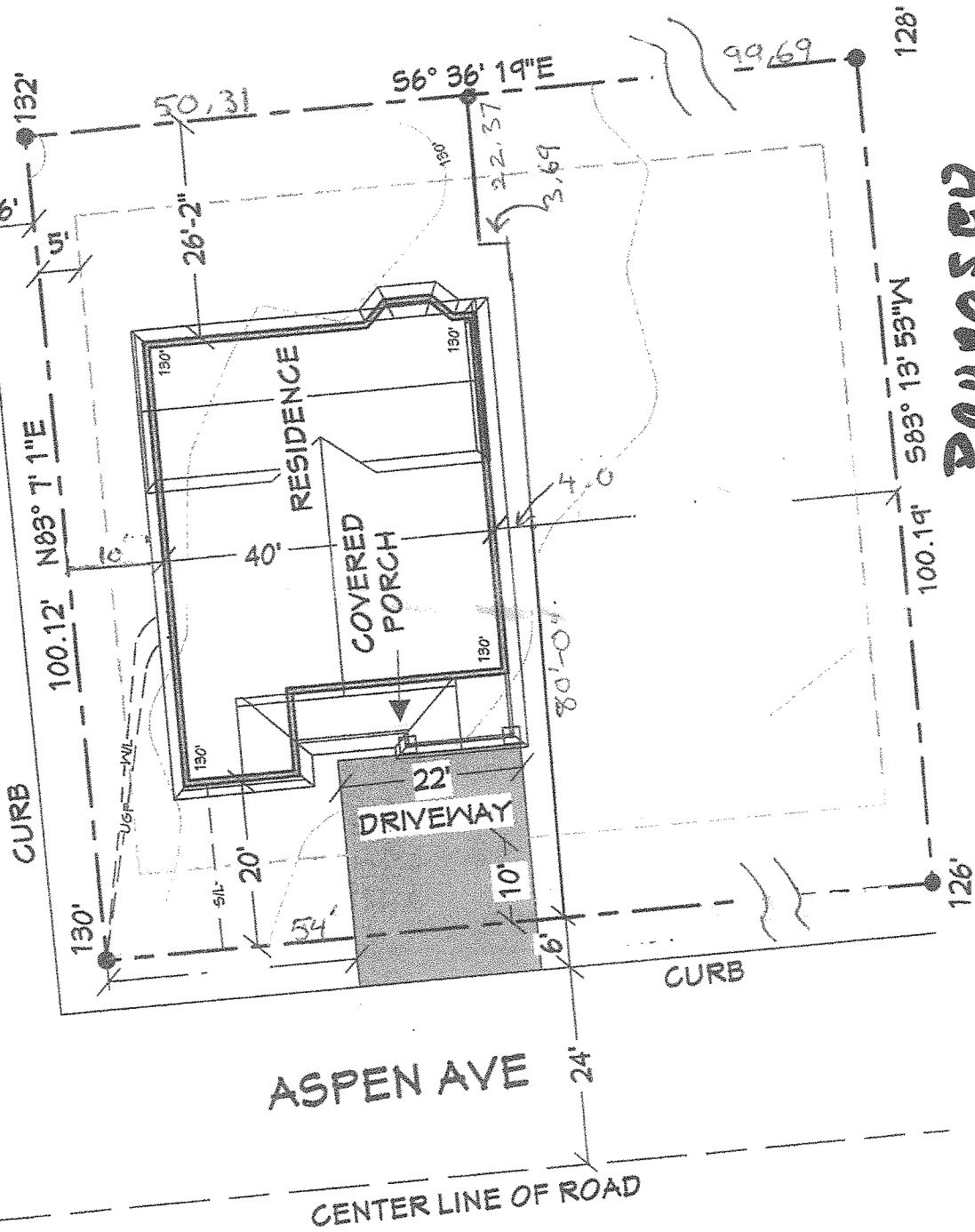
REAR ELEVATION  
SCALE 3/8"=1'

APPROVED  
MAY 23 2018  
City of Snohomish Building Department

FILE COPY

CENTER LINE OF ROAD

NE TTH ST



**PROPOSED**  
**SCHWARZ SITE PLAN**

625 ASPEN AVE  
 LA CENTER WA

CREATED: 02/22/17

DESIGN CRITERIA	
FLOOR LOADS	40 PSF
ROOF-FRAME LOADS	20 PSF
CEILING-FRAME LOADS	5 PSF
WIND SPEED	130 MPH

NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL WALLS ARE 8" THICK UNLESS NOTED OTHERWISE.  
 3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.  
 4. ALL WINDOWS ARE 60" HIGH UNLESS NOTED OTHERWISE.  
 5. ALL FLOORS ARE 4" THICK UNLESS NOTED OTHERWISE.  
 6. ALL CEILINGS ARE 8' HIGH UNLESS NOTED OTHERWISE.  
 7. ALL ROOFS ARE 12/12 PITCH UNLESS NOTED OTHERWISE.  
 8. ALL EXTERIOR WALLS ARE 8" THICK UNLESS NOTED OTHERWISE.  
 9. ALL EXTERIOR DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.  
 10. ALL EXTERIOR WINDOWS ARE 60" HIGH UNLESS NOTED OTHERWISE.  
 11. ALL INTERIOR WALLS ARE 5/8" THICK UNLESS NOTED OTHERWISE.  
 12. ALL INTERIOR DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.  
 13. ALL INTERIOR WINDOWS ARE 60" HIGH UNLESS NOTED OTHERWISE.  
 14. ALL STAIRS ARE 36" WIDE UNLESS NOTED OTHERWISE.  
 15. ALL STAIRS ARE 12" HIGH UNLESS NOTED OTHERWISE.  
 16. ALL STAIRS ARE 10" DEEP UNLESS NOTED OTHERWISE.  
 17. ALL STAIRS ARE 12" WIDE UNLESS NOTED OTHERWISE.  
 18. ALL STAIRS ARE 10" HIGH UNLESS NOTED OTHERWISE.  
 19. ALL STAIRS ARE 12" DEEP UNLESS NOTED OTHERWISE.  
 20. ALL STAIRS ARE 10" WIDE UNLESS NOTED OTHERWISE.

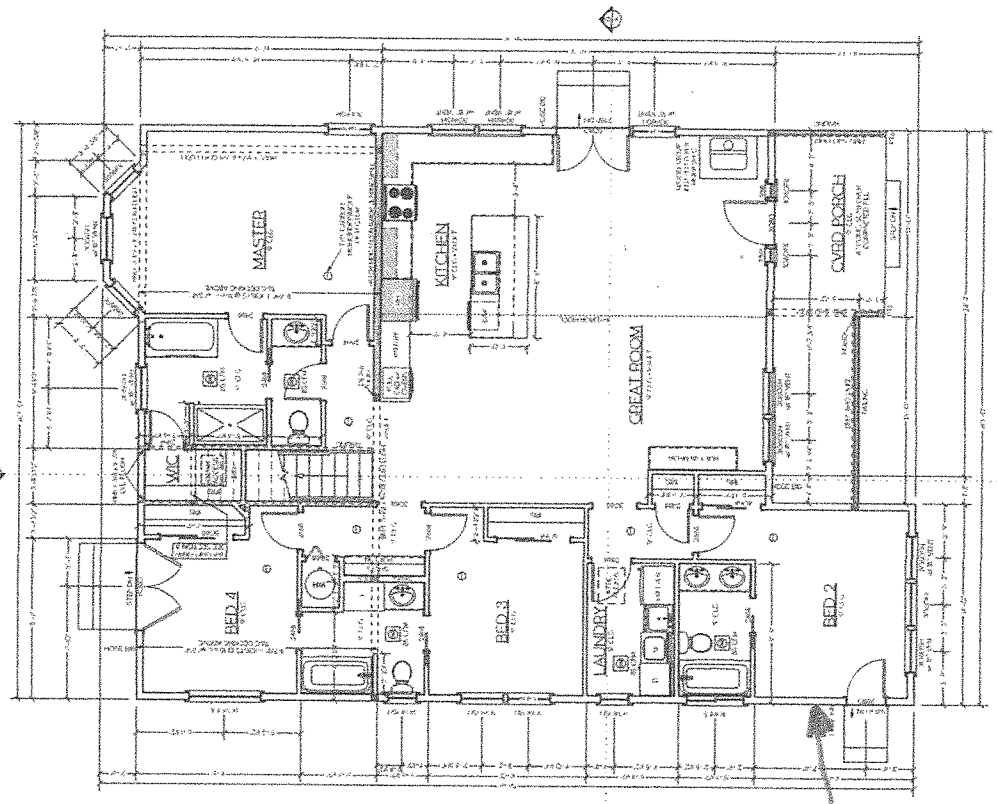
WISE OWL PLANS  
 WISEOWPLANS.COM  
 360.750.8911



SCHWARZ RESIDENCE  
 625 ASPEN AVE  
 LA CENTER, WA 98022

3  
 PAGE

MAN	194.5'
HEAD	145.9'
TOTAL LIVING	259.2'
PORCH	90.2'



MAIN FLOOR  
 SCALE: 1/8" = 1'-0"  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 UNLESS NOTED OTHERWISE

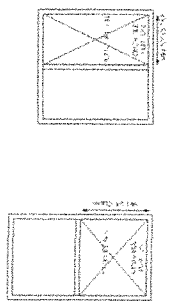
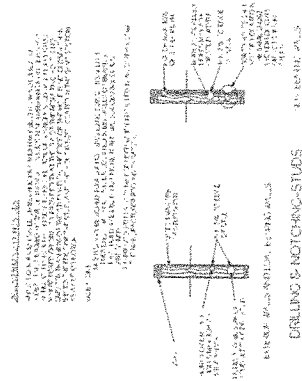
WIND RESISTANCE

WIND SPEED (MPH)	WIND RESISTANCE (PSF)
15	10
20	15
25	20
30	25
35	30
40	35
45	40
50	45
55	50
60	55
65	60
70	65
75	70
80	75
85	80
90	85
95	90
100	95
105	100
110	105
115	110
120	115
125	120
130	125
135	130
140	135
145	140
150	145
155	150
160	155
165	160
170	165
175	170
180	175
185	180
190	185
195	190
200	195

WIND LOADS

WIND SPEED (MPH)	WIND LOAD (PSF)
15	10
20	15
25	20
30	25
35	30
40	35
45	40
50	45
55	50
60	55
65	60
70	65
75	70
80	75
85	80
90	85
95	90
100	95
105	100
110	105
115	110
120	115
125	120
130	125
135	130
140	135
145	140
150	145
155	150
160	155
165	160
170	165
175	170
180	175
185	180
190	185
195	190
200	195

Propose Bed  
 and Breakfast  
 Room

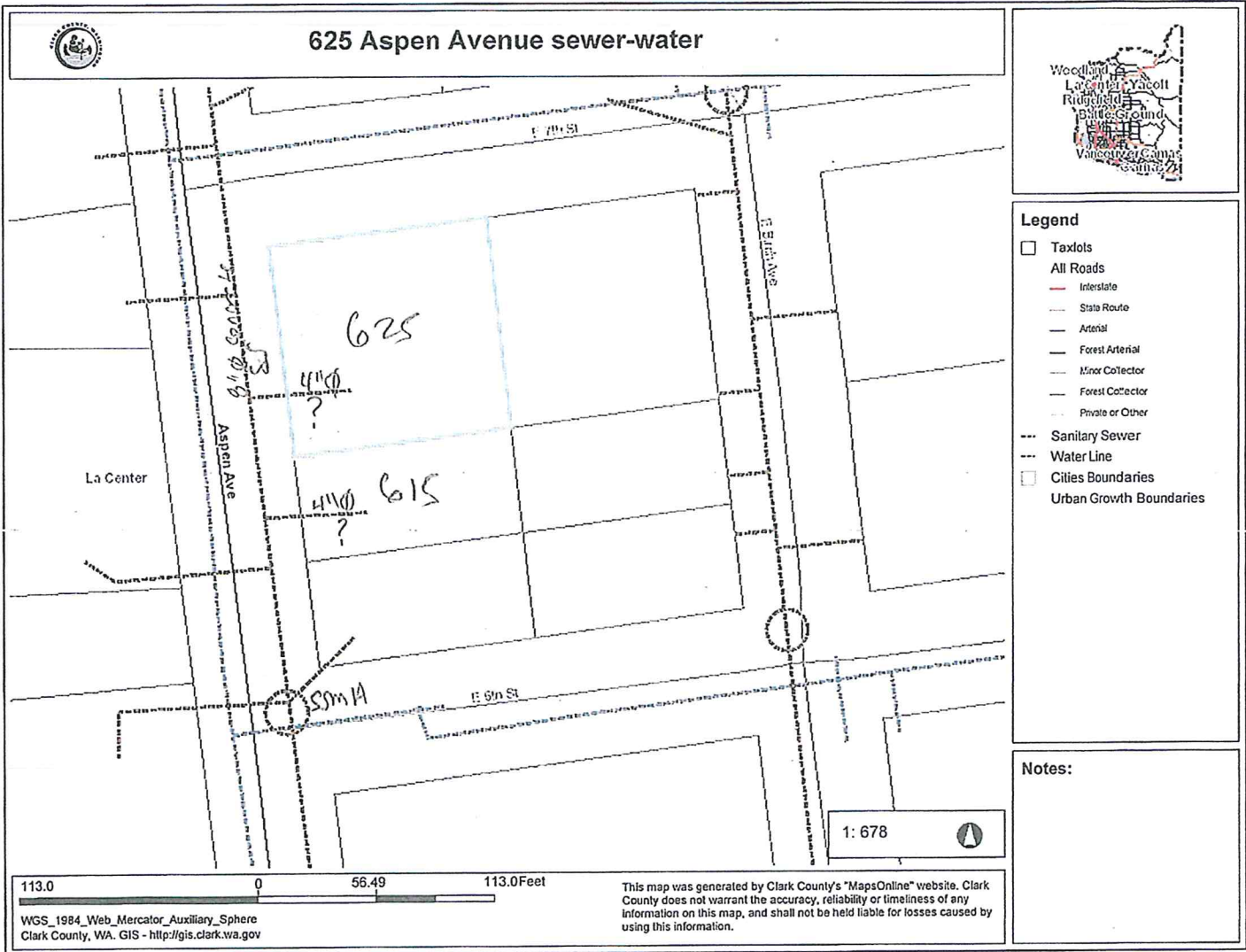


FORESS WINDOWS  
 1. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.  
 2. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.  
 3. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.  
 4. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.  
 5. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.  
 6. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.  
 7. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.  
 8. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.  
 9. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.  
 10. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.

KEY NOTES

1. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.
2. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.
3. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.
4. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.
5. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.
6. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.
7. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.
8. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.
9. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.
10. WINDOW AREA 2000-41. 6. 4. 0. 0. 5.

# 4  
 Print





N.E. 7th ST.

PROPOSED BOUNDARY  
ADJUSTMENT



N.E. ASPEN AVE.

N.E. 7th ST.

EXISTING BOUNDARIES



N.E. ASPEN AVE.



# TAB 5

**Brenda Schwarz**  
**PO Box 284**  
**LaCenter, WA 98629**

ER

June 6, 2019

City of LaCenter  
305 NW Pacific Highway  
LaCenter, WA 98629

I am the owner of 615 and 625 Aspen Avenue in LaCenter, parcel numbers 63760000 and 63750000 respectively. This letter authorizes Roy Heikkala, Colf Construction to be the Applicant for any or all permits for the placement of a residence on 625 Aspen Avenue LaCenter, WA and to include 615 Aspen Avenue in this effort to obtain a Boundary Line Adjustment between the lots. He is also authorized to propose any easement necessary to accomplish the construction of the residence

Sincerely,



Brenda Schwarz

# TAB 6

747871 - \$10.00 - Clark County Title Company - Kristi Hilbert - 06/21/2016

When recorded return to:

Brenda L. Schwarz-Lester  
PO Box 284  
La Center, WA 98629

5295563 D 06/21/2016 10:39 AM  
Total Pages: 2 Rec Fee: \$74.00  
CLARK COUNTY TITLE COMPANY  
SIMPLIFILE LC E-RECORDING  
eRecorded in Clark County, WA

**QUIT CLAIM DEED**

CL4113

**THE GRANTOR(S)**

**Jerry B. Lester, husband of Brenda L. Schwarz-Lester**

for and in consideration of

**WAC# 458-61A-203 to create separate property**

in hand paid, conveys, and quitclaims to

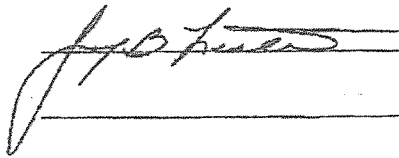
**Brenda L. Schwarz-Lester, a married woman as her sole and separate property**

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:

**LOT'S 1 AND 2, BLOCK 3 OF BREZEE'S ADDITION TO LACENTER, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 22, RECORDS OF CLARK COUNTY, WASHINGTON.**

Tax Parcel Number(s): 063750-000

Dated: June 17, 2016

  
\_\_\_\_\_  
\_\_\_\_\_

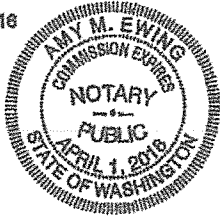
STATE OF WASHINGTON

ss.

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Jerry B. Lester, husband of Brenda L. Schwarz-Lester is the person(s) who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/17/2016

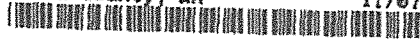


*Amy M Ewing*  
 Christy Evans *Amy M Ewing*  
 Notary Public in and for the State of Washington  
 Residing at Vancouver  
 My appointment expires: ~~3/20/2018~~  
*April 01 2018*

615 History

4393195 D

RecFee - \$41.00 Pages: 2 - BRENDA SCHWARZ-LESTER  
Clark County, WA 11/07/2007 04:53



AFTER RECORDING MAIL TO:

Name: Jerry Lester & Brenda L Schwarz-Lester  
Address: PO Box 284 La Center WA 98629  
City, State, Zip: La Center, WA , 98629

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951

Affid. # 6018281 Date 11-7-07  
EXEMPT  
For Details of tax paid see

Affid. # \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer

Filed for Record at Request of: Grantee

By \_\_\_\_\_ Deputy

QUIT CLAIM DEED

IN WITNESS WHEREOF, Brenda L Schwarz-Lester, granddaughter and the Successor Trustee of the Velda V. Sheldon Living Trust, pursuant to the terms of said Trust,, married, of La Center Wa 98629, (the "Grantor"), for and in consideration of \$0.00 and other good and valuable consideration. conveys and quit claims to Brenda L Schwarz-Lester,

\_\_\_\_\_ of La Center Wa 98629, and spouse, Jerry B Lester, of PO Box 284 La Center WA 98629, (collectively the "Grantee"), the following described real estate, situated in the county of Clark, State of Washington, together with all after acquired title of the Grantor therein:

615 E Aspen Ave La Center 98629 Brazees add to La Center lot 3 blk 3 Block A page 20  
NE 1/4 S03 T4N, R1E.

And the said Grantor, does attest for the Grantee and the Grantee's heirs and assigns, that at and until the ensealing of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has good right to quit claim the same in the manner and forms above written.

Assessor's Property Tax Parcel/Account Number: 063760-000

Dated: 7th day of November, 2007

*Brenda L Schwarz-Lester*

Brenda L Schwarz-Lester, granddaughter and the  
Successor Trustee of the Velda V. Sheldon  
Living Trust, pursuant to the terms of said Trust.

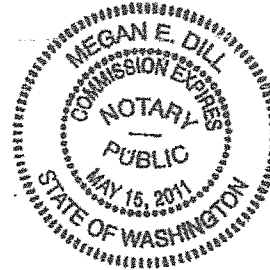
**Grantor Acknowledgment**

STATE OF WASHINGTON )  
COUNTY OF Clark ) ss.  
)

I certify that I know or have satisfactory evidence that Brenda L Schwarz-Lester, granddaughter and the Successor Trustee of the Velda V. Sheldon Living Trust, pursuant to the terms of said Trust, is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: November 7, 2007  
*Megan E. Dill*  
Notary Public in and for the State of Washington

My appointment expires: May 15, 2011



**TAB 7**



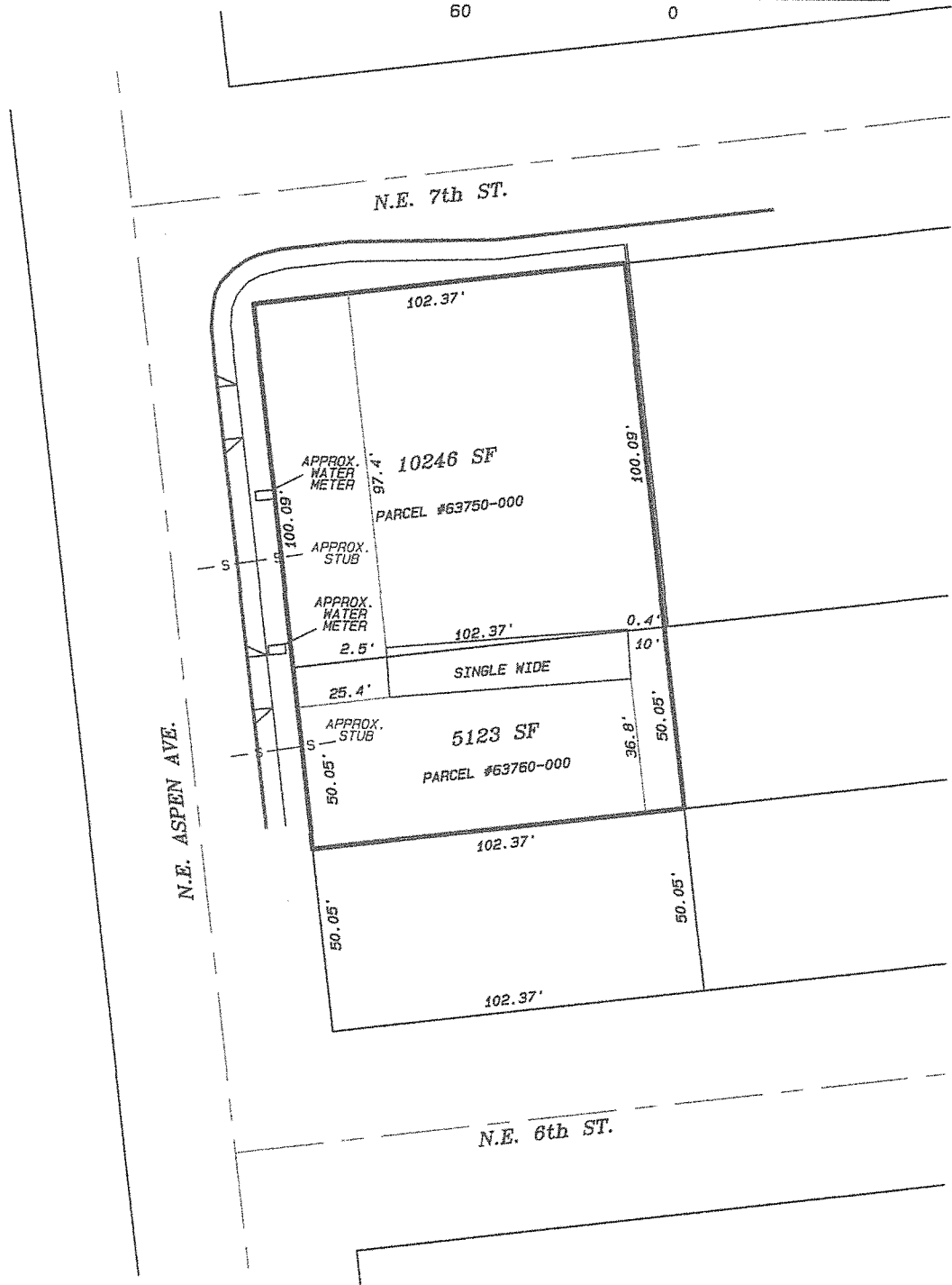
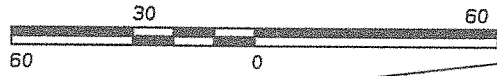
EXISTING CONDITIONS

OWNER:  
BRENDA SCHWARZ  
PO BOX 284  
LA CENTER WA, 98629

CONTACT/APPLICANT:  
ROY HEIKKALA  
P.O. BOX 1434  
VANCOUVER, WA, 98668



SCALE: 1"=30'



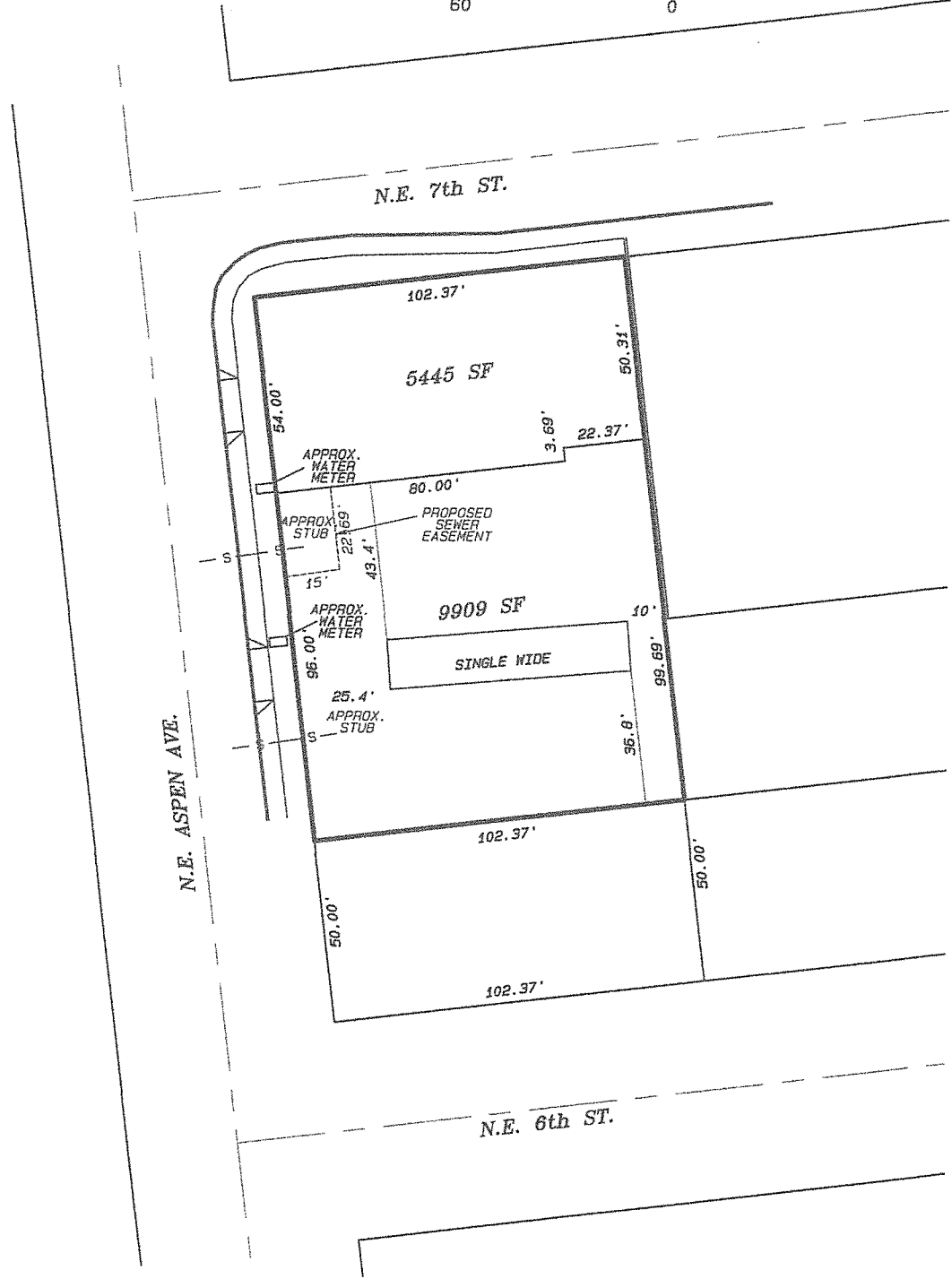
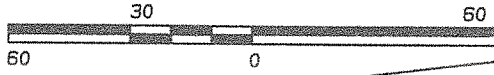
PROPOSED PLAN

OWNER:  
BRENDA SCHWARZ  
PO BOX 284  
LA CENTER WA, 98629

CONTACT/APPLICANT:  
ROY HEIKKALA  
P.O. BOX 1434  
VANCOUVER, WA, 98668



SCALE: 1"=30'



**TAB 8**



Roy Heikkala &lt;royheikkala@gmail.com&gt;

---

**Schwarz Pre-App Waiver**

2 messages

**Roy Heikkala** <royheikkala@gmail.com>

Mon, Jun 17, 2019 at 9:46 AM

To: "Eric Eiseman (e.eisemann@e2landuse.com)" &lt;e.eisemann@e2landuse.com&gt;

Cc: Brenda Schwarz &lt;bislester@gmail.com&gt;, makenna &lt;makenna.clark7@gmail.com&gt;, Naomi Hansen &lt;nhansen@ci.lacenter.wa.us&gt;

Eric

Have you come to a decision on granting a Pre-App Waiver on the Schwarz Project?

Roy

---

**Eric Eisemann** <e.eisemann@e2landuse.com>

Mon, Jun 17, 2019 at 4:47 PM

To: Roy Heikkala &lt;royheikkala@gmail.com&gt;

Cc: Sarah Dollar &lt;sdollar@ci.lacenter.wa.us&gt;, Jeff Swanson &lt;jswanson@ci.lacenter.wa.us&gt;

Hello Roy,

I spoke with Jeff Swanson and we agreed to waive the pre-application conference for the Schwartz Bed and Breakfast.

I look forward to reviewing your technically complete application for boundary line adjustment (LCMC 18.220) and site plan (LCMC 18.215)

Sincerely,

Eric

E<sup>2</sup> Land Use Planning LLC215 W 4<sup>th</sup> St., # 201

Vancouver, WA 98660

360.750.0038

[e.eisemann@e2landuse.com](mailto:e.eisemann@e2landuse.com)[www.e2landuse.com](http://www.e2landuse.com)

[Quoted text hidden]

**TAB 9**

# Schwarz Type III Conditional Use Permit

## Approval Criteria

### Proposal

The owner, Brenda Schwarz-Lester would like to obtain a Type III Conditional Use Permit and Boundary Line Adjustment on 615 and 625 Aspen Ave LaCenter, WA. The applicant also proposed to construct single family home with a Bed and Breakfast business within that structure at 625 Aspen Ave. The attached building elevation and floor plan shows that Bedroom 2 is being proposed as the Bed and Breakfast unit. It has an exterior entrance near the driveway. This allows the renter to come and go without disruption to the home owner. The owner, if approved, will create a separate business entity for the B&B and apply for the appropriate City, County and State licenses to operate a Bed and Breakfast.

I have attached plans showing the existing boundaries and proposed boundaries. Also, I have attached a site plan for the house.

### Analysis

Criteria: The characteristics of the site are suitable to accommodate the proposed use

Answer: The site is relatively flat less than 5% slopes. The 615 parcel already has a residential structure on it. The 625 lot that we are proposing for the mixed use project already has a curb cut that will be used for the proposed project. Three sides of the project have existing residence.

Criteria: All required public facilities have adequate capacity to serve the proposed use.

Answer: The site is served by City sanitary sewer with stub outs to both lots (see map). Public water is provided by Clark Public Utilities (see map). The streets bordering the lot are fully improved with curbs and sidewalks. There are stormwater facilities along Aspen Avenue.

Criteria: The proposed use complies with the applicable requirements of the zone according to the LaCenter Municipal Code.

Answer: Both lots are zone C-1. The C-1 zoning allows for a Medium density mixed use structure, LCMC 18.150.020 through a Conditional Use Permit. The applicant's boundary Line Adjustment proposes to reduce the 625 Aspen lot to 5,445 sq ft. This is a density of 8 units per acre. The code allows for a structure height of up to 60. The proposed height of the proposed structure is 27 feet. The proposed structure meets the set back requirements of Chapter 18.245 LCMC for front yard (10'), side yard road frontage (10') side yard (4') and rear yard (10'). The minimum sized lot in a C-1 zone is 2,500 sq ft with a minimum 25' width and 100' depth. The proposed lot is 5,445 sq ft with a 50' width and 1102 feet depth.

Criteria: The establishment, maintenance or operation of the proposed use will not, under the circumstances of the particular case be significantly detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City.

The site is surrounded by residential on the north, south and west sides. A vacant commercial building is on the east side. The addition of one single family structure is in keeping with the existing character of the area. The owner is not proposing to have a business sign on the premises. The proposed Bed and Breakfast will not detract from this character. The proposal, if approved would create a Mixed Use project in the C-1 zone.

#### Conclusion

The issue in the Conditional Use is whether the proposed use meets the intent of the code to qualify as an approved Conditional Use for the C-1 zoning. We believe the proposal meets the requirements for a Medium Density Residential and Commercial Mixed Use project.

**TAB 10**






Owner Name	Mailing Address
ABRAMSON MAUREEN	700 ASPEN AVE, LA CENTER, WA, 98629
ADAMS CLAUDIA	19 NE 73RD AVE, PORTLAND, OR, 97213
ADAMS WAYNE & ADAMS VIOLET TRUSTEE	715 ASPEN AVE, LACENTER, WA, 98629
BARTON TRISTAN D & PERKINS TIFFANI A	602 ASPEN AVE, LA CENTER, WA, 98629
BETHJE KIMBERLY & BETHJE DAVID	605 E ASPEN AVE, LACENTER, WA, 98629
CARLSON KARLA	580 ASPEN AVE, LACENTER, WA, 98629
CATANIA ANTONIO MOIR & SMITH RHIANNON AUTUMN	630 ASPEN AVE, LACENTER, WA, 98629
CITY OF LACENTER	214 E 4TH ST, LACENTER, WA, 98629
COLE BRYON C ETAL	PO BOX 346, LA CENTER, WA, 98629
COLE DONALD T & COLE KATHLEEN N	710 ASPEN AVE, LACENTER, WA, 98629
DAVIS RICHARD & DAVIS VICKIE	1017 W 8TH CIR, LACENTER, WA, 98629
DAVIS RICK V JR & DAVIS VICKIE L	1017 W 8TH CIR, LACENTER, WA, 98629
EVANG FREE CHURCH LACENTER	111 E 5TH ST, LA CENTER, WA, 98629
FOWLER ANDREW J	725 ASPEN AVE, LA CENTER, WA, 98629
HINDS LIANA A	625 E BIRCH AVE, La Center, WA, 98629
HOUSER BETH	4115 NE 259TH ST, RIDGEFIELD, WA, 98642
ISAAC JEFFREY	119 E 7TH ST, LA CENTER, WA, 98629
JOHNSON JOHN R & JOHNSON ALLYSON C	PO BOX 401, LACENTER, WA, 98629
KLINGENBERG NORMAN	PO BOX 41, LACENTER, WA, 98629
LA CENTER 7TH ST LLC	PO BOX 689, WOODLAND, WA, 98674
LESTER JERRY B & LESTER BRENDA L	PO BOX 284, LACENTER, WA, 98629
MCHUGH MATTHEW G & MCHUGH KIMBERLY	PO BOX 753, LACENTER, WA, 98629
MURPHY LIMITED PARTNERSHIP	PO BOX 1990, LACENTER, WA, 98629
SCHWARZ-LESTER BRENDA L	PO BOX 284, LA CENTER, WA, 98629
SIEGEL MARK W & SIEGEL DONNA	19719 NW KRIEGER RD, RIDGEFIELD, WA, 98642
SMITH EDWIN W	PO BOX 1399, OMAK, WA, 98841

**This document created by the Clark County, Washington Geographic Information System**

**Number of records** 26

**Number of Pages** 1

**Date Created** 6/6/19

**Employee Signature** 

**Employee Name** Bob Pool

PID(s): 63750000,63760000 , 300 Foot Buffer



Locator



**Legend**

- Subject Property
- Buffer Selection
- Parcels
- Water Body
- Incorporated
- Urban Growth Area
- Unincorporated



Scale: 1:2,350

GIS Order Number: 226754  
Printed: 6/6/2019  
Path: e:\usr\_proj\vsOrdID226754\_367\vs\_36603\MailingList\Facel.mxd

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.

ABRAMSON MAUREEN  
700 ASPEN AVE  
LA CENTER, WA 98629

DAVIS RICHARD & DAVIS VICKIE  
1017 W 8TH CIR  
LACENTER, WA 98629

LESTER JERRY B & LESTER BRENDA L  
PO BOX 284  
LACENTER, WA 98629

ADAMS CLAUDIA  
19 NE 73RD AVE  
PORTLAND, OR 97213

DAVIS RICK V JR & DAVIS VICKIE L  
1017 W 8TH CIR  
LACENTER, WA 98629

MCHUGH MATTHEW G & MCHUGH  
PO BOX 753  
LACENTER, WA 98629

ADAMS WAYNE & ADAMS VIOLET TRUSTEE  
715 ASPEN AVE  
LACENTER, WA 98629

EVANG FREE CHURCH LACENTER  
111 E 5TH ST  
LA CENTER, WA 98629

MURPHY LIMITED PARTNERSHIP  
PO BOX 1990  
LACENTER, WA 98629

BARTON TRISTAN D & PERKINS TIFFANI A  
602 ASPEN AVE  
LA CENTER, WA 98629

FOWLER ANDREW J  
725 ASPEN AVE  
LA CENTER, WA 98629

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