



CITY OF LA CENTER  
 214 E. 4<sup>TH</sup> STREET  
 La Center, Washington 98629

**NOTICE OF INTENT TO ANNEX**

**DECLARATION**

We, the undersigned, are owners of real property lying outside of the corporate limits of the City of La Center, Washington, but contiguous thereto and designated as part of the La Center Urban Growth Area. The following information shall accompany the Notice of Intent Annex Application Form: 1) A legal description, a map outlining the property (ies) proposed to be annexed; and 2) a Clark County GIS packet identifying all involved properties of the proposed annexation area.

We, the undersigned, attest that we are owners of not less than 10% of the assessed value of the proposed annexation territory according to the assessed valuation records compiled and maintained by the Clark County Department of Assessment. We do hereby declare our intention to circulate a petition for annexation to the City of La Center, Washington. It is acknowledged that this petition may consist of multiple documents filed separately.

**AUTHORIZATION**

Printed names and signatures of all persons having an interest in real property in the described area whose consent is required by virtue of such interest to authorize the filing of this notice are hereto identified:

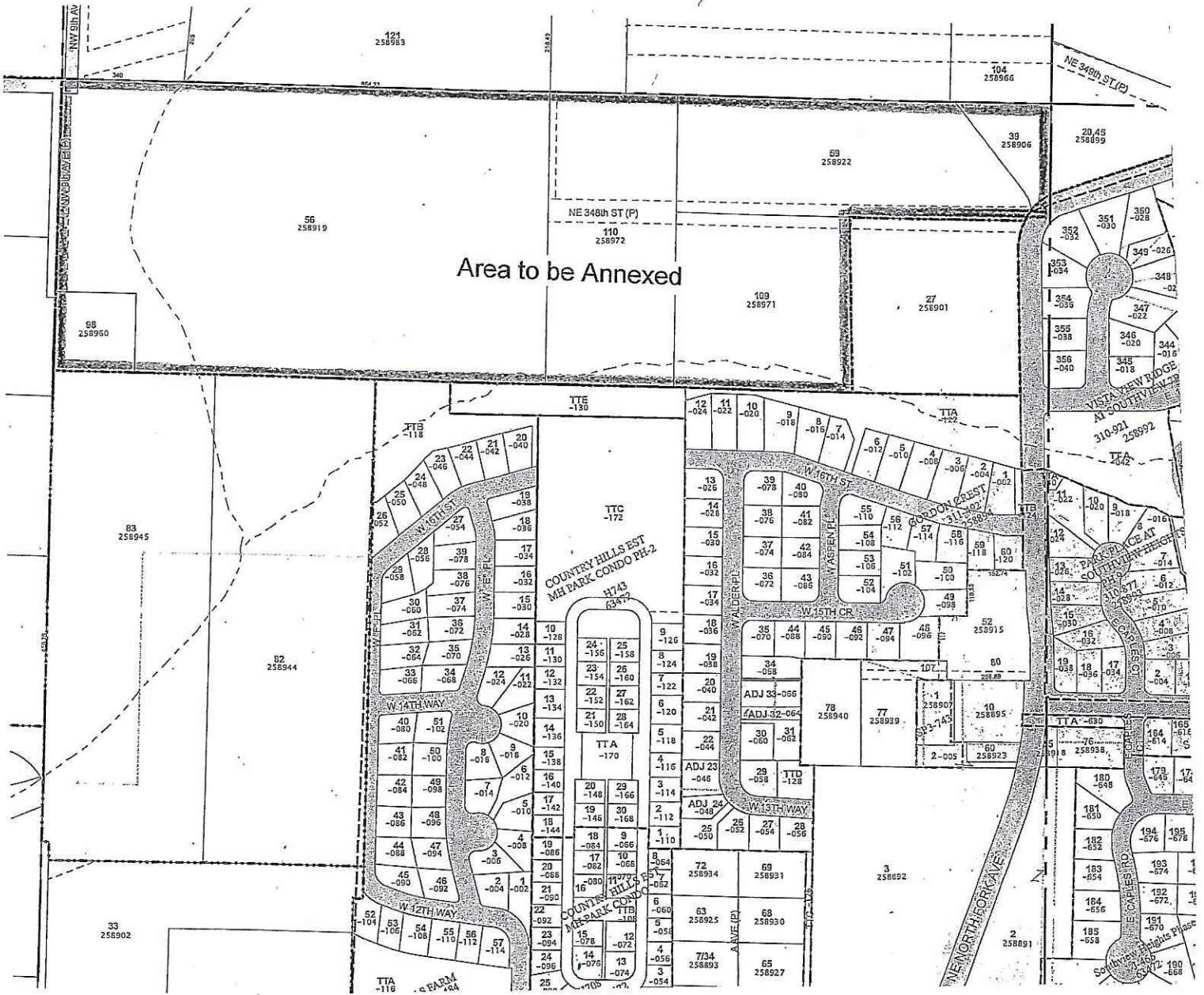
Name of Property Owner (Print Clearly)	Signature of Property Owner	Clark County Assessors Parcel Number	Date Signed
Roni & Mark Stephens		258906-000 & 258922-000	
Perry & Carleen Stephens		258919-000	3.15.17
Mary Rerick		258971-000 & 258972-000	
Laurence & Cheryl Boehm		258960-000	

Note: If additional space is needed, please obtain and use an additional "Notice of Intent" form.

## Legal Description for the Stephens-Rerick Annexation

The north 767.25 feet of the southwest quarter of Section 34,  
Township 5 North, Range 1 East, Willamette Meridian,  
County of Clark, State of Washington.

Except the south 460 feet of the east 475 feet thereof.



Map Outlining Properties Proposed to be Annexed

# DEVELOPER'S

# GIS

# PACKET

Produced By:  
Clark County Geographic Information System

For:  
Ed Greer  
(360) 904-4964

Subject Property Account Number(s):

258906000  
258919000  
258922000  
258960000  
258971000  
258972000

PDF # 174853

*Printed:* March 23, 2017

*Expires:* March 23, 2018



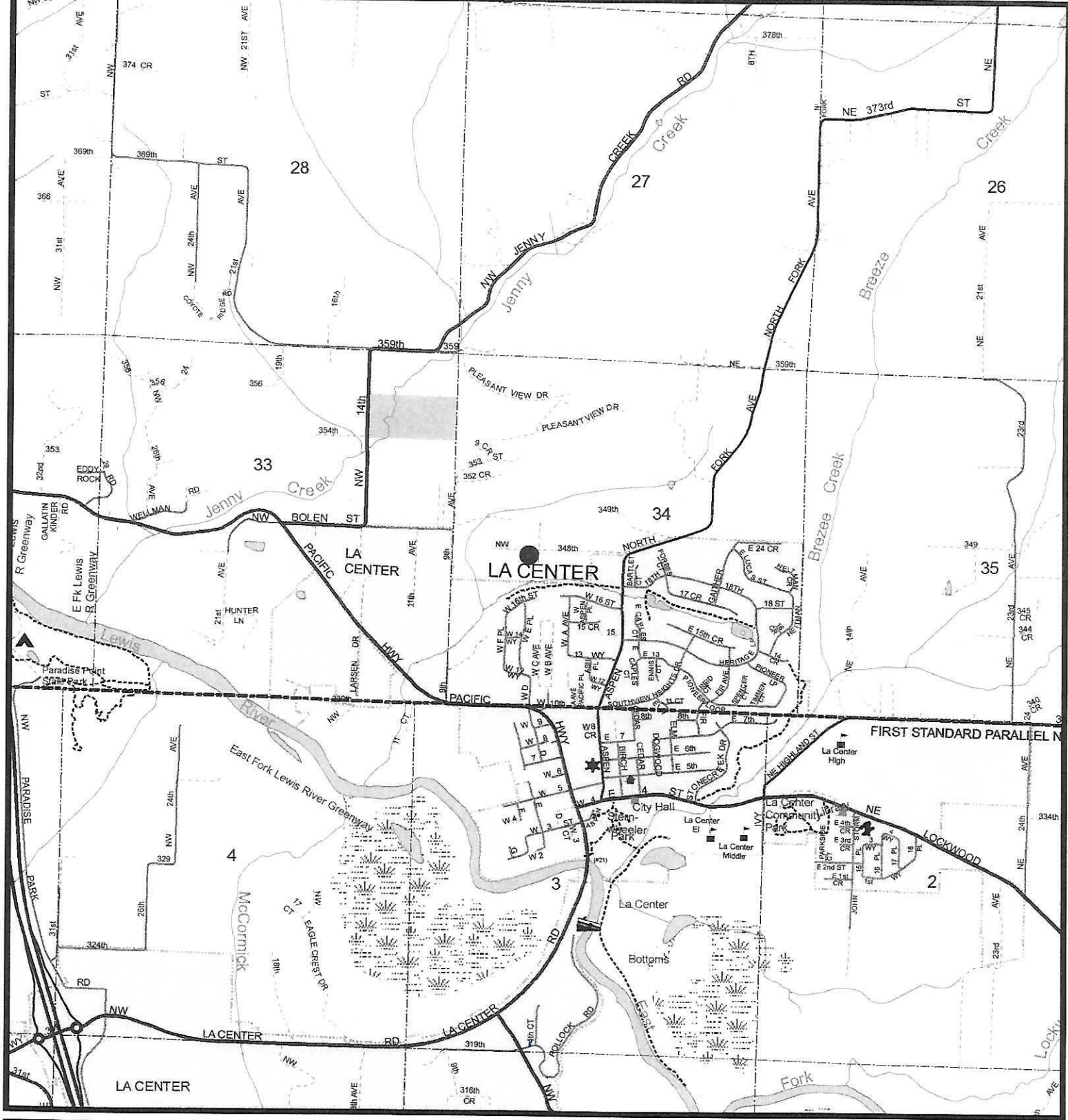
proud past. promising future

CLARK COUNTY  
WASHINGTON

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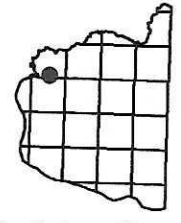
**General Location Map**

Account No: 258906000, 258919000, 258922000, 258960000  
 Owner: STEPHENS RONI A & STEPHENS MARK E  
 Address: 208 NW 348TH ST  
 C/SIZ: LA CENTER, WA 98629

Printed on: March 23, 2017

Geographic Information System  
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 0 0.1 0.2 0.3 0.4 0.5 Miles

● Subject Property Location



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

# Property Information Fact Sheet

## Mailing Information:

Account No.: 258906000, 258919000, 258922000, 258960000, 258971000, 258972000  
Owner: STEPHENS RONI A & STEPHENS MARK E  
Address: 208 NW 348TH ST  
C/S/Z: LA CENTER, WA 98629

**Assessed Parcel Size:** 41.36 Ac

**Property Type:** Multiple Property Types

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## PARCEL LOCATION FINDINGS:

**Quarter Section(s):** SW 1/4,S34,T5N,R1E  
**Municipal Jurisdiction:** ClarkCounty  
**Urban Growth Area:** LaCenter  
**Zoning:** R1-6, R1-7.5  
**Zoning Overlay:** UrbanHolding-10(UH-10)  
**Comprehensive Plan Designation:** UL  
**Columbia River Gorge NSA:** No Mapping Indicators

**Late-Comer Area:** No Mapping Indicators  
**Trans. Impact Fee Area:** Rural: Current,  
LaCenter UGA: End Date Dec. 31, 2016  
**Park Impact Fee District:** No Mapping Indicators  
**Neighborhood Association:** No Mapping Indicators  
**School District:** La Center  
**Elementary School:** La Center  
**Junior High School:** La Center  
**Senior High School:** La Center  
**Fire District:** Clark Co Fire  
**Sewer District:** Rural/Resource  
**Water District:** Clark Public Utilities  
**Wildland:** No Mapping Indicators  
**Historic Sites:** No Mapping Indicators

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## ENVIRONMENTAL CONSTRAINTS:

**Soil Type(s):** GeB, 15.4% of parcel  
HgD, 3.1%  
HoC, 60.6%  
HoD, 5.8%  
HoG, 15.0%

**Archeological Site Buffers:** Mapping Indicators Found

**Hydric Soils:** Non-Hydric, 100.0% of parcel  
**Flood Zone Designation:** Outside Flood Area  
**CARA:** Category 2 Recharge Areas  
**Liquefaction Susceptibility:** Very Low  
**NEHRP:** D, C

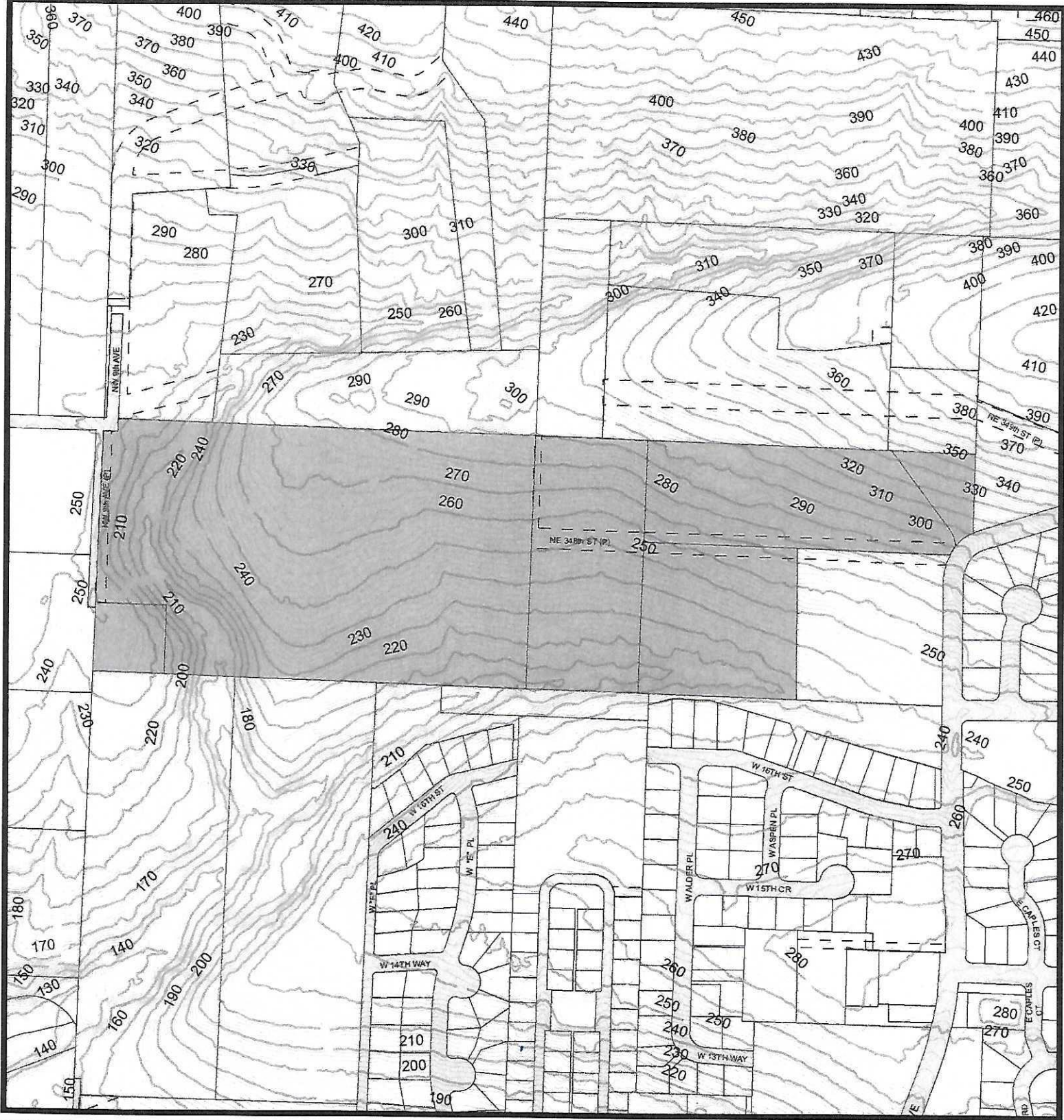
**Slope:** 0 - 5 percent, 4.2% of parcel  
10 - 15 percent, 43.2%  
15 - 25 percent, 25.9%  
25 - 40 percent, 7.6%  
40 - 100 percent, 1.2%  
5 - 10 percent, 17.9%

**Landslide Hazards:** Areas of Potential Instability,  
Slopes > 15%

**Slope Stability:** Severe Erosion Hazard Area  
**Priority Habitat and Species Areas:** Riparian Habitat Conservation Area  
**Priority Species Area Buffer:** No Mapping Indicators  
**Priority Habitat Area Buffer:** No Mapping Indicators  
**Archeological Predictive:** High, 6.1% of parcel  
Low, 2.1%  
Low-Moderate, 25.8%  
Moderate, 34.3%  
Moderate-High, 31.7%

### \*\*\*NOTE\*\*\*

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



Geographic Information System  
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 0 190 380 570 Feet

### Elevation Contours

Account No: 258906000, 258919000, 258922000, 258960000  
 Owner: STEPHENS RONI A & STEPHENS MARK E  
 Address: 208 NW 348TH ST  
 C/S/Z: LA CENTER, WA 98629

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

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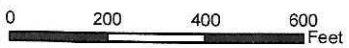
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### 2016 Aerial Photography

Account No: 258906000, 258919000, 258922000, 258960000

Owner: STEPHENS RONI A & STEPHENS MARK E

Address: 208 NW 348TH ST

C/S/Z: LA CENTER, WA 98629

Proposed Development Area

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

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### 2016 Aerial Photography with Contours

Account No: 258906000, 258919000, 258922000, 258960000  
 Owner: STEPHENS RONI A & STEPHENS MARK E  
 Address: 208 NW 348TH ST  
 C/S/Z: LA CENTER, WA 98629

 Proposed Development Area  
 2' Elevation Contours

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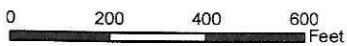
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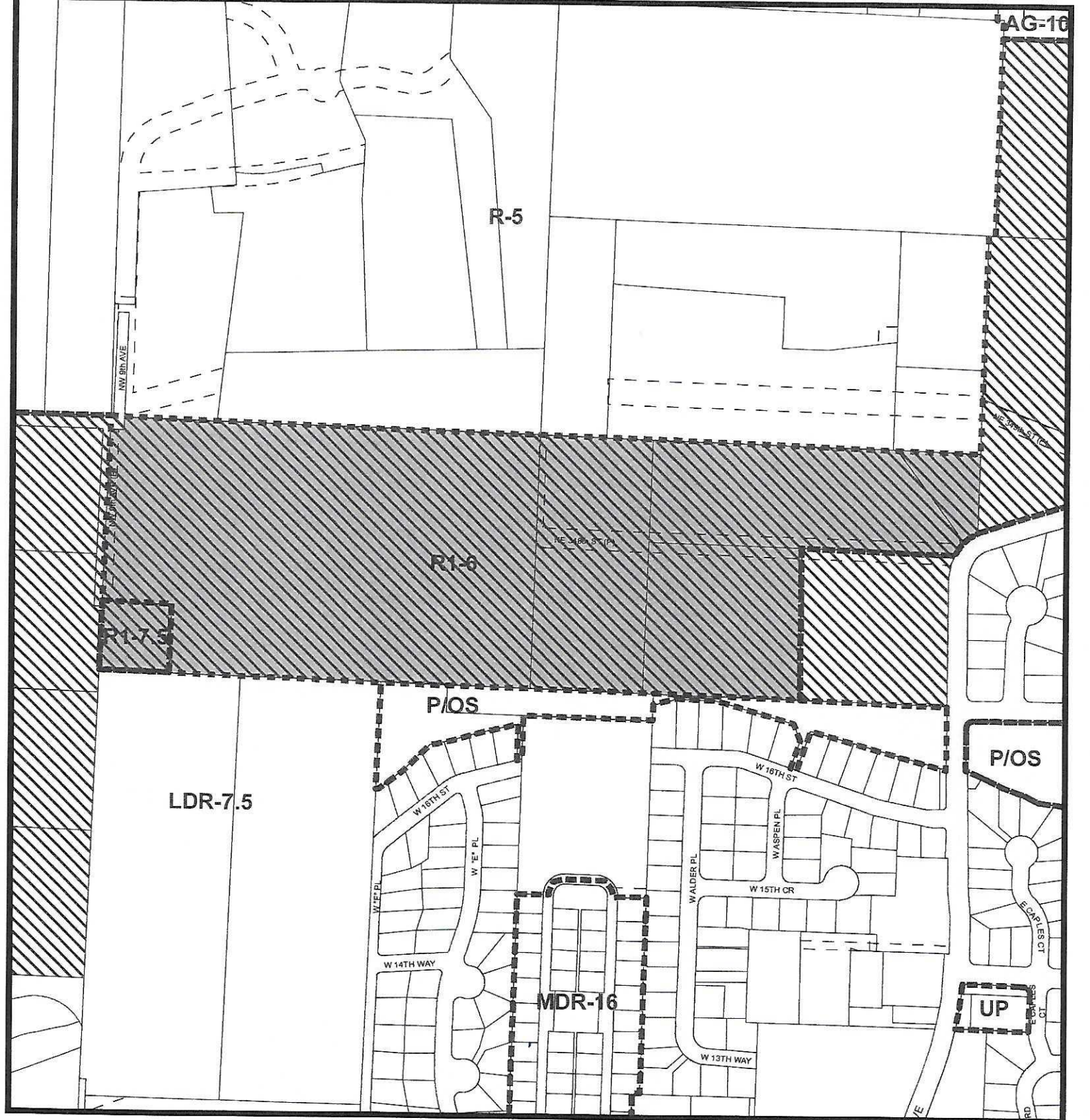
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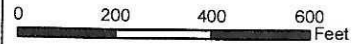
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### Zoning Designation

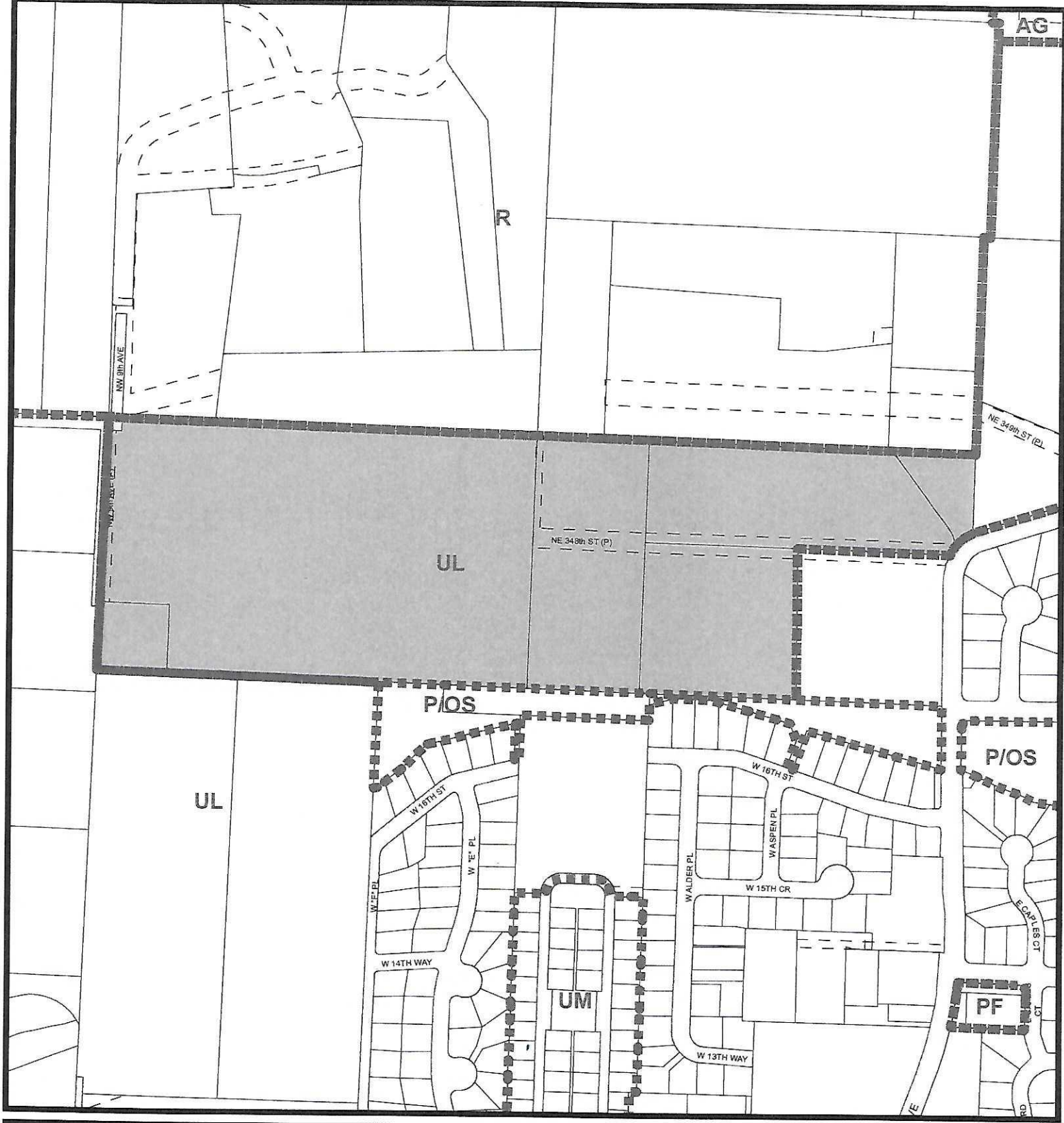
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 Owner: STEPHENS RONI A & STEPHENS MARK E  
 Address: 208 NW 348TH ST  
 C/S/Z: LA CENTER, WA 98629

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

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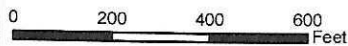
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### Comprehensive Plan Designation

Account No: 258906000, 258919000, 258922000, 258960000

Owner: STEPHENS RONI A & STEPHENS MARK E

Address: 208 NW 348TH ST

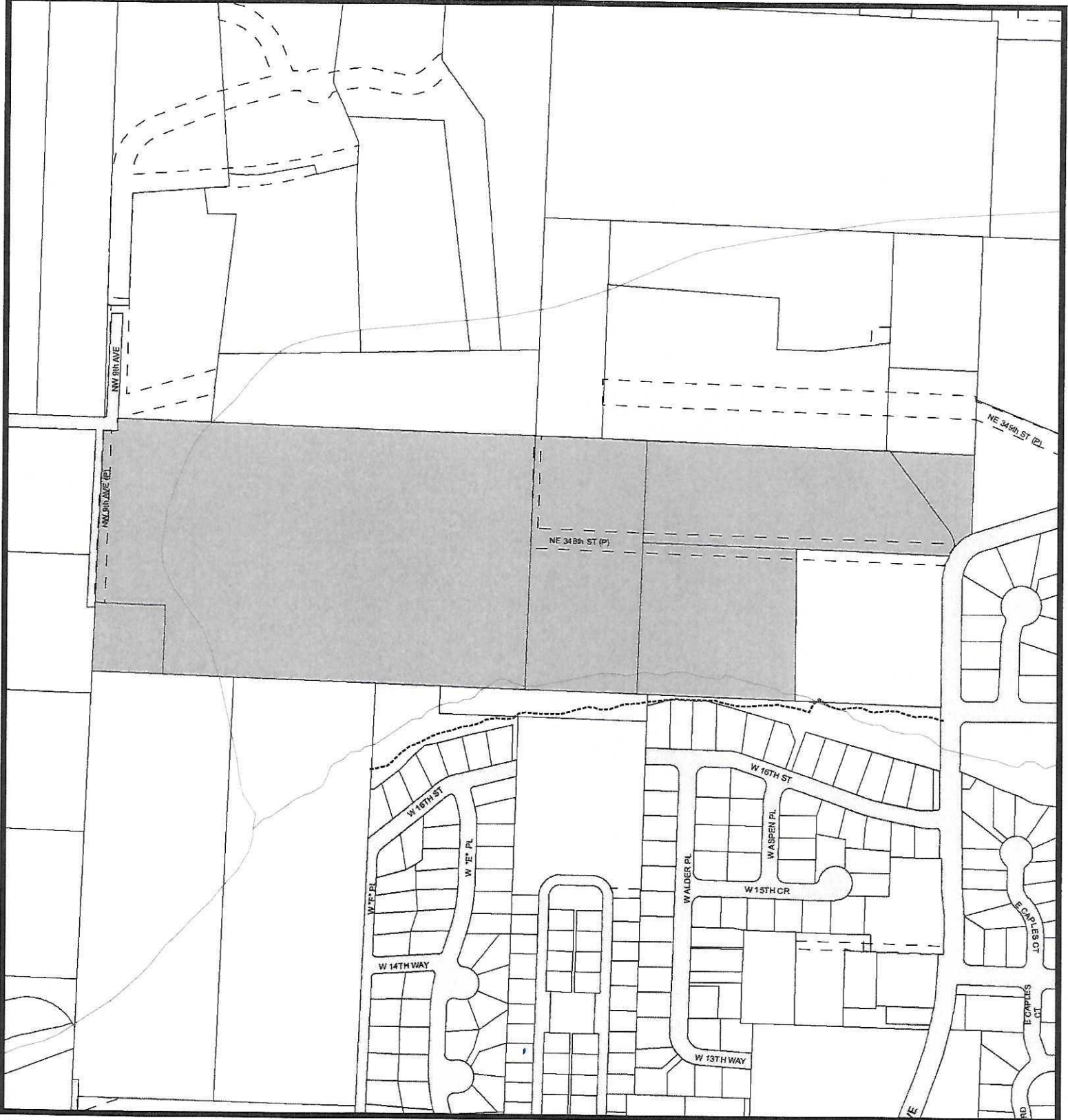
C/S/Z: LA CENTER, WA 98629

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

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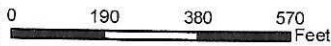
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### Arterials C-Tran Routes Parks & Trails

Account No: 258906000, 258919000, 258922000, 258960000

Owner: STEPHENS RONI A & STEPHENS MARK E

Address: 208 NW 348TH ST

C/S/Z: LA CENTER, WA 98629

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

Printed on: March 23, 2017

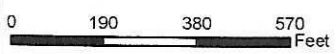
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### Water Sewer and Storm Systems

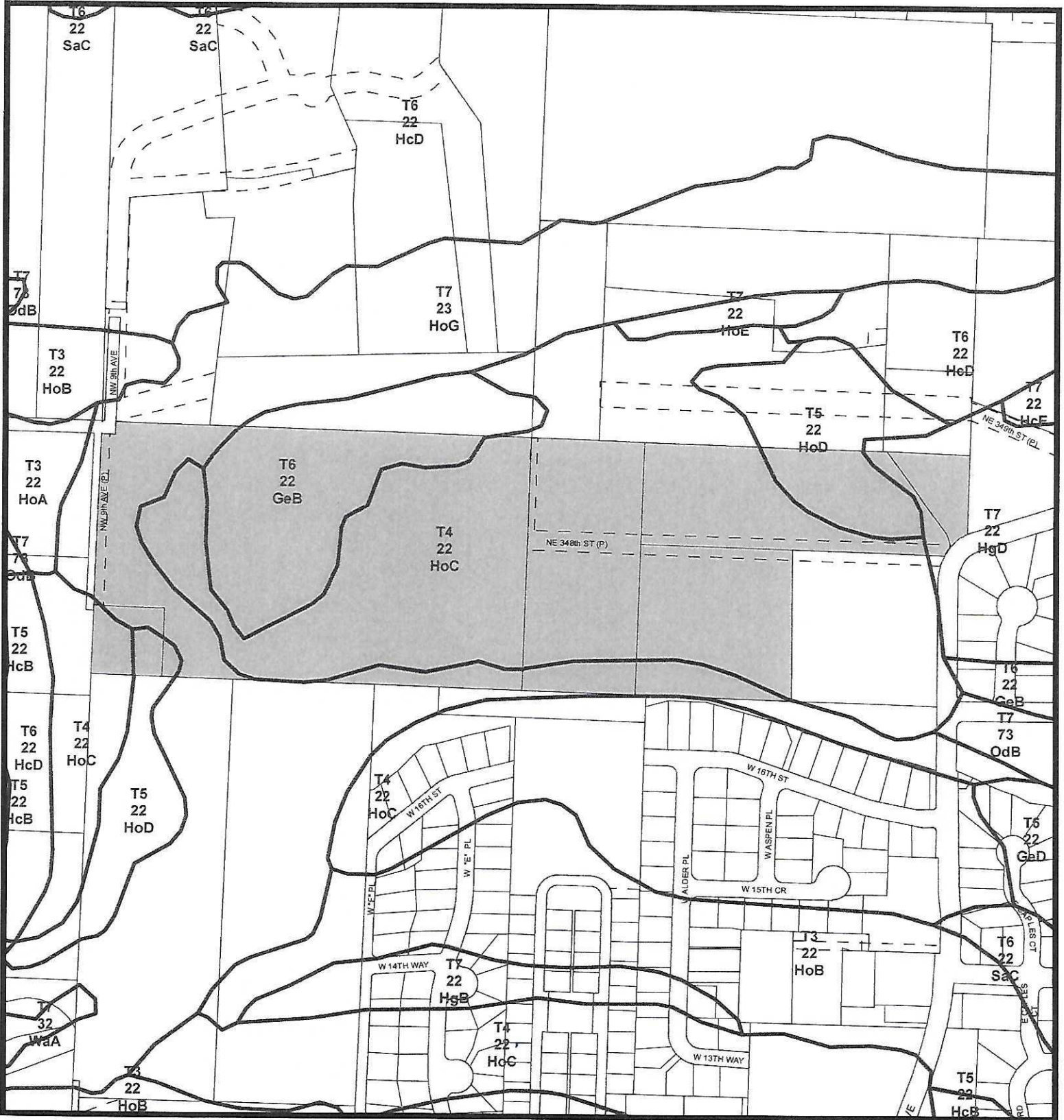
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 Owner: STEPHENS RONI A & STEPHENS MARK E  
 Address: 208 NW 348TH ST  
 C/S/Z: LA CENTER, WA 98629

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

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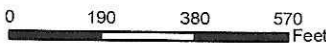
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### Soil Types

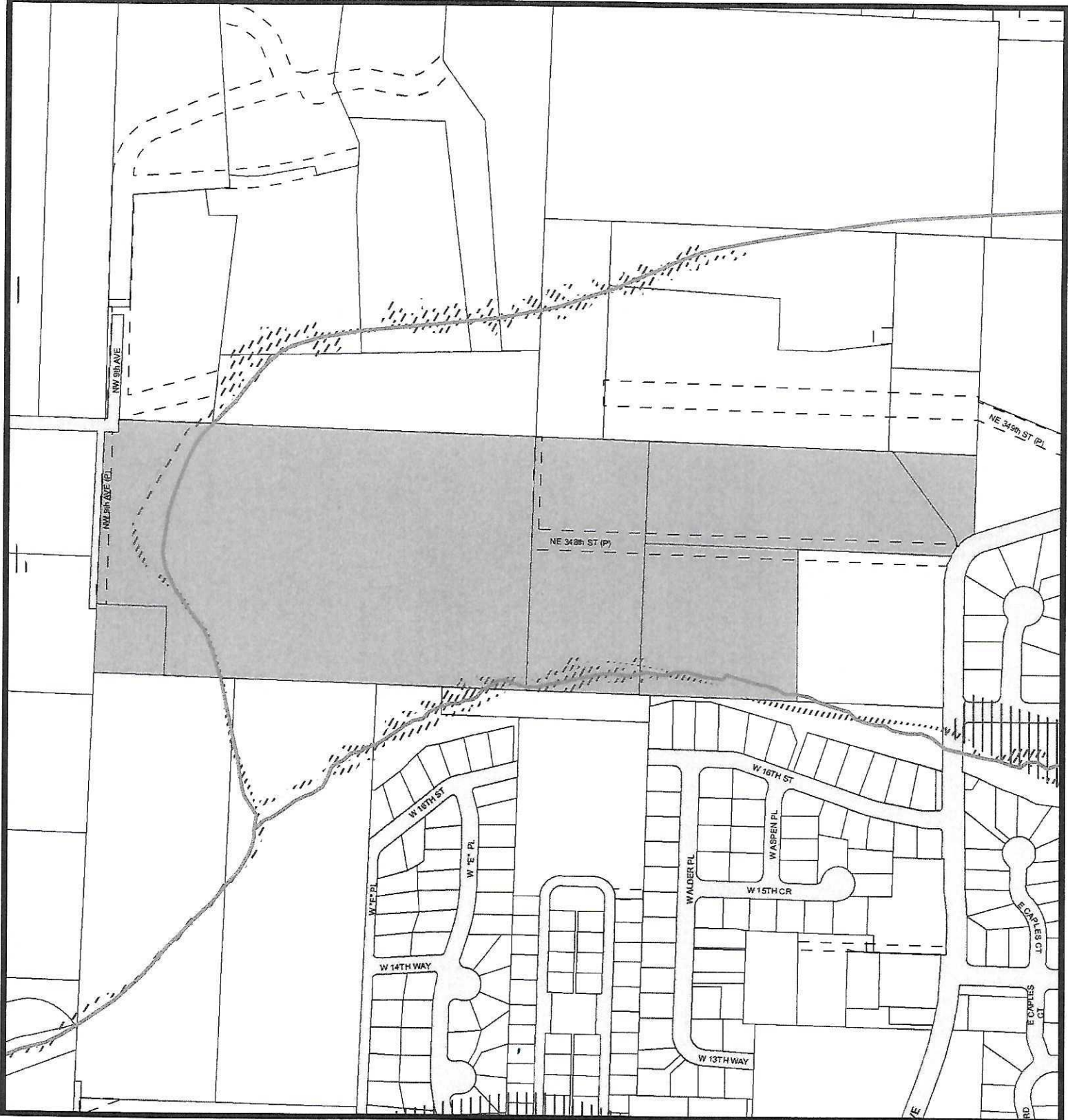
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 Owner: STEPHENS RONI A & STEPHENS MARK E  
 Address: 208 NW 348TH ST  
 C/S/Z: LA CENTER, WA 98629

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

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### Environmental Constraints I

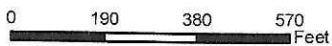
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 Owner: STEPHENS RONI A & STEPHENS MARK E  
 Address: 208 NW 348TH ST  
 C/S/Z: LA CENTER, WA 98629

Printed on: March 23, 2017



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

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

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

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

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

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

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

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

[http://www.clark.wa.gov/planning/land\\_use/shoreline.html](http://www.clark.wa.gov/planning/land_use/shoreline.html)

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

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

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

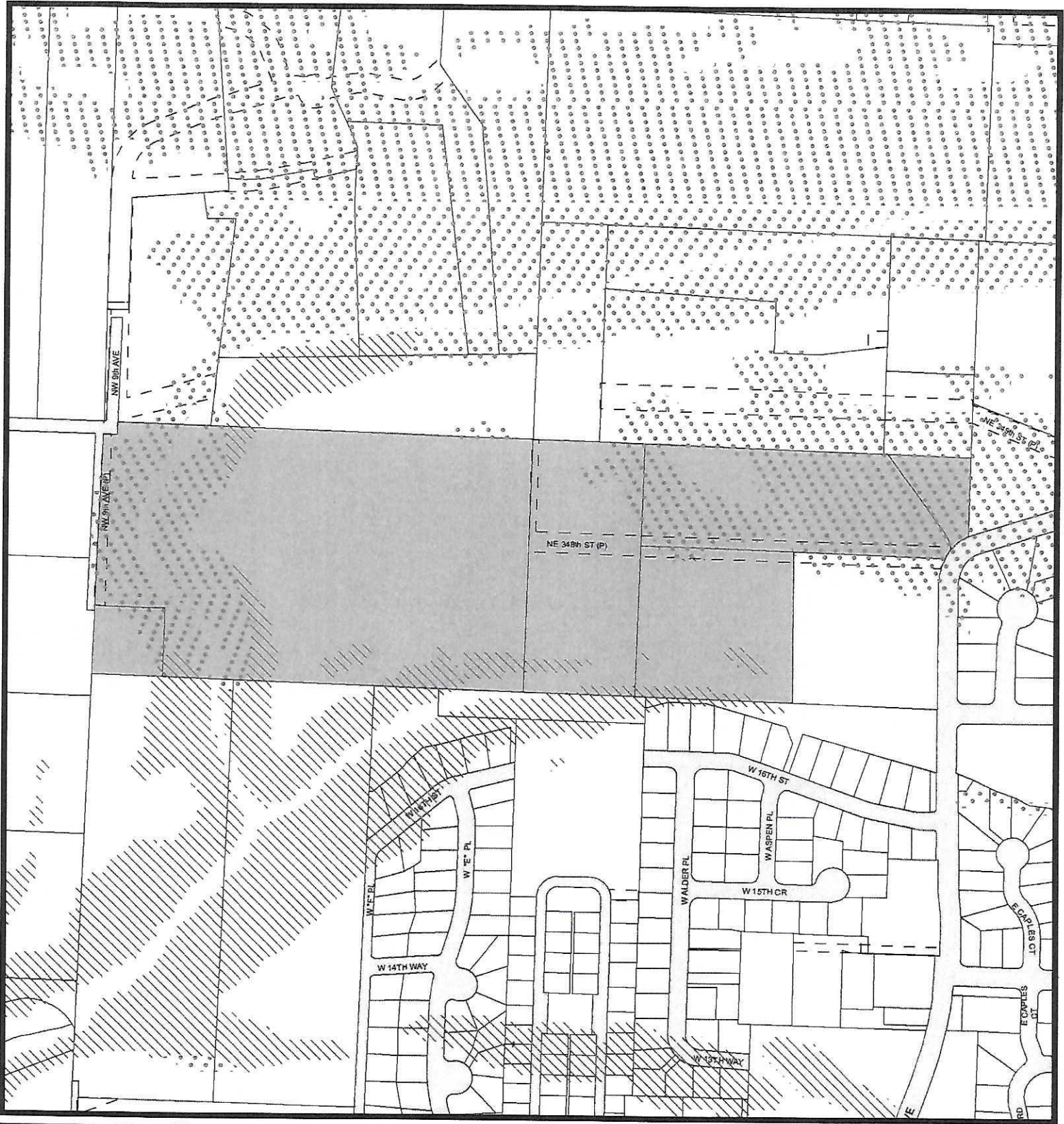
**Other jurisdictions** – Refer to the Interim Shoreline Designations map layer in MapsOnline until the updated Shoreline Designation Map becomes effective, at which time the Shoreline Designations map layer will take effect.

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

**La Center** - [http://www.ci.lacenter.wa.us/city\\_departments/city\\_planner.html](http://www.ci.lacenter.wa.us/city_departments/city_planner.html)

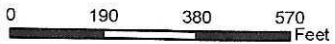
**Ridgefield** - <http://www.ci.ridgefield.wa.us/resources/documents/SMPAdoptedApril122012.pdf>

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



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### Environmental Constraints II

Account No: 258906000, 258919000, 258922000, 258960000

Owner: STEPHENS RONI A & STEPHENS MARK E

Address: 208 NW 348TH ST

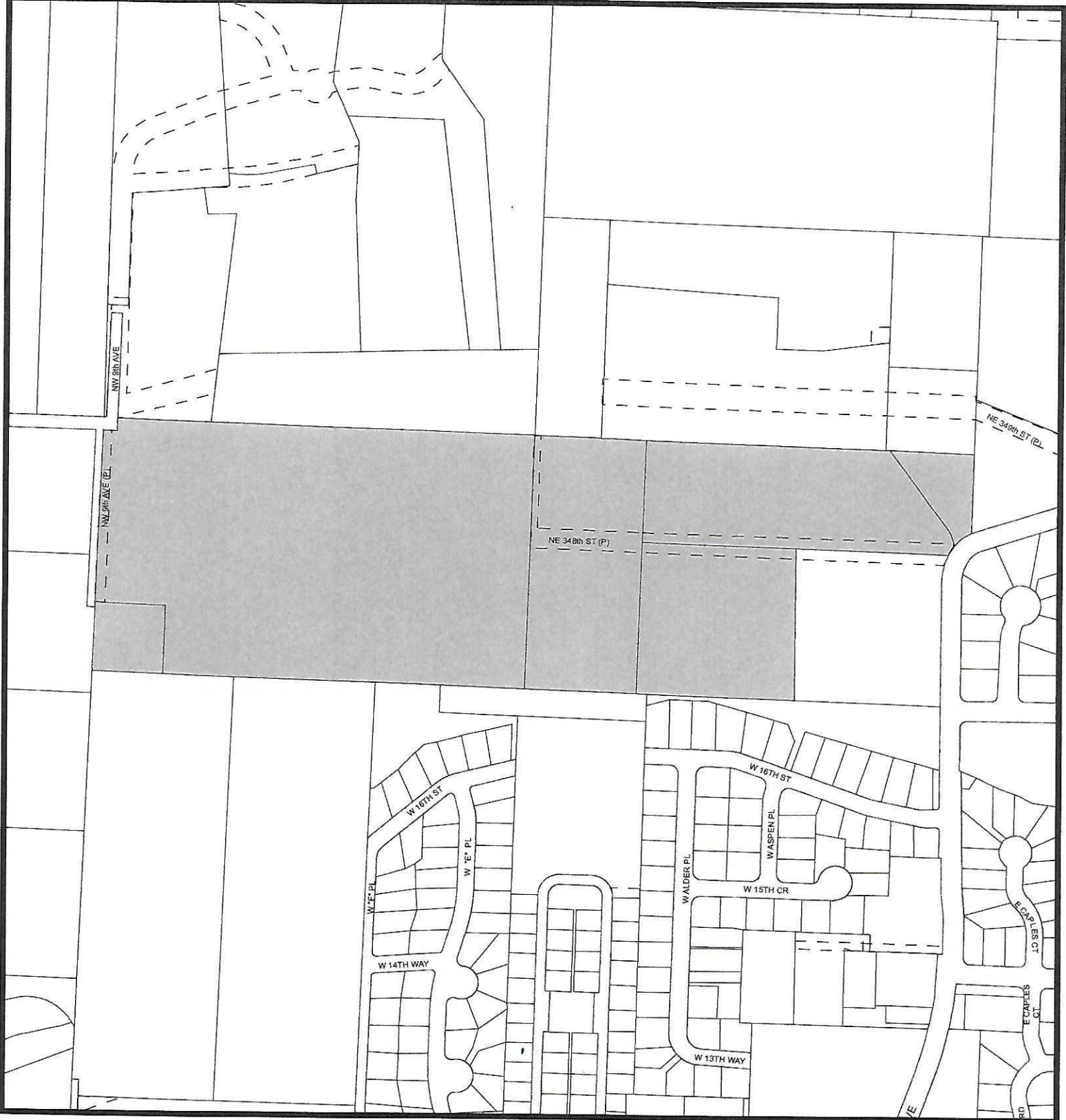
C/S/Z: LA CENTER, WA 98629

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

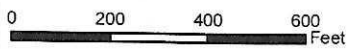
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Department of Assessment and GIS  
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### Adjacent Development

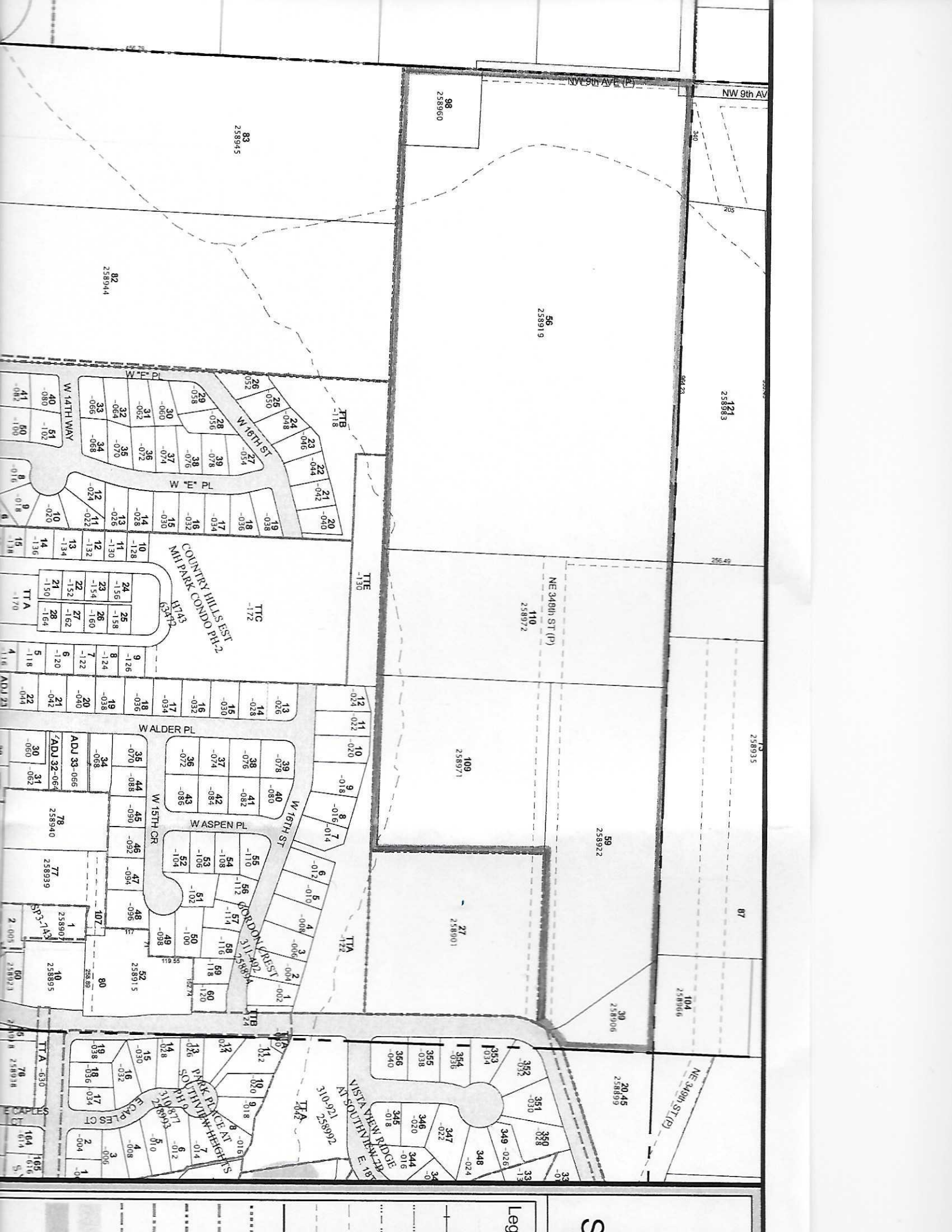
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 Owner: STEPHENS RONI A & STEPHENS MARK E  
 Address: 208 NW 348TH ST  
 C/S/Z: LA CENTER, WA 98629

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

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