



Boundary Line Adjustment Technical Completeness Review

Public Works Department
305 NW Pacific Highway
La Center, WA 98629

Site Address: 2706 NW La Center Road La Center, WA 98642 (Parcel 209705000)
2302 NW La Center Road La Center, WA 98642 (Parcel 209748000)

Project Description: Boundary Line Adjustment for two properties located on assessor's parcel numbers 209705000 and 209748000 within the Junction Plan zoning district (JP). The applicant is proposing the boundary line adjustment so the interior property line can follow the natural topography of the site. Future development is not being proposed at this time.

Date: October 12, 2021

Applicant's Representative: Stephen W. Horenstein (Horenstein Law Group, PLLC)
500 Broadway Street Suite 370
Vancouver, WA 98660

The proposed project would move the existing boundary line between parcels 209705000 and 209748000 approximately 530 feet eastward. The move would convert the straight boundary line into a meandering line that follows an existing stream onsite. Both existing parcels total 41.44 acres in size and are accessed from NW La Center Road, a major arterial, on their southern property boundaries. The City of La Center boundary line adjustment code criteria and submittal requirements are outlined in La Center Municipal Code (LCMC) 18.220.010.

The City received application materials for the proposed boundary line adjustment. We are writing to notify you that the application is deemed **fully complete**. Below is a list of application requirements (*italicized*) and responses to the application materials submitted with the proposed application.

18.220.010 Boundary Line Adjustments.

(3) Application submittal requirements for BLAs include:

(a) A completed application form;

(b) The appropriate fee;

(c) Sales history since 1969 for each parcel to include:

(i) Copies of all deeds or real estate contracts showing previous owners or division of the original parcel;

(ii) Prior segregation requests;

(iii) Prior recorded surveys; and

(iv) Other information demonstrating compliance with the approval criteria of subsection (4) of this section;

Response: The applicant submitted a complete application form, appropriate fee, and sales history for each parcel dating to 1969. This criterion is met.

(d) A site plan showing current conditions, including:

- (i) The applicant's and contact person's name, mailing address and phone number;*
- (ii) Owner's name and address;*
- (iii) Layout and dimensions of parcels drawn to scale (minimum eight and one-half by 11 inches);*
- (iv) North arrow (oriented to the top, left or right of page), scale and date;*
- (v) Area of existing sites in acres or square feet;*
- (vi) Location of all existing buildings/structures, septic tanks and drainfields, wells and on-site utilities, and their distance in feet from all property lines;*
- (vii) Public and private roads and their dimensions and location; and*
- (viii) Private road and utility easements and their dimensions and location;*

(e) A site plan, drawn to scale, showing proposed conditions, including:

- (i) Layout and dimensions of adjusted parcels drawn to scale (minimum eight and one-half by 11 inches);*
- (ii) North arrow (oriented to the top, left or right of page), scale and date;*
- (iii) Area of adjusted sites in acres or square feet;*
- (iv) Location of all existing buildings/structures, septic tanks and drainfields, wells and on-site utilities, and their distance in feet from all property lines;*
- (v) Public and private roads and their dimensions and location; and*
- (vi) Private road and utility easements and their dimensions and location.*

Response: The applicant has submitted a site plan containing the appropriate information and the existing and proposed dimensions of each parcel, north arrow, and the location of the existing buildings/structures. This criterion is met.

Signed:  Date: 10/12/2021
Ethan Spoo, AICP, Consulting City Planner