



Boundary Line Adjustment Technical Completeness Review

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

Site Address: 700 East Tanoak Avenue La Center, WA 98629 (Parcel 986045636)
704 East Tanoak Avenue La Center, WA 98629 (Parcel 986045635)

Project Description: Boundary Line Adjustment for two previously platted properties within the Heritage Country Estates Subdivision and zoned Low Density Residential (LDR-7.5). The properties are located on assessor's parcel numbers 986045635 and 986045636. An RV pad was inadvertently constructed over the property line and the boundary line adjustment will realign the property line to reflect built conditions.

Date: March 22, 2021

Applicant's Representative: Bradford Sheets (Waverly Homes, LLC)
3205 Northeast 78th Street Suite 100
Vancouver, WA 98665

The proposed project would move the existing boundary line 2.5 feet south between residentially-zoned parcels 986045635 and 986045636. The adjustment would move the boundary line 2.5 feet to the south to facilitate future development on the site as part of the Heritage Country Estates subdivision. Both parcels total 0.42 acres in size and access NE 339th Street from East Tanoak Avenue, a private road, on their eastern property boundary. 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 and appropriate fee. A sales history for each parcel dating to 1969 is not applicable in this case. 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 contact information, mailing address, and phone number of both the applicant and the applicant's representative. The site plan also contains the existing and proposed dimensions of each parcel, north arrow, and the location of the existing buildings/structures. This criterion is met.

Signed:  Date: 3/22/2021
Ethan Spoo, AICP, Consulting City Planner