VACANT EMPLOYMENT LANDS ANALYSIS

Updated: 11/15/2019

ZONING	AREA (ACRES)	OWNER	TAX MAP ID	SITUS ADDRESS	STATUS
		NSBP ZONING DISTRICT			
NSBP	1.12	KAPPYKO LLC	151004BD00200	300 E. SUN RANCH DRIVE	
NSBP	0.96	BLUESPIRE [illegible] LLC	[illegible]	250 E SUN RANCH DR	SITE PLAN APPROVED, BUILDING PERMIT ANTICIPATED
NSBP	0.93	FISH BARRELL LLC	151004BD00700	1092 N JANTZEN LN	
NSBP	0.67	DUTCH PACIFIC PROPERTIES LP	151004BD00600	1052 JANTZEN LN	
NSBP	0.66	METOLIUS SISTERS LLC	151004BD00500	250 E SUN RANCH DR	
NSBP	0.64	DUTCH PACIFIC PROPERTIES LP	151004BD00900	1029 JANTZEN LN	
NSBP	0.66	DUTCH PACIFIC PROPERTIES LP	151004BD01000	989 JANTZEN LN	
NSBP	0.79	LEMOS	151004BD01100	230 E SUN RANCH DR	
NSBP	0.50	LINCOLN CITY ONE LLC	151004BD01200	221 E SUN RANCH DR	
NSBP	0.54	DUTCH PACIFIC PROPERTIES LP	151004BD01300	231 E SUN RANCH DR	
NSBP	0.55	LEDA JANE II LLC	151004BD01400	241 E SUN RANCH DR	
NSBP	0.55	CATHERINE BLACK	151004BD01700	271 E. SUN RANCH DR	
NSBP	0.40	KALLBERG, CURT & CORDONI, PATRICIA	151004CA01900	200 E SUN RANCH DR	
NSBP	0.41	KALLBERG, CURT & CORDONI, PATRICIA	151004CA01800	210 E SUN RANCH DR	
NSBP	0.69	3 SISTERS PARTNERS LLC	151004BC01300	100 W LUNDGREN MILL DR	
NSBP	1.15	LAIRD SUPERFOOD INC	151004BC01400	155 W LUNDGREN MILL DR	
NSBP	0.82	LAIRD SUPERFOOD INC	151004BC01500	205 W LUNDRGEN MILL DR	
NSBP	0.82	LAIRD SUPERFOOD INC	151004BC01600	225 LUNDGREN MILL DR	
NSBP	0.82	LAIRD SUPERFOOD INC	151004BC01700	255 LUNDGREN MILL DR	
NSBP	1.15	BLUESPIRE [illegible] LLC	[illegible]	335 LUNDGREN MILL DR	SITE PLAN UNDER REVIEW
	15.03	SUBTOTAL NSBP VACANT ACRES			
		LIGHT INDUSTRIAL ZONING DISTRICT			
LI	0.58	ROBINSON AND OWEN INVESTMENTS LLC	151004CB03000	792 N CURTIS CT	No structures but is being used for materials stockpile/storage
LI	0.53	ROBINSON AND OWEN INVESTMENTS LLC	151004CB02900	762 N CURTIS CT	No structures but is being used for materials stockpile/storage
LI	0.71	ROBINSON AND OWEN INVESTMENTS LLC	151004CB03500	272 W BARCLAY DR	No structures but is being used for materials stockpile/storage
LI	0.59	CARL AND STEPH BERG INVESTMENTS LLC	151004CB04500	371 W BARCLAY DR	
LI	0.58	GREENRIDGE PROPERTIES LLC	151004CB00900	378 W SISTERS PARK DR	
LI	0.86	GLENN MILLER	151004CB00100	512 N SISTERS PARK CT	
LI	1.75	GLENN MILLER	151004CC05100	NO ADDRESS	No structures but is being used for equipment/vehicle storage
LI	0.55	JEFFREY WESTER	151004CB01401	NO ADDRESS	
LI	1.00	BLUEHAWK HOLDING COMPANY LLC	151004CA00200	275 E BARCLAY DR	No structures but is being used for parking and temp events
	7.15	SUBTOTAL LI VACANT ACRES			
	22.18	SUBTOTAL ALL VACANT INDUSTRIAL VACANT ACRES			
		HIGHWAY COMMERCIAL ZONING DISTRICT			
HC	0.46	JILL A JARKESY REV TRUST	151009AD00500	1061 E DESPERADO TRL	
HC	0.78	SISTERS CORPORATION	151005DB02800	650 N ARROWLEAF TRL	
HC	0.49	SISTERS CORPORATION	151005DB02900	640 N ARROWLEAF TRL	
HC	0.74	SISTERS CLUB LLC	151009AD00200	714 S DESPERADO CT	
HC	0.77	CACHE MOUNTAIN DEVELOPMENT LLC	151005DB02300	1010 W RAIL WAY	
HC	1.41	RELCO TANK LINE INC	151005DB02502	NO ADDRESS	
HC	0.52	ANGEL, JOSEPH W	151009AD00600	NO ADDRESS	
HC	0.61	WILLITTS LLC	151009AD00700	NO ADDRESS	
HC	0.62	PENN ST LLC	151005DC07100	NO ADDRESS	
HC	7.48	THREEWIND PARTNERS LLC	151005DC07200	915 W MCKINNEY BUTTE RD	Master Plan under review for 50 apts and 250 commercial units
	13.88	SUBTOTAL HC VACANT ACRES			
		DOWNTOWN COMMERCIAL ZONING DISTRICT			
DC	0.13	CARL & STEPH BERG INVESTMENTS LLC,	151009BA01000	107 S LARCH ST	STR hangs over line from north parcel
DC	0.39	112 W MAIN LLC	151004CC00800	112 W MAIN AVE	Joe Angel
DC	0.10	JAQUA, STEPHEN C	151004CC04800	141 E MAIN AVE	
DC	0.08	ASH & ADAMS LLC	151004CC00901	143 W ADAMS AVE	Joe Angel
DC	0.10	JAQUA, STEPHEN C	151004CC04700	151 E MAIN AVE	
DC	0.26	FOUR SEASONS GARDEN RV RESORT LLC	151004CC02500	153 N OAK ST	redevelopable
DC	0.08	ASH & ADAMS LLC	151004CC01001	153 W ADAMS AVE	Joe Angel
DC	0.08	CATER ENTERPRISES LLC	151004CC00213	154 E ADAMS AVE	
DC	0.09	SISTERS HABITAT FOR HUMANITY	151009BA01800	157 S SPRUCE ST	
DC	0.07	GOOD FAITH MANAGEMENT LLC	151004CC00207	161 E TALL FIR CT	
DC	0.22	HEFFERNAN, ROBERT E & FRANCES D	151004CC03300	164 N OAK ST	
DC	0.21	JAQUA, STEPHEN C	151004CC04600	171 E MAIN AVE	
DC	0.07	CIFONELLI, MARGARET A	151004CC00211	181 E TALL FIR CT	
DC	0.08	MEANY, EVAN M	151004CC00214	184 E ADAMS AVE	
DC	0.08	CIFONELLI, MARGARET A	151004CC00210	191 E TALL FIR CT	
DC	0.17	BARCLAY SQUARE LLC	151004CC03803	191 W MAIN AVE	
DC	0.31	BANK OF THE CASCADES	151004CD01900	202 E MAIN AVE	

Notes: Three property owners (11 of 20 vacant parcels) own 50% of the vacant land in NSBP
Two parcels totalling 2.31 acres are anticipated to be developed within the next 6 months

Notes: Two property owners (5 of 9 vacant parcels) own 62% of the vacant land in LI District

DC	0.33	LEWELLING, CRAIG E ET AL	151004CD00500	210 N CEDAR ST	redevelopable
DC	1.21	853 JAMES TERRACE INC	151008AA01100	212 W HOOD AVE	
DC	0.38	LEMOS, JEFFREY J & VICKI L	151004CD00401	215 N LOCUST ST	
DC	0.08	MILLER, GLENN J & TOVE COE	151004CC02900	230 W CASCADE AVE	
DC	0.31	241 N LARCH LLC	151004CD03800	241 N LARCH ST	Joe Angel
DC	0.29	242 N LARCH LLC	151004CD04500	242 N LARCH ST	Joe Angel
DC	0.16	ROBERT & JILL NEAL JOINT TRUST	151004CC01600	243 W ADAMS AVE	redevelopable
DC	0.09	CHIN, KENNETH & CONNIE	151004CD04000	250 N SPRUCE ST	
DC	0.13	ESTEP, JENNIFER JEANNE	151004CD00800	270 N CEDAR ST	
DC	0.21	LEITHAUSER, FLOYD E ET AL	151009BA02000	273 E HOOD AVE	
DC	0.16	HEWITT, DANIEL W	151004CC01700	274 N OAK ST	redevelopable
DC	0.34	CEDAR & ADAMS LLC	151004CD04400	275 N CEDAR ST	Joe Angel
DC	0.24	ASH & ADAMS LLC	151004CC01000	284 N ASH ST	Joe Angel
DC	0.21	RAMBO, JOSEPH V & JENNIFER A	151004CD01700	294 E ADAMS AVE	
DC	0.31	JAQUA, STEPHEN C	151004CD03400	301 E MAIN AVE	
DC	0.05	TEN FIFTEEN LLC	151009BA02800	313 E HOOD AVE	
DC	0.24	NICHOLAS R VEROSKE REVOCABLE LIV TRUST	151004CC02501	320 W CASCADE AVE	
DC	0.15	241 N LARCH LLC	151004CD03900	323 E ADAMS AVE	Joe Angel
DC	0.08	CATER ENTERPRISES LLC	151004CC00209	325 N FIR ST	
DC	0.31	FOUR SEASONS GARDEN RV RESORT LLC	151004CC02503	341 W MAIN AVE	
DC	0.24	LANDIS, STEVEN P & SHEILA T	151004CC01900	342 W MAIN AVE	
DC	0.31	SPEAR, STEPHEN ET AL	151004CC02200	343 W ADAMS AVE	
DC	0.16	MARR, MARSHA ELAINE	151009BB02400	352 W HOOD AVE	
DC	0.12	BRATTON, DANA L & NANCY LYNN	151009BB02800	353 W HOOD AVE	
DC	0.26	ROGINBERTGER INVESTMENTS LLC	151004CD01500	354 E ADAMS AVE	
DC	0.58	NICOLL LIVING TRUST	151004CD05400	355 N LOCUST ST	
DC	0.08	BUFFALO GAL ENTERPRISES LLC	151009BB02301	382 W HOOD AVE	
DC	1.74	SHEPHERD OF THE HILLS LUTHERAN CHURCH...	151004CD05600	386 N FIR ST	partially vacant
DC	0.16	BUFFALO GAL ENTERPRISES LLC	151009BB02200	392 W HOOD AVE	
DC	0.31	UNIT OWNERS OF THE STAINES OFFICE CONDOS	151004CC90000	392 W MAIN AVE	undevelopable POA parcel
DC	0.00	PACIFIC NORTHWEST BELL	151009BA00400	402 E HOOD AVE	undevelopable
DC	0.21	DEPP,ROSE MARIE & FUCHS-CARSCH,MICHAEL A	151004CD01300	414 E ADAMS AVE	redevelopable
DC	0.10	FRANCIS, MARK M ESTATE OF	151004CD04700	440 E CASCADE AVE	
DC	0.02	SHULER, DARLA ET AL	151009BA00300	451 E HWY 20	unbuildable
DC	0.10	CAMPBELL,WILLIAM M ETAL	151004CD05100	451 E MAIN AVE	
DC	0.20	SEYMOUR JEFFREY C & TARA B	151004CD01200	454 E ADAMS AVE	redevelopable
DC	0.86	SISTERS COMMERCIAL IV LLC,	151008AA00300	471 W CASCADE AVE	
DC	0.09	CASCADE HOUSE LLC	151004CD04901	480 E CASCADE AVE	
DC	0.22	SISTERS HABITAT FOR HUMANITY INC	151004CD01100	484 E ADAMS AVE	
DC	3.00	853 JAMES TERRACE INC	151008AA01300	511 W HOOD AVE	building permit approved; no construction started yet; permit at risk of expiry on 12.31.19
DC	1.52	TWO GALES LLC	151009AB00900	68755 HWY 20	
DC	0.57	TWO GALES LLC	151009AB01000	68795 HWY 20	
DC	0.10	GREGORY A DUFAULT LIVING TRUST ET AL	151008AA00911	702 W VIEW LOOP	
[illegible]	[illegible]	CHROS DEVELOPMENT LLC	[illegible]	[illegible]	[illegible]
DC	0.11	GREGORY A DUFAULT LIVING TRUST ET AL	151008AA00910	708 W VIEW LOOP	
DC	0.37	MUELLER REV TRUST	151008AA00901	718 W VIEW LOOP	
DC	0.14	MUELLER REV TRUST	151008AA00902	726 W VIEW LOOP	
DC	0.13	GREGORY A DUFAULT LIVING TRUST ET AL	151008AA00903	732 W VIEW LOOP	
DC	0.10	MDM LLC	151008AA00905	744 W VIEW LOOP	
DC	0.11	FREDRICK & KAREN MUELLER REV TRUST	151008AA00906	750 W VIEW LOOP	
DC	0.13	MDM LLC	151008AA00907	756 W VIEW LOOP	
DC	0.08	ROTH-CALDWELL,ELIZABETH P	151004CC01601	NO SITUS ADDRESS	
DC	0.93	SISTERS HABITAT FOR HUMANITY INC	151004CD01000	NO SITUS ADDRESS	
DC	0.23	PLISKA INVESTMENTS LLC,	151008AA00200	NO SITUS ADDRESS	
DC	0.34	ESTERMAN, RICHARD ALAN	151008AA00700	NO SITUS ADDRESS	
DC	0.41	TMT TIRES LLC	151008AA00702	NO SITUS ADDRESS	
DC	0.52	WEST VIEW BUSINESS PARK OWNERS ASSOC INC	151008AA00908	NO SITUS ADDRESS	unbuildable
DC	0.20	WEST VIEW BUSINESS PARK OWNERS ASSOC INC	151008AA00909	NO SITUS ADDRESS	unbuildable
DC	0.06	ADAMS STREET COMMONS ASSOCIATION	151004CC00212	NO SITUS ADDRESS	undevelopable POA parcel
DC	0.21	ADAMS STREET COMMONS ASSOCIATION	151004CC00208	NO SITUS ADDRESS	undevelopable POA parcel
DC	0.03	ADAMS STREET COMMONS ASSOCIATION	151004CC00205	NO SITUS ADDRESS	undevelopable POA parcel
DC	9.29	LARCH LOCUST LLC	151004000115	NO SITUS ADDRESS	
DC	0.11	HORNBECK, JOHN W & VICKIE J	151004CD03701	NO SITUS ADDRESS	
DC	1.78	THRIVIFY LLC	151004CA02002	NO SITUS ADDRESS	
DC	0.19	BAKER, GARY T & DIXIE L	151004CC04101	NO SITUS ADDRESS	
DC	0.39	VEROSKE, NICHOLAS R	151004CC02504	NO SITUS ADDRESS	
	35.17	**SUBTOTAL DC VACANT ACRES**			
	49.05	**SUBTOTAL ALL VACANT COMMERICAL VACANT ACRES**			Note: 4 commercial zoned parcels comprise 21 acres (42% of vacant commercial acreage)

71.23 **TOTAL ALL VACANT EMPLOYMENT LANDS ACREAGE**