



## NOTICE OF DECISION

### IGS - Boundary Line Adjustment

<b>Land Use Application No.:</b>	BLA 21-001 (Boundary Line Adjustment)
<b>Decision Issue Date:</b>	March 9, 2021
<b>Applicant:</b>	IGS Sterling Design, Inc. Vancouver, WA 98661
<b>Property Owner:</b>	Justin Held 1350 Atlantic Avenue Woodland, WA 98674
<b>Site Location:</b>	1350 and 1380 Atlantic Avenue Woodland, WA 98674
<b>Parcel:</b>	50424001 and 5042401
<b>Zoning Designation:</b>	C-2, Highway Commercial
<b>Date Application Received:</b>	Feb 16, 2021

## I. DESCRIPTION OF PROPOSAL

The applicant proposes a boundary line adjustment (BLA) for two abutting parcels. The BLA will expand parcel 50424001 to the west and parcel 5042401 will decrease in size. *See Attachment A: Plat Map.*

## II. REVIEW AUTHORITY

Per WMC 19.08.030, Boundary Line Adjustments shall be approved, approved with conditions, or denied by the Public Works Director. The criteria used are outlined in WMC 16.34.050. The decision is based on a determination that the proposed boundary line adjustment satisfies the requirements of this article; that the project will serve the public interest; that the proposal conforms to the City's comprehensive plan; and that the lots created by the boundary line adjustment conform to the standards of the applicable zoning district.

### III. FINDINGS

#### Approval Criteria | WMC 16.34.050

A. No new lots are created by the BLA proposal.

**Finding 1:** No new lots are created by the BLA proposal.

**Conclusion:** The proposal complies with this standard.

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B. The adjusted lots meet current zoning requirements related to property size including but not limited to, minimum requirements for width, depth, and area. Whenever a lot involved in a proposed BLA does not meet minimum requirements for size prior to adjustment, the change may be approved so long as the change does not increase the existing nonconformity.

**Finding 2:** The subject parcels are zoned highway commercial (C-2). The minimum lot size allowed is 10,000 sq. ft. per WMC 17.36.050 and there are no limitations for minimum lot width and depth per WMC 17.36.060.

**Finding 3:** Parcels 50424001 and 5042401 currently exceed these minimum required dimensions. The adjusted parcels are proposed to be 54,994 sq. ft. and 80,194 sq. ft. and both exceed the minimum lot area required.

**Conclusion:** The proposal complies with zoning lot standards.

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C. No lot shall be reconfigured or adjusted which would render access for vehicles, utilities, fire protection, or existing easements impractical to serve their purpose. Blanket utility easements existing along lot lines, that are specifically required as a condition of development approval, may be moved during a boundary line adjustment; provided, there is compliance with RCW 64.04.175 and the easement is not occupied by a utility. If the easement is occupied, this provision is inapplicable, and the provisions of RCW 64.04.175 shall apply.

**Finding 4:** All access and utilities will remain unchanged.

**Conclusion:** The proposal complies with this standard.

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D. A BLA proposal that is inconsistent with any restrictions or conditions of approval for a recorded plat or short plat shall not be approved.

**Finding 5:** The BLA will not affect any original restrictions or conditions of approval.

**Conclusion:** The proposal complies with this standard.

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E. A BLA proposal between lots with different zoning designations shall not be approved.

**Finding 6:** All lots involved are zoned Highway Commercial (C-2).

**Conclusion:** The proposal complies with this standard.

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F. A BLA proposal that would reduce the overall area in a plat or short plat devoted to open space shall not be approved.

**Finding 7:** There are no areas dedicated to open space that will be affected by this BLA. The BLA will not reduce the overall area of the plat or open space.

**Conclusion:** The proposal complies with this standard.

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G. A BLA proposal that would adjust a boundary line across a public roadway shall not be approved.

**Finding 8:** The proposed BLA will not adjust a boundary line across a public roadway.

**Conclusion:** The proposal complies with this standard.

#### IV. CONDITIONS OF APPROVAL

Based on the application materials provided, the findings of fact, and conclusions of law, the application is hereby APPROVED subject to the following conditions.

1. Add signature blocks to the BLA map for the property owners and Public Works Director. Contact Public Works for a template: 360-225-7999.
2. Add the legal descriptions on the face of the map and the language of any and all covenants, deed restrictions, or other property use limitations together with the auditor's file number, volume, and page where such language is recorded.
3. Collect the required signatures on two 24" x 36" maps. Contact the City to arrange for signature. Additionally, provide an electronic copy.
4. After the City has signed the copies, record the map and any related documents with the County Auditor.
5. Submit one paper copy and an electronic copy of the recorded documents and map to the Community Development Department.
6. Record the BLA within three years from the date of this decision.

#### V. APPEALS

This administrative decision may be appealed to City Council no later than fourteen (14) days following the date of issuance. The appeal shall be made in writing and shall include a statement specifying the basis for such appeal per WMC 16.34.070 and shall include the appeal fee. Appeals can be submitted to the Community Development Department by 5:00 PM on March 23, 2021.

City of Woodland  
Community Development  
Department c/o Melissa Johnston  
230 Davidson Ave., PO Box 9  
Woodland, WA 98674

[johnstonm@ci.woodland.or.wa](mailto:johnstonm@ci.woodland.or.wa)  
Phone: 360-225-7299  
Fax: 360-225-7336

**Date:** March 9, 2020

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



Melissa Johnston, Associate Planner

**CC:** Applicant  
Owner Mayor  
Engineer  
Planning Commission  
City Administrator

Building Official  
Fire Marshal  
City of Woodland Website  
Counter Copy

Executive Team  
File

IGS Boundary Line Adjustment  
BLA-21-001

# Attachment A

## Plat Map