



## NOTICE OF DECISION

### Yount – Marshall – Boundary Line Adjustment

<b>Land Use Application No.:</b>	BLA 21-004
<b>Decision Issue Date:</b>	January 6, 2022
<b>Contact:</b>	David A. Nelson PO Box 824 Woodland, WA 98674-9511 <a href="mailto:Nelsonlawfirm@me.com">Nelsonlawfirm@me.com</a>
<b>Property Owners:</b>	James & Dorothy Yount 713 3 <sup>rd</sup> Street Woodland, WA 98674-9511  Gene & Linda Marshall 727 3 <sup>rd</sup> Street Woodland, WA 98674-9511
<b>Site Location:</b>	713 and 727 3 <sup>rd</sup> Street
<b>Parcel:</b>	50432/50541
<b>Zoning Designation:</b>	Low Density Residential (LDR-6)
<b>Date Application Received:</b>	November 17, 2021

#### I. DESCRIPTION OF PROPOSAL

The applicant proposes to boundary line adjust parcels 50432 and 50541 to convey a small portion of property (approximately 5' x 100' in size). (See Attachment 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.

---

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 Low-Density Residential (LDR-6). The minimum lot size allowed is 6,000 sq. ft. and there is a minimum lot width of 60 feet per WMC 17.16.070.

**Finding 3:** All proposed lots exceed the lot size. Parcel 505220100 did not meet width standards with a non-conforming width of 51.75 feet but the adjustment will add width to the parcel so it will become less non-conforming with the approval of the boundary line adjustment.

**Conclusion:** As conditioned, the proposal can comply with zoning lot standards or will become more conforming as a result of the proposed adjustment.

---

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 will remain unchanged. No easements are affected by the proposed adjustment.

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

---

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.

---

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

**Finding 6:** All lots involved are zoned Low-Density Residential (LDR-6).

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

---

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.

---

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. The case number, BLA-21-004 shall be added to each page.
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. Signature block for both owners and the City of Woodland must be added to the face of the BLA to be recorded.
4. Collect the required signatures on two 24" x 36" maps. Contact the City to arrange for signature. Additionally, provide an electronic copy.
5. After the City has signed the copies, record the map and any related documents with the County Auditor.
6. Submit one paper copy and an electronic copy of the recorded documents and map to the Community Development Department.
7. 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 January 20, 2022.

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

goddardt@ci.woodland.wa.us  
 Phone: 360-225-7299  
 Fax: 360-225-7336

**Date:** January 6, 2022

**Signature:**   
 David Lukaczer, Associate Planner

CC: Applicant	Building Official
Owner Mayor	Fire Marshal
Engineer	City of Woodland Website
Planning Commission	Counter Copy
City Administrator	Executive Team
	File

LU# BLA-21-004

