

NOTICE OF DECISION

Port of Woodland Industrial Park – Binding Site Plan Revision 1

Land Use Application No.:	BLA 21-003 (Boundary Line Adjustment)
Decision Issue Date:	October 15, 2021
Applicant:	Port of Woodland 1608 Guild Road Woodland, WA 98674-9511
Property Owner:	Port of Woodland 1608 Guild Road Woodland, WA 98674-9511
Site Location:	1400 Guild Road, 1415 Port Way, and 1475 Port Way
Parcel:	504212000/504212019/504212009/504212016
Zoning Designation:	Light Industrial (I-1)
Date Application Received:	September 27, 2021

I. DESCRIPTION OF PROPOSAL

The applicant proposes to consolidate parcels 504212000 and 504212019 and to adjust the property lines between parcels 504212009, 504212019 and the consolidated parcel 504212019. The boundary line adjustment (BLA) involves three lots and Tract A of the Woodland Industrial Park. The BLA will combine the stormwater tract with one of the lots and then adjust the boundary lines between the lots. The project has a total of 16.19-acres. *(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 Light Industrial (I-1). The minimum lot size allowed is 10,000 sq. ft. per WMC 17.44.050 and there is a minimum lot width of 65 feet per WMC 17.44.060.

Finding 3: All proposed lots exceed the lot size and width standard.

Conclusion: As conditioned, the proposal can comply with zoning lot standards.

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. Easements are as shown with the exception for the emergency vehicle access easement which has been relocated to acknowledge the constructed emergency vehicle gates and the configuration of the lay-down yard.

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 Light Industrial (I-1).

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-21-003 shall be added to each page.
2. Advisory condition: The relocated fire easement reflects current conditions. The property owner and site operator are required to comply with fire code. Clark Cowlitz County Fire Rescue will inspect this new alignment to ensure that both gates have a Knox padlock for department access; will review painting and labeling of the emergency access drive; and will review the Guild Road emergency access gates for signage. (The Port Way gate already includes "No Parking Fire Lane" signs.) The property owner and/or operator will

be required to comply with department requirements and are subject to annual inspection.

3. 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.
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 October 29, 2021.

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: October 15, 2021

Signature: _____



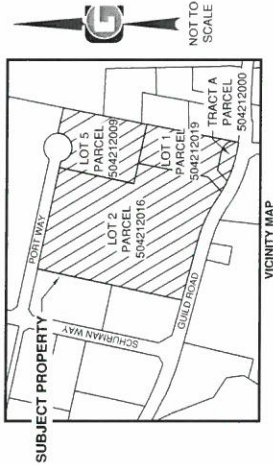
Travis Goddard, Director

CC: Applicant
Owner Mayor
Engineer
Planning Commission
City Administrator

Building Official
Fire Marshal
City of Woodland Website
Counter Copy
Executive Team
File

A BOUNDARY LINE ADJUSTMENT SURVEY

OF
 LOTS 1, 2 & 5 AND TRACT A OF PORT OF WOODLAND INDUSTRIAL PARK BINDING SITE PLAN REVISION 001
 LOCATED IN THE SOLOMON STRONG DONATION LAND CLAIM NO. 46
 BEING IN PORTIONS OF THE NW1/4 SW1/4 & NE1/4 SW1/4,
 SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST, W.M.,
 CITY OF WOODLAND, COWLITZ COUNTY, WASHINGTON



OWNER(S) OF RECORD

THE UNDERSIGNED OWNER(S) OF RECORD HAVE MADE APPLICATION FOR AND REQUEST APPROVAL OF A CITY OF WOODLAND BOUNDARY LINE ADJUSTMENT, PER WOODLAND MUNICIPAL CODE CHAPTER 16.34.

OWNER SIGNATURE _____ DATED _____

OWNER SIGNATURE _____ DATED _____

CITY OF WOODLAND APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

DIRECTOR OF PUBLIC WORKS _____

NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO ADJUST AND MONUMENT LOTS 1, 2, 5 AND TRACT A OF THE "PORT OF WOODLAND INDUSTRIAL PARK BINDING SITE PLAN, REVISION 001", RECORDED DECEMBER 5, 2002, IN VOLUME 1 OF BINDING SITE PLANS, PAGES 42 AND 43.

ADJUSTED LOT 1 WILL INCLUDE ALL OF TRACT A, THE EXISTING 10 FOOT WIDE WATERLINE EASEMENT ACROSS TRACT A IS TO REMAIN INTACT.
 THE EXISTING STORM DRAINAGE POND AND SURROUNDING SECURITY FENCE CURRENTLY LOCATED WITHIN THE PERIMETER OF LOT 2, IS TO BECOME PART OF LOT 1.

ADJUSTED LOT 2 WILL INCLUDE THAT PORTION OF LOT 5 LYING WITHIN 1-FOOT WESTERLY OF THE EXISTING EASTERLY CHAIN LINK SECURITY FENCE OF LOT 2.

MONUMENTS AS SHOWN ON THE "PORT OF WOODLAND INDUSTRIAL PARK BINDING SITE PLAN, REVISION 001" LOCATED DURING THE COURSE OF THE FIELD SURVEY ARE SHOWN ON SHEET 2 AND DESCRIBED ON SHEET 3 OF THIS SURVEY.

CROSSING LOT 5, AS SHOWN ON SHEET 2, WAS CALCULATED FROM PLANS PROVIDED BY THE PORT OF WOODLAND AND ARE ON FILE IN THE OFFICES OF GIBBS & OLSON, INC.

IT IS THE INTENT OF THE PORT OF WOODLAND TO EXTINGUISH THE 20-FOOT WIDE EMERGENCY ACCESS EASEMENT AS SHOWN ON THE RECORDED "PORT OF WOODLAND INDUSTRIAL PARK BINDING SITE PLAN, REVISION 001" AND REPLACE IT WITH A SIMILAR 20-FOOT WIDE EMERGENCY ACCESS EASEMENT CENTERED ON EXISTING ACCESS POINTS ON THE NORTH AND SOUTH LINES OF LOT 5 AS SHOWN ON THE ATTACHED MAP (SHEET 2).



OWNER(S) OF RECORD:
 PORT OF WOODLAND
 1608 GUILD ROAD
 WOODLAND, WA 98674
 PHONE: 360.225.6555

SURVEYOR'S CERTIFICATE

THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF
 PORT OF WOODLAND IN JUNE, 2021.

DANIEL D. BERGMAN, P.L.S. CERTIFICATE NO. 49270
 PROJECT FILE NO. 1983.0018 - FIELDBOOK NO. 1985A



GIBBS & OLSON

PO BOX 400, LONGVIEW, WA 98638
 360.455.0991 Tel
 www.gibbs-olson.com

Prepared by: RW/JP Date: 06/28/2021
 Checked by: DB Date: 09/21/2021

AUDITOR'S CERTIFICATE

Survey for
PORT OF WOODLAND
 LOCATED IN THE SOLOMON STRONG DONATION LAND CLAIM NO. 46
 IN THE NW1/4 OF THE SW1/4 AND IN THE NE1/4 OF THE SW1/4
 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN

COWLITZ COUNTY, WASHINGTON

FILED FOR THE RECORD THIS _____ DAY
 OF _____, 20____ AT _____ M. IN
 BOOK OF _____ ON PAGE _____
 AT THE REQUEST OF GIBBS & OLSON, INC.
 AUDITOR _____
 DEPUTY AUDITOR _____

A BOUNDARY LINE ADJUSTMENT SURVEY

LOTS 1, 2 & 5 AND TRACT A OF PORT OF WOODLAND INDUSTRIAL PARK BINDING SITE PLAN REVISION 001
 LOCATED IN THE SOLOMON STRONG DONATION LAND CLAIM NO. 46
 BEING IN PORTIONS OF THE NW1/4 SW1/4 & NE1/4 SW1/4
 SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST, W.M.
 CITY OF WOODLAND, COWLITZ COUNTY, WASHINGTON

BLA NO. 21-002
 VOL. 41, PG. 26

BASIS OF BEARING:
 N77°15'47"W
 4633.19' Chd
 4633.27' Ground

BASIS OF BEARING:
 N21°15'47"W BETWEEN MONUMENTS NO. 12 AND NO. 03
 WASHINGTON PLANE COORDINATE SYSTEM (WPCS), SOUTH
 ZONE 12N, NAD 83 (EPOCH: 2010), GEOID 2002 (BUT,
 DERIVED FROM WGS84), GEOSTATIONARY STATE REFERENCE NETWORK
 (WSRN) STATION COORDS

MONUMENT NO. 12
 N: 229293.486
 E: 229293.486
 LAT N 45° 54' 59.5415"
 LON W 122° 45' 39.9406"
 CONV: -01° 36' 32.8186"
 SCALE: 0.99996317

MONUMENT NO. 03
 N: 229294.270
 E: 229294.270
 LAT N 45° 54' 59.5415"
 LON W 122° 46' 05.4532"
 CONV: -01° 36' 32.8186"
 SCALE: 0.99996317

UNLESS OTHERWISE NOTED, DISTANCES ARE GROUND
 DISTANCES. TO CALCULATE GRID DISTANCE, MULTIPLY
 GROUND DISTANCE BY THE SCALE FACTOR: 0.99996317

NOTE:
 SEE SHEET 3 FOR NEW LEGAL
 DESCRIPTIONS.

Scale: 1" = 100 US Survey Feet

**SHEET 3 OF 3 FOR FOUND CORNER
 DESCRIPTIONS.**

LEGEND

- Set 5/8" rebar with orange plastic cap (Gibbs & Olson WA-49270).
- Found monument, as noted.
- ⊗ Set Magnetic Nail with 1-1/2" brass washer (G30 WA49270 ORB0170)
- ⊗ Found 5/8" rebar with orange plastic cap (Gibbs & Olson WA-49270), Ref. Survey #4.
- Found 5/8" rebar with yellow plastic survey cap. "Hampters Corp. LS 37529", unless otherwise noted.
- Calculated point, not found or set
- ⊖ Fire hydrant
- ⊖ Existing Fence
- DW Easement/Approach
- (1) ROS (Radius of Subtense)
- ROS Record of Survey
- AFN Auditor's File No.
- Corner Identifier
- see Sheet 3 for description
- OLL Original Lot Line
- ALL Adjusted Lot Line

CURVE TABLE

CURVE	CHORD	RADIUS	LENGTH
C1	59°12'50"	75.00'	211.18'
C2	181°20'06"	75.00'	179.53'
C3	137°09'10"	75.00'	179.53'
C4	59°15'25"	13.00'	13.44'
C5	18°36'17"	735.00'	238.66'
C6	03°34'44"	665.00'	41.54'
C7	23°44'28"	665.00'	275.55'

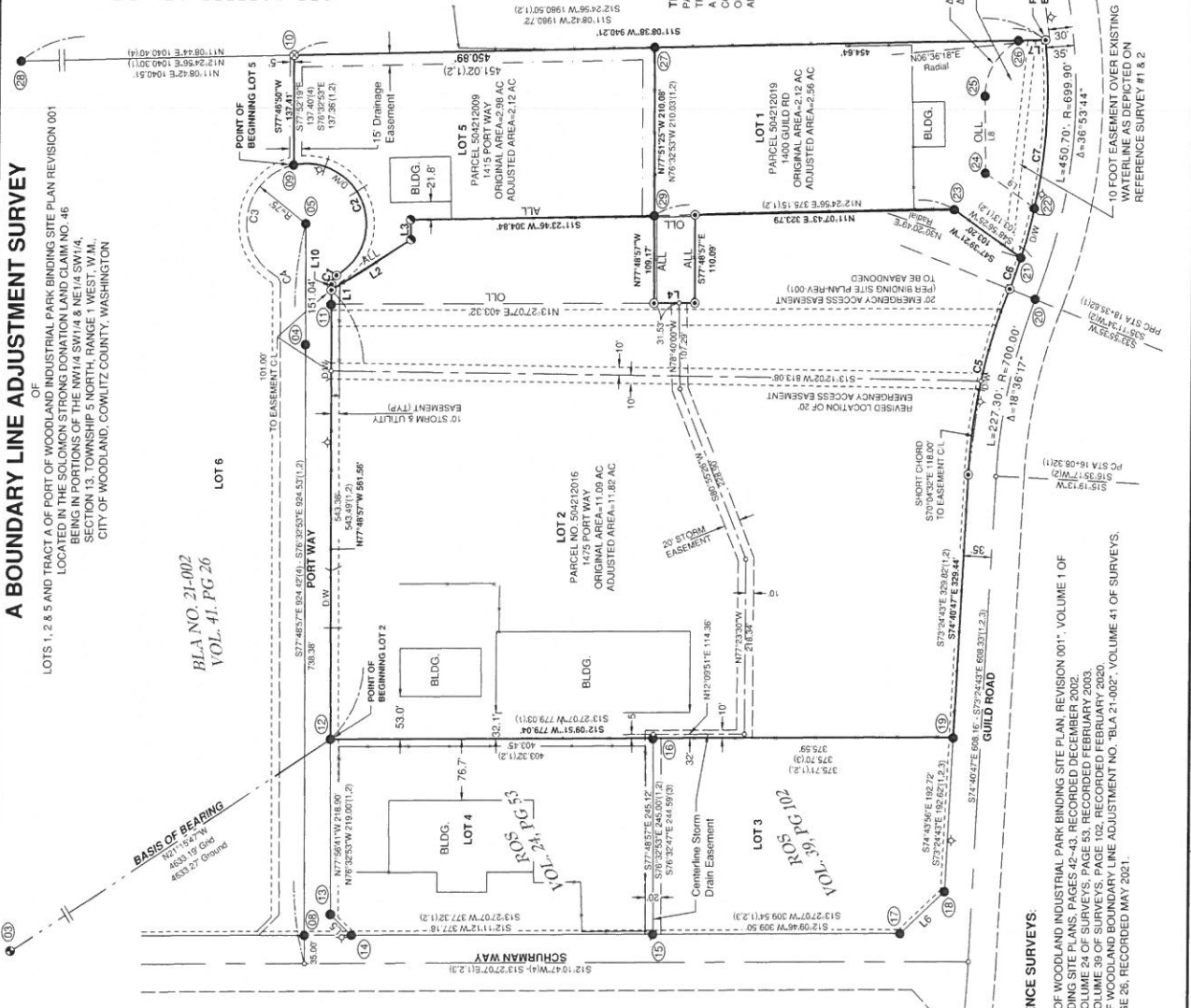
LINE TABLE

LINE	BEARING	DISTANCE
L1	S77°48'57"E	18.18'
L2	S77°48'57"E	17.20'
L3	S78°58'24"E	71.20'
L4	S12°09'10"W	51.33'
L5	S57°29'12"W	36.66'
L6	S69°27'07"W	76.61'(1,2)
L7	S29°58'48"E	76.61'(1,2)
L8	S11°06'38"W	34.68'
L9	S12°24'56"W	34.71'(1,2)
L10	S78°24'59"E	96.08'
L11	S91°51'E	96.08'(1,2)
L12	N47°40'00"E	73.89'(1,2)
L13	N48°56'25"E	73.89'(1,2)
L14	S77°48'57"E	7.24'

NOTE:

WORK PERFORMED USING A 2 SECOND TOPCON GT-502
 ROTARY SURVEILING TOTAL STATION WITH GRS-RTK
 EQUIPMENT. PRECISION EXCEEDS REQUIREMENTS OF
 W.A.C. 332-130-090.

GIBBS & OLSON, INC. MAKES NO WARRANTIES AS TO
 MATTERS OF UNWRITTEN TITLE, SUCH AS ACQUISITION,
 ESTOPPEL, ADVERSE POSSESSION, ETC.



TRACT "A" NOTE
 PARCEL 504212009, THE COWLITZ COUNTY WEBSITE CALLS
 TRACT A, LOT A. ALSO THE ASSESSOR HAS NOT ASSIGNED
 A STREET ADDRESS TO THE TRACT. TRACT "A" IS TO BE
 SHOWN ON LOT 1 OF THIS SURVEY.
 ORIGINAL AREA=0.00 AC
 ADJUSTED AREA=0.00 AC

TRACT "B" NOTE
 PARCEL 504212019, THE COWLITZ COUNTY WEBSITE CALLS
 TRACT B, LOT B. ALSO THE ASSESSOR HAS NOT ASSIGNED
 A STREET ADDRESS TO THE TRACT. TRACT "B" IS TO BE
 SHOWN ON LOT 1 OF THIS SURVEY.
 ORIGINAL AREA=0.00 AC
 ADJUSTED AREA=0.00 AC

REFERENCE SURVEYS:
 1) PORT OF WOODLAND INDUSTRIAL PARK BINDING SITE PLAN, REVISION 001, VOLUME 1 OF
 BINDING SITE PLANS, PAGES 42-43, RECORDED FEBRUARY 2002.
 2) ROS, VOLUME 24 OF SURVEYS, PAGE 53, RECORDED FEBRUARY 2002.
 3) ROS, VOLUME 24 OF SURVEYS, PAGE 53, RECORDED FEBRUARY 2002.
 4) CITY OF WOODLAND BOUNDARY LINE ADJUSTMENT NO. BLA 21-002, VOLUME 41 OF SURVEYS,
 PAGE 26, RECORDED MAY 2021.

TRACT "A" NOTE
 SEE TRACT "A" NOTE

TRACT "B" NOTE
 SEE TRACT "B" NOTE

POINT OF BEGINNING LOT 1
 POINT OF BEGINNING LOT 1
 10 FOOT EASEMENT OVER EXISTING
 WATERLINE AS DEPICTED ON
 REFERENCE SURVEY #1 & 2

POINT OF BEGINNING LOT 2
 POINT OF BEGINNING LOT 2

POINT OF BEGINNING LOT 3
 POINT OF BEGINNING LOT 3

POINT OF BEGINNING LOT 4
 POINT OF BEGINNING LOT 4

POINT OF BEGINNING LOT 5
 POINT OF BEGINNING LOT 5

POINT OF BEGINNING LOT 6
 POINT OF BEGINNING LOT 6

PORT OF WOODLAND
 LOCATED IN THE SOLOMON STRONG DONATION LAND CLAIM NO. 46
 IN THE NW1/4 OF THE SW1/4 AND IN THE NE1/4 OF THE SW1/4
 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 COWLITZ COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE
 THIS MAP REPRESENTS A SURVEY MADE BY ME
 OR UNDER MY DIRECTION IN ACCORDANCE WITH
 THE REQUIREMENTS OF THE SURVEY RECORDING
 ACT, AT THE REQUEST OF
 PORT OF WOODLAND IN _____ 2021

DANIEL D. BERGMAN, P.L.S. - CERTIFICATE NO. 49706 &
 PROJECT FILE NO. 0883.001L - FELDHOOK NO. 1885A

GIBBS & OLSON
 PO BOX 400, LONGVIEW, WA 98632
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Prepared by: RWJ/PF Date: 06/28/2021
 Checked by: DB Date: 09/21/2021

PRELIMINARY
 DANIEL D. BERGMAN
 SURVEYOR
 STATE OF WASHINGTON
 LICENSE NO. 10112

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