



## STAFF REPORT & DECISION

Boundary Line Adjustment  
BLA19-01 Haley Short Plat  
4550 & 4420 SE 5th Ave

---

Decision Date:	January 23, 2019
Location:	4550 (Lot 1) & 4420 (Lot 2) SE 5th Ave Parcel No. 127155000 & 127155005
Proposal:	To relocate the property line to decrease Lot 2 to 28,211 square feet, and increase Lot 1 to 63,773 square feet for a future short plat.
Zoning:	Single Family Residential (R-15)
Applicant:	Chris Baumann Planning Solutions, Inc. PO Box 61406 Vancouver, WA 98666
Owner(s):	Dale Anderson/DEA Investments 16420 SE McGillivray Blvd. Suite 103 Vancouver, WA 98684

---

## FINDINGS:

### CMC 17.07.040 Approval Criteria.

*The approval authority shall approve, approve with conditions, or deny a request for a boundary line adjustment in writing based on findings addressing the following criteria:*

- A. *No additional lots, sites, parcels, tracts, or divisions are created.*

**FINDING:** The proposed boundary line adjustment will not add any additional lots, sites, parcels, tracts or divisions.

- B. *The adjustment will not create nonconforming lots, with respect to zoning dimension and area standards, zoning setbacks and lot area coverage standards identified in CMC Chapter 18.09 or to fire, building, and other applicable codes.*

**FINDING:** Both lots are considered existing non-conforming because they are currently larger than the 15,000 square foot average lot size of the R-15 zone. Lot 1 (parcel no. 127155000) will become more non-conforming by about 12,000 square feet. Lot 2 (parcel no. 127155005) will decrease in size and become more conforming with the lot size requirements.

The existing building located on Lot 2 (parcel 127155005) will remain in conformance with the required setbacks following the boundary line adjustment. Setbacks are based on lot size and as such the applicable setbacks for both lots include a minimum front yard of 30-feet, a minimum side yard of 15-feet and a minimum rear yard of 35-feet.

- C. *The degree of nonconformance on existing nonconforming lots with respect to zoning dimension and area standards, zoning setbacks, and floor area ratio are not increased, except that a onetime exception may be allowed to create a lot that exceeds the maximum lot size permitted in the underlying zone. Any future partitioning/reduction of the oversized lot must comply with the lot size requirements of the underlying zone.*

FINDING: Lot 1 will become more non-conforming in respect to lot size which is a one-time exception per CMC 17.07.040(C). Lot 2 will become more conforming. Both lots are conforming with respect to zoning setbacks.

- D. *All lots have legal access to a public road. Existing required private road improvements and easements are not diminished below city street standards for lots that are served by a private road, and shall not create unreasonably restrictive or hazardous access to a property;*

FINDING: Both lots currently have access to SW 5<sup>th</sup> Avenue. The proposal does not impact access or easements on either lots.

- E. *The boundary line adjustment will not result in a lot that contains area in two zone designations.*

FINDING: Both lots will remain in the R-15 zone.

- F. *Boundary lines adjustments that are used to circumvent subdivision or short subdivision procedures set forth in this title are not allowed. Factors which indicate that the boundary line adjustment process is being used in a manner inconsistent with statutory intent include: numerous and frequent adjustments to existing contiguous lot boundaries, and/or a large number of contiguous lots being proposed for boundary line adjustments at the same time.*

FINDING: This boundary line adjustment does not appear to be circumventing subdivision or short subdivision procedures.

- G. *Approval of a boundary line adjustment shall not result in the need for a reasonable use exception as defined in CMC 16.51.*

FINDING: The boundary line adjustment will not result in a need for a reasonable use exception.

- H. *Existing easements for utilities conform to adopted standards for their intended function, or they are extended, moved or otherwise altered to an approved location. The applicant shall be responsible for the relocation of any installed utilities.*

FINDING: The boundary line adjustment will not affect any existing easements for utilities on the properties,

17.070.050 Recording. *Upon approval, prior to recording the boundary adjustment, the following must be submitted to the community development department for review.*

- A. *Survey of the Boundary Line Adjustment. If the approval authority finds, based upon an exhibit to the legal descriptions, that conformance with existing area and dimensional or use standards will clearly be satisfied without the need of a survey, the approval authority may waive the requirement for a survey, otherwise a survey shall be prepared by a Washington State licensed professional land surveyor.*
- B. *Legal descriptions of the proposed property configuration.*
- C. *The applicant will be responsible for recording the boundary line adjustment, including an exhibit that corresponds to the drawing approved by the city, with the Clark County auditor's office. A copy of the recorded documents must be returned to the planning division within one year.*

FINDING: See conditions of approval.

17.07.060 Expiration. *The boundary line adjustment application shall expire if it has not been recorded within one year from the date of approval unless a different time frame is specified in a decision for a consolidated review. Upon written request from the applicant prior to the expiration date, the community development director is authorized to grant one extension, not to exceed six months.*

**DECISION:**

Approval is granted to file number BLA19-01, with the following conditions:

**CONDITIONS OF APPROVAL:**

1. A copy of the final drawing and the new legal descriptions for each lot must be submitted to the Community Development Department (as required in CMC 17.07.050, above), for review and approval before the documents can be recorded with Clark County.
2. A copy of the recorded documents shall be returned to the planning department.
3. A copy of this boundary line adjustment approval and the drawings showing the new property lines shall accompany any building permits or other development reviews.



---

Lauren Hollenbeck,  
Senior Planner

**Appeals:**

In accordance with CMC §18.55.030(A), this Type I Decision is the final decision of the city. There is no appeal to any other decision maker within the city.

**5582665 D**

Total Pages: 6 Rec Fee: \$104.00  
eRecorded in Clark County, WA 02/05/2019 11:36 AM  
CHICAGO TITLE VANCOUVER-TITLE ONLY  
SIMPLIFILE LC E-RECORDING

When recorded return to:

Dale E. Anderson  
PMB 364 16420 SE McGillvray Blvd. Suite 103  
Vancouver, WA 98683

**QUIT CLAIM DEED**

W8588

THE GRANTOR(S)

Dale E. Anderson and Leta L. Anderson, Trustees of the Dale E. Anderson and Leta L. Anderson Family Trust, dated March 13, 1996

for and in consideration of Boundary line adjustment WAC 458-61A-109 (2) (a) (iv)

in hand paid, conveys and quit claims to

Dale E. Anderson and Leta L. Anderson, Trustees of the Dale E. Anderson and Leta L. Anderson Family Trust, dated March 13, 1996

the following described real estate, situated in the County of Clark, State of Washington

together with all after acquired title of the grantor(s) herein:

See Exhibits A, B, C and D for legal descriptions

**This document is being recorded as an accommodation.  
Chicago Title maintains no responsibility  
as to the effect or provisions of this document.**

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 1 and 2 of SP Bk. 3, Pg. 253

Tax Parcel Number(s):

127155000 abd 127155005

Dated: February 4, 2019

Dale E. Anderson  
Dale E. Anderson, Trustee

Leta L. Anderson  
Leta L. Anderson, Trustee

STATE OF Washington

ss.

COUNTY OF Clark

I certify that I know or have satisfactory evidence that Dale E. Anderson and Leta L. Anderson, Trustees of the Dale E. Anderson and Leta L. Anderson Family (is/are) the person(s) who appeared Trust, dated March 13, 1996 before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: February 4, 2019

Dorine Skordahl

Notary name printed or typed: Dorine Skordahl  
Notary Public in and for the State of Washington  
Residing at Vancouver, WA  
My appointment expires: 06/09/2012

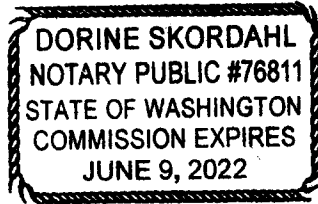
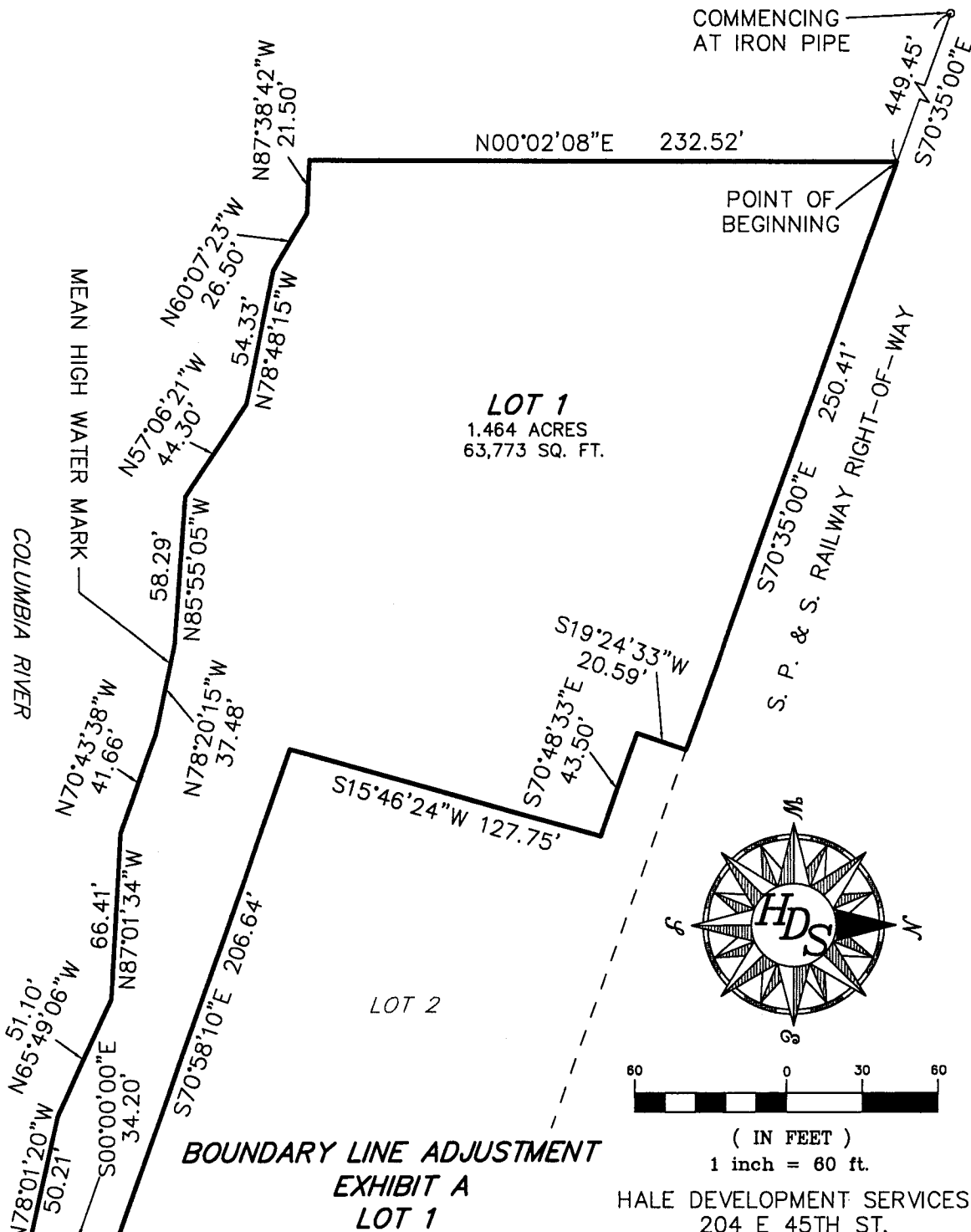


EXHIBIT A



— BEING A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8, T1N, R3E OF THE W.M., CLARK COUNTY, WA

HALE DEVELOPMENT SERVICES  
204 E 45TH ST.  
VANCOUVER, WA 98663  
PH: 360-921-2603  
stephenchale@me.com

*Do not write, sign, or stamp outside the double line.*

**EXHIBIT B**

**LOT 1**

BLA19-01 Haley Short Plat

APN/Parcel ID: 127155000

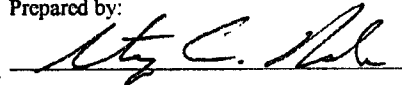
**Perimeter Legal Description**

Boundary Line Adjustment of Lot 1 of Short Plat recorded in book "3" of Short Plats, page 253, records of Clark County, Washington, located in the Southeast quarter of the Southeast quarter of Section 8, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Washington, more particularly described as follows:

**COMMENCING** at an iron pipe which marks the intersection of the South line of the S.P. & S. Railway Company right-of-way and the west line of the Lafayette Durgan Donation Land Claim, said point being in the Southeast quarter of Section 8, Township 1 North, Range 3 East of the Willamette Meridian; thence S70°35'00"E, along the South line of said railway right-of-way 449.45 feet to an iron pipe which marks the **POINT OF BEGINNING** of lot 1, said point being the Northwest corner; thence S70°35'00"E along said railway right-of-way 250.41 feet; thence leaving said railway right-of-way, S19°24'33"W, 20.59 feet; thence S70°48'33"E, 43.50 feet; thence S15°46'24"W, 127.75 feet; thence S70°58'10", 206.64 feet, more or less, to a point on the east line of said Short Plat; thence S00°00'00"E along said east line, 34.20 feet, more or less, to the mean high water mark of the Columbia River; thence along said mean high water mark N78°01'20"W, 50.21 feet; thence N65°49'06"W, 51.10 feet; thence N87°01'34"W, 66.41 feet; thence N70°43'38"W, 41.66 feet; thence N78°20'15"W, 37.48 feet; thence N85°55'05"W, 58.29 feet; thence N57°06'21"W, 44.30 feet; thence N78°48'15"W, 54.33 feet; thence N60°07'23"W, 26.50 feet; thence N87°38'42"W, 21.50, feet more or less, to a point on the west line of said plat; thence leaving the mean high water mark and along said west line N00°02'08"E, 232.52 feet, more or less to the **POINT OF BEGINNING**.

Containing 63,773 square feet (1.464 acres), more or less.

Prepared by:

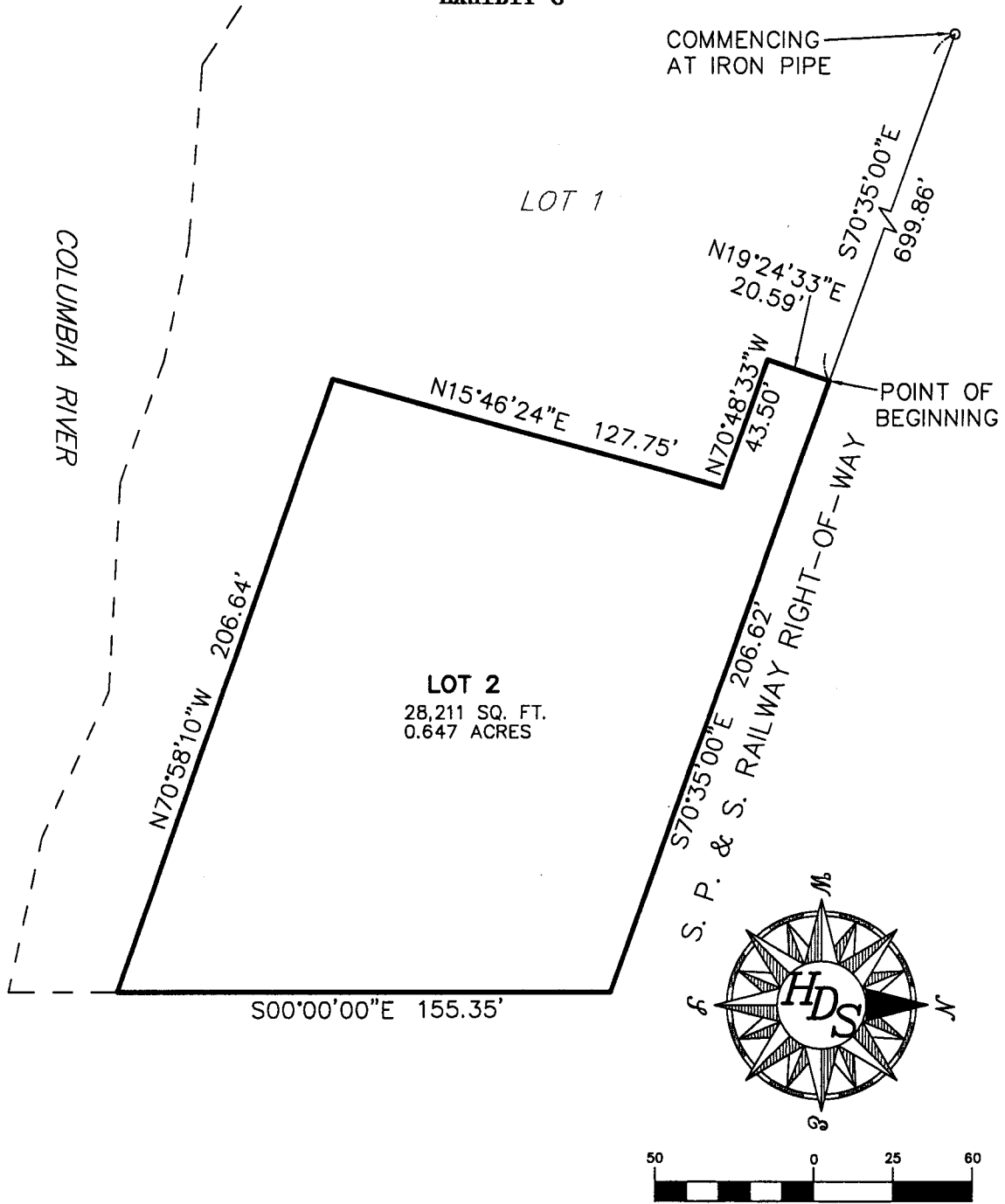


Stephen C. Hale, PLS 35930 Date: 1/24/2019





EXHIBIT C



**BOUNDARY LINE ADJUSTMENT  
EXHIBIT C  
LOT 2**

BEING A PORTION OF THE SE 1/4 OF  
THE SE 1/4 OF SECTION 8, T1N, R3E  
OF THE W.M., CLARK COUNTY, WA

HALE DEVELOPMENT SERVICES  
204 E 45TH ST.  
VANCOUVER, WA 98663  
PH: 360-921-2603  
stephenchale@me.com

*Do not write, sign, or stamp outside the double line.*

**EXHIBIT D**

**LOT 2**

BLA19-01 Haley Short Plat

APN/Parcel ID: 127155005

**Perimeter Legal Description**

Boundary Line Adjustment of Lot 2 of Short Plat recorded in book "3" of Short Plats, page 253, records of Clark County, Washington, located in the Southeast quarter of the Southeast quarter of Section 8, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Washington, more particularly described as follows:

**COMMENCING** at an iron pipe which marks the intersection of the South line of the S.P. & S. Railway Company right-of-way and the west line of the Lafayette Durgan Donation Land Claim, said point being in the Southeast quarter of Section 8, Township 1 North, Range 3 East of the Willamette Meridian; thence  $S70^{\circ}35'00''E$ , along the South line of said railway right-of-way 699.86 feet to the **POINT OF BEGINNING** of lot 2, thence  $S70^{\circ}35'00''E$  along said railway right-of-way 206.62 feet, more or less, to a point on the east line of said plat; thence leaving said railway right-of-way  $S00^{\circ}00'00''E$ , along said east line, 155.35 feet; thence  $N70^{\circ}58'10''W$ , 206.64 feet; thence  $N15^{\circ}46'24''E$ , 127.75 feet; thence  $N70^{\circ}48'33''W$ , 43.50 feet; thence  $N19^{\circ}24'33''E$ , 20.59 feet, more or less to the **POINT OF BEGINNING**.

Containing 28,211 square feet (0.647 acres), more or less.

Prepared by:



Stephen C. Hale, PLS 35930 Date: 1/24/2019

