



PROJECT MEMO

TO: Lauren Hollenbeck, Senior Planner
City of Camas

DATE: December 1, 2021

FROM: Bart Brynestad, PE
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PROJECT NO.: 2200867.10

PROJECT NAME: Camas Business Center

SUBJECT: Boundary Line Adjustment Narrative

This Project Narrative is provided to support our applications for a Boundary Line Adjustment (BLA) for the Camas Business Center project. Below is a narrative of the proposed project and how the project meets all relevant BLA requirements of the Camas Municipal Code (CMC).

Boundary Line Adjustment

The final configuration of the project will include two lots. Building A will be located on its own lot and Buildings B and C will be on a single lot. The lots will be created from the two existing lots from a BLA. A preliminary BLA exhibit has been provided to show the intended lot configuration. Once City of Camas has approved the site plan and lot layout, we will prepare a formal BLA map for the application.

Approval Criteria

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

There are two existing parcels including 176155000 and 176170000. No additional lots, sites, parcels, tracts, or divisions will be created by the BLA. A separate process will be required to dedicate the proposed right-of-way for the project.

- 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, or other applicable codes.

All proposed lots meet the requirements of CMC 18.09 for density and dimension standards. The minimum lot size from CMC 18.09 for the LI/BP zone is 10 acres. There are no requirements for lots within the LI/BP zone.

- 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 one time 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.

There are no nonconforming lots in the existing or proposed condition.

- 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;

Both lots currently have access directly from public roads. The proposed lots will have access from the existing public road and the new proposed public roads that cross the site. A separate process will be required to dedicate the proposed right-of-way for the project.



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

Both parcels are currently zoned LI/BP and the new lot configuration will all be zoned the same.

- F. Boundary line 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.

The BLA is not being used to circumvent any other land division 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.

A reasonable use exception will not be required.

- 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.

Any existing utility easements will be maintained or modified, as required. The development of the parcel concurrent with the BLA will result in a new utility easement on the developed lots.

BEB/lsk

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