

**CITY OF STEVENSON  
RESOLUTION 2022-398**

**ADOPTING FINDINGS OF FACTS SUPPORTING BOUNDARY LINE ADJUSTMENT  
MORATORIUM ORDINANCE**

**WHEREAS**, the City Council for Stevenson, Washington approved the Boundary Line Adjustment Moratorium Ordinance No. 2022-1185 on August 11, 2022; and

**WHEREAS**, RCW 35.63.200 requires a City to conduct a public hearing and adopt Findings of Fact supporting the moratorium within 60 days; and

**WHEREAS**, Moratorium Ordinance No. 2022-1185 sets forth that a public hearing shall be conducted on September 15, 2022, and, as scheduled, a public hearing was opened at a regular public meeting and the public and staff gave testimony concerning the boundary line adjustment moratorium.

**NOW THEREFORE**, the City Council of the City of Stevenson, Washington, does hereby resolve as follows:

The City Council of the City of Stevenson adopts the following findings of fact:

1. There are many historic platted parcels within the city that would not be permissible today due to their size, shape or setbacks;
2. Where city standards would be applicable to a development of a larger lot being divided, revising property boundaries on historic undersized lots can have the effect of developing an area without meeting city development standards by using the boundary line adjustment process rather than the short plat or subdivision process;
3. On August 11, 2022 the City Council was presented with ordinance 2022-1183 amending Stevenson Municipal Code 16-Subdivisions to streamline provisions common to all proposals; amend the approval criteria, submittal requirements and administration of boundary line adjustment proposals; and repeal prior ordinances;
4. On August 24, 2022, the City issued a SEPA Determination of Non-Significance regarding the ordinance which allows comments to be received until September 9, 2022 at 5pm;
5. Boundary Line Adjustments do not have the same requirements as a short plat or subdivision for compliance to city standards in our current code;
6. The code needs to be reviewed and, if legally permissible, revised to minimize any nonconformity to city standards;
7. The current subdivision code allows boundary line adjustments and any property owner submitting a complete application to be vested in the code at the time of application;
8. The look and feel of the city are vital to its overall health, economy and residents' quality of life;
9. The city needs time to review and, if legally permissible, adopt revised standards to better protect the character of the community and its infrastructure.

Passed by a vote of \_\_\_\_\_ at the regular city council meeting of September 15, 2022.

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Scott Anderson  
Mayor of Stevenson

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Leana Kinley  
Clerk Treasurer

APPROVED AS TO FORM:

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Kenneth B. Woodrich  
City Attorney