



City of Stevenson
Official Decision

Richards/Steeves
Boundary Line Adjustment (BLA2017-03)
5-3-2017

On April 27th, 2017, the City of Stevenson Planning Department received a proposal from Ron Richards and Terryl Steeves regarding the adjustment of the boundary line separating 2 of their properties along Kanaka Creek Road (Tax Parcels 03-07-36-1-4-2090 & 2900). The proposal is depicted in detail on

the survey recorded at AFN 2017000922.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment:

1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety;
4. Will not create nor increase nonconforming aspects of any existing building or structure with regard to any applicable setbacks or lot coverage standards;
5. Will not increase the nonconforming aspects of any existing nonconforming lot;
6. Will not violate either restrictive covenants contained on the face of a final plat or conditions of preliminary plat approval;
7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes, nor unacceptably increase the number of lots accessing to or from an arterial, collector, or private street within the City;
8. Will not be contrary to the purpose of RCW 58.17 and SMC 16- Subdivisions;

DECISION

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2017-03).

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision, the survey, and the legal description approved by the Planning Director. Any deed used to further execute this adjustment shall utilize the approved legal description. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

Approved By: 03 2017


Ben Shumaker
Planning Director, City of Stevenson