



CITY OF WHITE SALMON
OFFICE OF CITY HALL

August 20, 2018

Greg Gottlieb and Stephanie Arborgast
1121 5th Street
Hood River, OR 97031

Subject: Boundary Line Adjustment Application (WS-BLA-2018.003) – Determination Letter

Dear Mr. Gottlieb and Mrs. Arborgast,

The City has reviewed your boundary line elimination application submitted on August 10, 2018. Pursuant to Chapter 16.70 of the White Salmon Municipal Code (WSMC) and Chapter 58.17 of the Revised Code of Washington (RCW), this is notice that the proposed boundary line elimination does meet the intention of land division and zoning regulations. The facts and findings of the staff report support administrative preliminary approval of Boundary Line Elimination 2018.003, with the following conditions:

1. Plat Standards and Specifications

White Salmon Municipal Code Chapter 16.60.010(9)

The final Mylar shall be detailed to including the location of all overhead and underground utilities. The final Mylar meaning the final drawing of the line adjustment and dedications prepared for filing for record with the county auditor.

2. Administrative Procedures.

White Salmon Municipal Code Chapter 16.70.030(B)

If the documents are not recorded within ninety days of approval, the boundary line shall automatically become null and void. A boundary line adjustment does not become effective until the documents required for recording in this subsection have been recorded or filed for record with the Klickitat County auditor.

The review clock stopped on August 20, 2018, day 10 of 28 calendar days granted to the City for a Type I-B decision pursuant to WSMC 19.10.120(A), as a determination was made. Applicant, therefore, shall be granted conditional approval for up to a ninety-day period, to provide time to complete the conditions in accordance WSMC 16.70.030. The applicant shall then record the certificate or document issued by the administrator indicating approval of the boundary line adjustment, together with the legal document transferring title, any applicable restrictive covenants, and the survey.

As stated in Condition 2, if the documents are not recorded within ninety days of approval, the boundary line shall automatically become null and void. A boundary line elimination does not become effective until the documents required for recording in this subsection have been recorded or filed for record with the Klickitat County auditor.

Sincerely,

City of White Salmon

Patrick Muanyan
City Administrator

100 Main Street PO Box 2139 White Salmon, Washington 98672

Telephone: (509) 493-1133 Web Site: white-salmon.net



CITY OF WHITE SALMON

STAFF REPORT

BOUNDARY LINE ADJUSTMENT WS-BLA-2018.003

Applicant/Owner Greg Gottlieb and Stephanie Arborgast

1121 5th Street
Hood River, OR 97031

Representative Pioneer Surveying and Engineering, Inc.

125 E. Simcoe Drive
Goldendale, WA 98620

Location

The subject property, owned by Stephanie Arborgast, is located at 269 SW Westwinds Road. Originated as Lot 3 of White Salmon Short Plat 84-14. Today described as Klickitat County Parcel 03102417003200 and 03102417003400; Described as Tax Lot 2 and 4 of White Salmon Short Plat 2017-003; in NW ¼ of SW ¼, of Section 24 Township 3 North, Range 10 East, Klickitat County.

The lots are currently vacant, with no resent history of prior structures on the subject's property.

Description of Proposal

The applicant is seeking to obtain a Boundary Line Elimination. The proposed boundary line adjustment is to combine Lot 2 and 4 of the City of White Salmon Short Plat No. WS-SP 2017-003, by eliminating the adjoining boundary line between said lots. The exterior boundary was previously established by Jesse Garner, with Pioneer Surveying and Engineering Inc., in 2017.

	Before Adjustment	After Adjustment	Change
Lot #2			
Parcel Size	38,716 Sq. Ft.	79,658 Sq. Ft.	(+) 40, 942 Sq. Ft.
Parcel Length	Varies	Varies	(+) Varies.
Parcel Width	51.19 Ft.	102.38 Ft.	(+) 51.19 Ft.
Lot #4			
Parcel Size	40,942 Sq. Ft.	0 Sq. Ft., Lot Eliminated	(-) 40,942 Sq. Ft.
Parcel Length	Varies	0 Ft., Lot Eliminated	(-) Varies
Parcel Width	51.19 Ft.	0 Ft., Lot Eliminated	(-) 51.19 Ft.

Zoning

The subject property is zoned Single-Family Residential (R-1). The adjacent zoning to the north, east, south and west, are Single-Family Residential (R-1). The Comprehensive Plan designates the properties as Single-Family Residential.

Boundary Line Adjustments – Review and Approval.

White Salmon Municipal Code 16.70.010 states:

“The purpose of this chapter is to establish a procedure for the application, review and approval or denial of proposed boundary line adjustments, and to establish criteria and requirements for the same, consistent with the provisions of RCW 58.17.

B. Conditions for Adjustment

1. The boundary lines separating two or more lots of record may be adjusted under the provisions of this Chapter; provided that such adjustment:
2. Will not result in the creation of any additional lot, tract, parcel, site or division;
3. 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;
4. Will not adversely affect access, utilities, easements, drain fields or public safety;
5. Will be in conformance with any applicable building setbacks, fire safety or similar regulations;
6. Will not increase the nonconforming aspects of an existing nonconforming lot;
7. Will not violate either restrictive covenants contained on the face of a final plat or conditions of preliminary plat approval;
8. Will not create an unreasonable hazardous approach to or from the property for access or egress purposes, nor increase the number of lots accessing to or from an arterial or collector street within the city;
9. Will not be contrary to the purpose of RCW 58.17 and WSMC Title 16.”

Fact: The boundary line adjustment does not create additional lots, in fact eliminates a lot, and appropriately complies with Single-Family Residential zoning density requirements listed within Chapter 17.24.040 of the White Salmon Municipal Code (WSMC).

Finding: The eliminated lot line shall combined two lots for one single family residence. There are no depicted easements on the property and the boundary line adjustment will not adversely affect access, utilities, easements, drain fields or public safety. The boundary line adjustment meets the intentions of Chapter 16.70 of the WSMC and Chapter 58.17 of the Revised Code of Washington (RCW).

DETERMINATION AND CONDITIONS

The facts and findings support administrative approval for the WS-BLA 2018.003, with the following conditions:

1. Plat Standards and Specifications

White Salmon Municipal Code Chapter 16.60.010(9)

The final Mylar shall be detailed to including the location of all overhead and underground utilities. The final Mylar meaning the final drawing of the line adjustment and dedications prepared for filing for record with the county auditor.

2. Administrative Procedures.

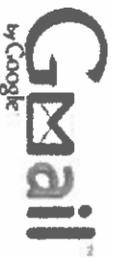
White Salmon Municipal Code Chapter 16.70.030(B)

If the documents are not recorded within ninety days of approval, the boundary line shall automatically become null and void. A boundary line adjustment does not become effective until the documents required for recording in this subsection have been recorded or filed for record with the Klickitat County auditor.

Date: ~~19~~ August 2018

Prepared by: Patrick R. Munyan, City Administrator

Erika Castro-Guzman, Associate Planner



Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

City of White Salmon: Determination for BLA-2018.002

1 message

Erika Castro-Guzman <erikac@ci.white-salmon.wa.us>

Mon, Aug 20, 2018 at 8:52 AM

To: Stephanie Arbogast <stephanlearbo@gmail.com>, Jesse Garner <jgarner@pioneersurveying.com>

Good morning Jesse,

This is notice the boundary line adjustment application received on August 10, 2018, has been approved by our City Administrator, Patrick Muryan, as of August 20, 2018. You may see attached for our Staff Report, dated August 20, 2018.

Thank you for working with Greg Gottlieb and Stephanie Arbogast on their Boundary Line Elimination Plat map. Please see below for a few highlighted corrections:

- The Title:
 - Boundary Line Adjustment WS-BLA-2018-003
- Within the Signature Blocks:
 - Instead of "City Engineer" title, please update to **City Administrator**
 - Instead of "Superintendent of Public Works" title, please update to **Public Works Director**
 - Please eliminate "Examined and approved... White Salmon City Council... Mayor" block as City Council review is not necessary.

The attached documents will be mailed simultaneously to the applicants.

Kindly,

Erika Castro Guzman, Associate Planner
City of White Salmon (509) 493-1133 ext 209
100 N Main Street, White Salmon WA 98672

2 attachments

Letter of Determination Arbogast Boundary Line Elimination (Signed).pdf
170K

Staff Report Arbogast Boundary Line Elimination (Final).asd.pdf
306K



Pioneer Surveying and Engineering, Inc.

Civil Engineering and Land Planning

August 7, 2018

City of White Salmon
Erika Castro Guzman, Associate Planner
PO Box 2139
White Salmon, WA 98672-2139

Re: Arbogast/Gottlieb Lot Line Elimination

Dear Ms. Guzman:

Attached for submittal are:

- Application
- Prints
- Neighboring Parcels
- Fees

The title report has been ordered.

Sincerely,

A handwritten signature in black ink, appearing to read "JG/vla", is written over the typed name of Jesse Garner.

Jesse Garner, PLS
JG/vla
18-204

Attachments



CITY OF WHITE SALMON
LOT LINE ADJUSTMENT/ELIMINATION APPLICATION

OWNER INFORMATION

Date: 07/23/2018 Applicant: Greg Gottlieb and Stephanie Arbogast

Physical Address(es) of Lot(s): West Winds Road, White Salmon, WA

Representative: Pioneer Surveying and Engineering Inc.

Mailing Address of Representative: 125 Simcoe Drive, Goldendale, WA 98620

Phone Number of Representative: 509-773-4945

Email of Representative: jeanner@pioneersurveying.com

Mailing Address of Applicant: 1121 5th Street, Hood River, OR 97031

Physical Address of Applicant: West Winds Road

Phone Number of Applicant: 425-788-2824

Email of Applicant: stephanicarbo@gmail.com

Complete Legal Description & Assessor's Tax Lot Numbers: Lot 2 of Short Plat No. WS-SP 2017-003(tax parcel 03102417003200), Lot 4 of Short Plat No. WS-SP 2017-003(tax parcel 03102417003400)



CITY OF WHITE SALMON LOT LINE ADJUSTMENT/ ELIMINATION

LOT INFORMATION

	Before Adjustment	After Adjustment	Change
Lot A (LOT 2)			
Parcel Size	38,716 SQ.FT	79,658 SQ.FT	+40,942 SQ.FT
Parcel Length	VARIES(SEE ATTACHED)	VARIES(SEE ATTACHED)	VARIES(SEE ATTACHED)
Parcel Width	51.19'	102.38'	+51.19'
Lot B (LOT 4)			
Parcel Size	40,942 SQ.FT	0 SQ.FT, LOT ELIMINATED	-40,942 SQ.FT
Parcel Length	VARIES(SEE ATTACHED)	0', LOT ELIMINATED	VARIES(SEE ATTACHED)
Parcel Width	51.19'	0', LOT ELIMINATED	-51.19'
Lot C			
Parcel Size			
Parcel Length			
Parcel Width			
Lot D			
Parcel Size			
Parcel Length			
Parcel Width			

	Source of Water	Sewage Disposal	Street Access
Lot A	City of White Salmon	City of White Salmon	West Winds Road
Lot B	City of White Salmon	City of White Salmon	West Winds Road
Lot C			
Lot D			

Note: All existing and any new easements required due to the requested Line Lot Adjustment/ Elimination should be shown on preliminary map.



N/A
Stephenson/evl/for's
Choo 10/1

**CITY OF WHITE SALMON
LOT LINE ADJUSTMENT/ ELIMINATION**

We, the undersigned, hereby certify that we hold a vested interest of the said tract of land, that we give our consent for the proposed Lot Line Adjustment/ Elimination of said land into lots as show, and that the easements on the Lot Line Adjustment/ Elimination are hereby granted for uses thereon.

Date: _____

Applicant: _____

Applicant: _____

Applicant: _____

Applicant: _____

STATE OF _____)

) ss.

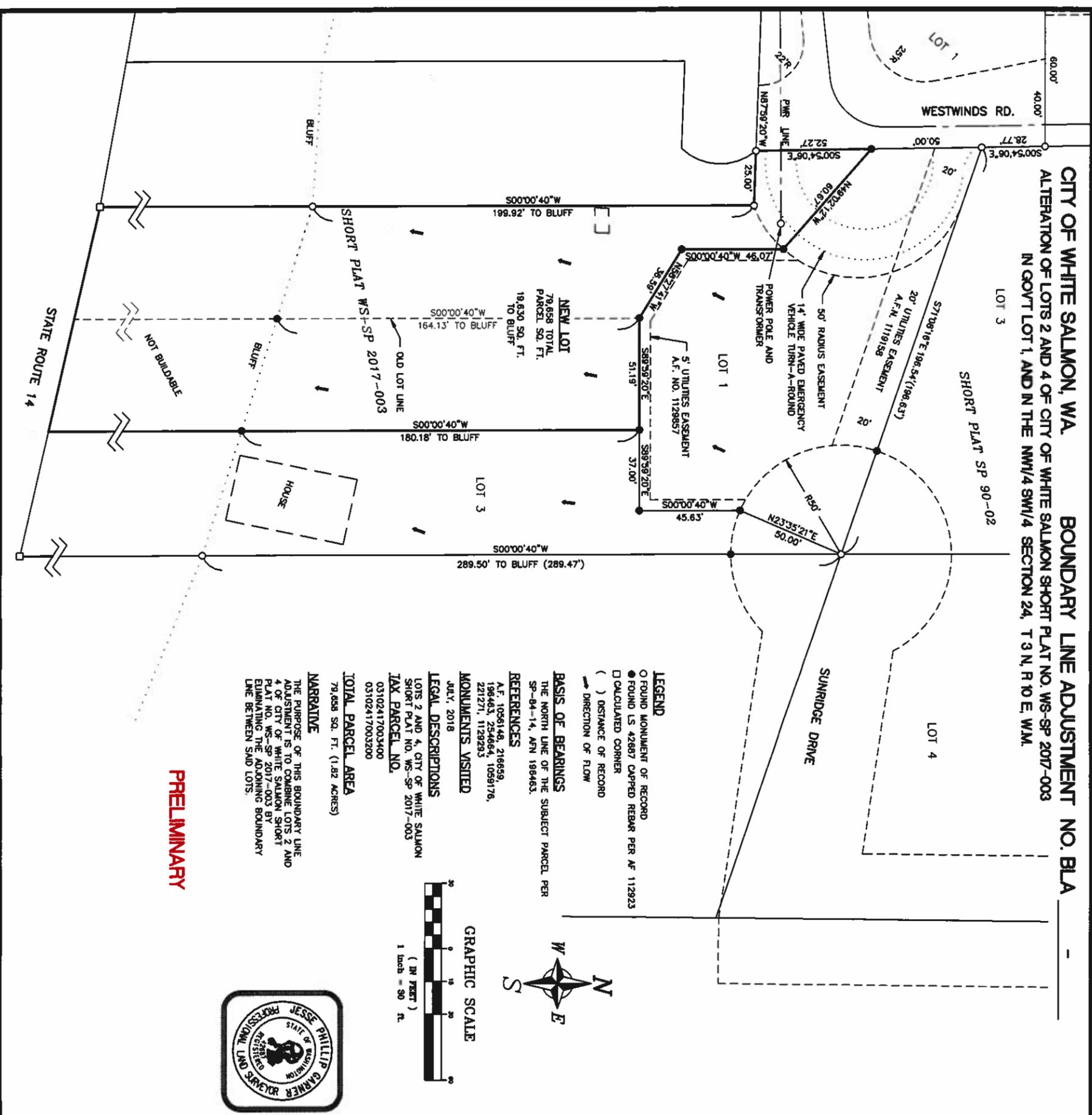
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ (name of person) is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

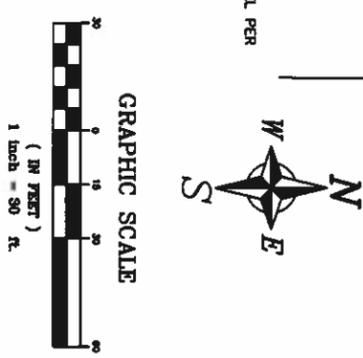
Given under my hand and official seal this _____ day of _____, _____

Notary Public in and for the State of _____, residing at _____, My appointment expires _____.

CITY OF WHITE SALMON, WA
BOUNDARY LINE ADJUSTMENT NO. BLA _____
ALTERATION OF LOTS 2 AND 4 OF CITY OF WHITE SALMON SHORT PLAT NO. WS-SP 2017-003
IN GOVT LOT 1, AND IN THE NW/4 SW/4 SECTION 24, T 3 N, R 10 E, W.M.



- LEGEND**
- FOUND MONUMENT OF RECORD
 - FOUND LS 42887 CAPPED REBAR PER AF 112923
 - CALCULATED CORNER
 - () DISTANCE OF RECORD
 - DIRECTION OF FLOW
- BASIS OF BEARINGS**
 THE NORTH LINE OF THE SUBJECT PARCEL PER SP-84-14, APN 189463.
- REFERENCES**
 A.F. 1098148, 218639, 196463, 254864, 1059176, 221271, 1128293
- MONUMENTS VISITED**
 JULY, 2018
- LEGAL DESCRIPTIONS**
 LOTS 2 AND 4, CITY OF WHITE SALMON
 SHORT PLAT NO. WS-SP 2017-003
- TAX PARCEL NO.**
 03102417003400
 03102417003200
- TOTAL PARCEL AREA**
 79,658 SQ. FT. (1.82 ACRES)
- NARRATIVE**
 THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO COMBINE LOTS 2 AND 4 OF CITY OF WHITE SALMON SHORT PLAT NO. WS-SP 2017-003 BY ELIMINATING THE ADJOINING BOUNDARY LINE BETWEEN SAID LOTS.



PRELIMINARY

We, owners of the lots as herein adjusted, hereby declare that this boundary line adjustment has been made with our free consent and in accordance with our desires.

Greg Gottlieb _____ Date _____
 Stephanie Arbogast _____ Date _____
 WITNESS MY HAND AND OFFICIAL SEAL the day and year first written.
 Dated this ____ day of _____, 20____

Notary Public in and for the State of _____
 Residing in _____
 I hereby certify that all taxes and compensating taxes and/or penalties and property contained within the plat shown herein have been paid, discharged or satisfied.

I hereby certify that the boundary line adjustment shown hereon has been examined by me and that it contains adequate safe provisions for water supply and access for the purpose of fire protection.
 Kitchikan County Treasurer
 Dated this ____ day of _____, 20____

I hereby certify that the boundary line adjustment shown hereon has been examined for survey data, access, and easements.
 White Salmon Fire Chief
 Dated this ____ day of _____, 20____

City Engineer
 Dated this ____ day of _____, 20____
 I hereby certify that the boundary line adjustment shown hereon has been examined by me and that it conforms with city standards as to streets, water and sewage.
 Superintendent of Public Works
 Dated this ____ day of _____, 20____

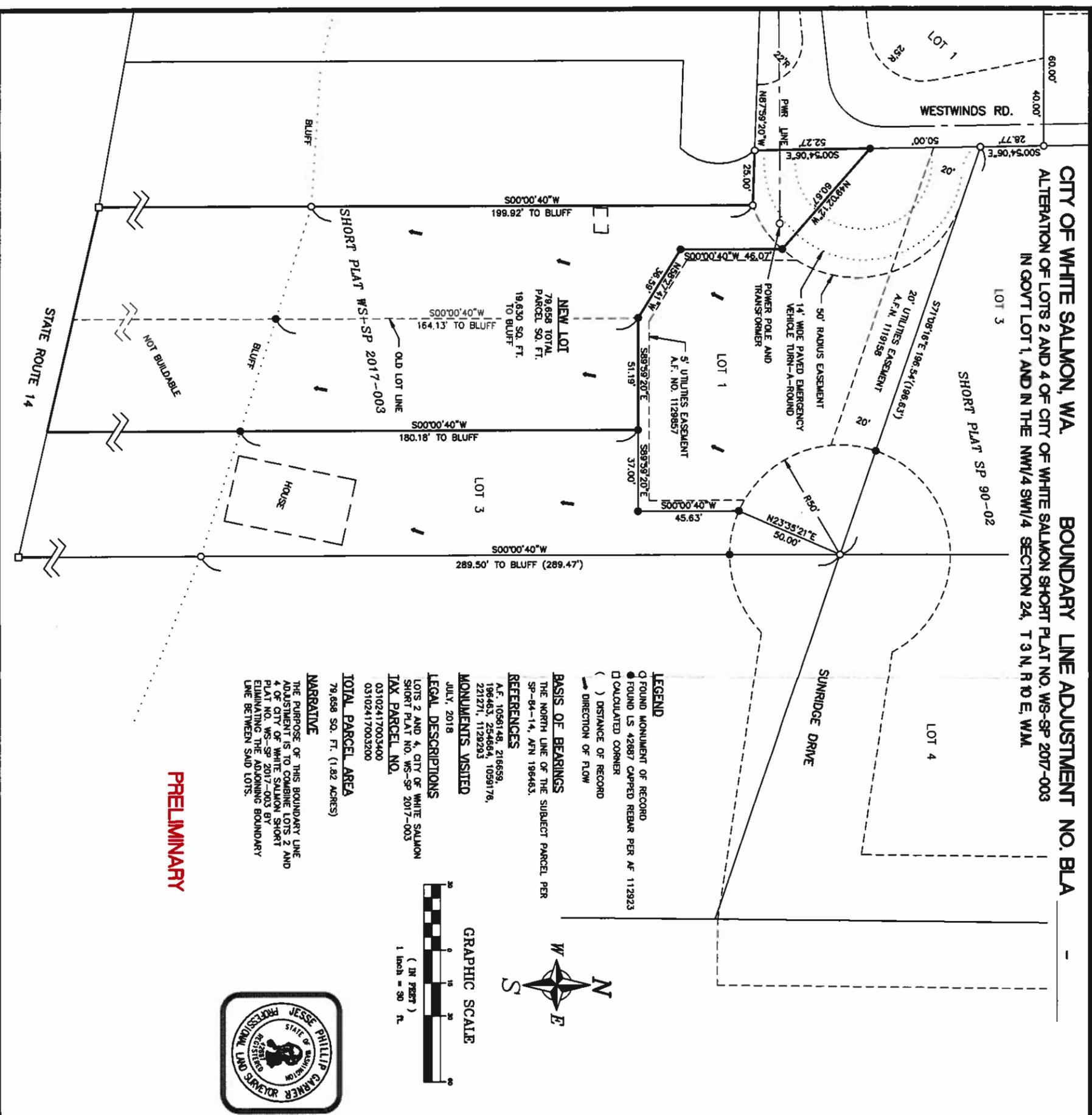
Examined and approved
 Mayor _____ Attest: City Clerk _____
 Dated this ____ day of _____, 20____

I, Jesse P. Garner, registered as a land surveyor by the State of Washington, certify that this Boundary Line Adjustment is based on the Coby Brenon Short Plat No. WS-SP 2017-003, according to the plat thereof and that the distances, courses, and angles are shown thereon correctly according to that plat filed the 11th day of June 2018 in Volume 3 of Short Plats, Page 164, records of Kitchikan County.
 Dated this ____ day of _____, 2018

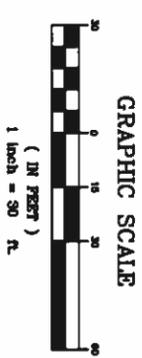
Licensed Land Surveyor PLS No. 42887
ARBOGAST/GOTTLIEB BLA

PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 Simons Drive
 Goldendale, Washington 98920
 Phone (509) 776-4848, Fax (509) 776-6868, E-Mail pseg@pse-wa.com, Web www.pse-wa.com
 BOUNDARY LINE ADJUSTMENT FILED FOR RECORD AT THE REQUEST OF _____ AT _____ ON THIS ____ DAY OF _____, 20____ AND RECORDED IN VOL. _____ OF BOUNDARY LINE ADJUSTMENTS. PAGE _____ RECORDS OF KITCHIKAN COUNTY, WA.
 Deputy Auditor _____ Auditors No. _____

CITY OF WHITE SALMON, WA **BOUNDARY LINE ADJUSTMENT NO. BLA**
ALTERATION OF LOTS 2 AND 4 OF CITY OF WHITE SALMON SHORT PLAT NO. WS-SP 2017-003
IN GOVT LOT 1, AND IN THE NW/4 SW/4 SECTION 24, T 3 N, R 10 E, WA.



- LEGEND**
- FOUND MONUMENT OF RECORD
 - FOUND LS 42887 CAPPED REBAR PER AF 112923
 - CALCULATED CORNER
 - () DISTANCE OF RECORD
 - DIRECTION OF FLOW



MONUMENTS VISITED
 JULY, 2018

LEGAL DESCRIPTIONS
 LOTS 2 AND 4, CITY OF WHITE SALMON
 SHORT PLAT NO. WS-SP 2017-003

TAX PARCEL NO.
 03102417003400
 03102417003200

TOTAL PARCEL AREA
 79,658 SQ. FT. (1.82 ACRES)

NARRATIVE
 THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO COMBINE LOTS 2 AND 4 OF CITY OF WHITE SALMON SHORT PLAT NO. WS-SP 2017-003 BY ELIMINATING THE ADJOINING BOUNDARY LINE BETWEEN SAID LOTS.



PRELIMINARY

We, owners of the lots as herein adjusted, hereby declare that this boundary line adjustment has been made with our free consent and in accordance with our desires.

Greg Gollieb _____ Date _____

Stephanie Attagost _____ Date _____
 WITNESS MY HAND AND OFFICIAL SEAL the day and year first written.
 Dated this ____ day of _____, 20__

Natory Public in and for the State of _____
 Residing in _____

I hereby certify that all taxes, and compensating taxes and/or penalties and property contained within the plat shown herein have been paid, discharged or satisfied.

Klickitat County Treasurer
 Dated this ____ day of _____, 20__

I hereby certify that the boundary line adjustment shown hereon has been examined by me and that it contains adequate safe provisions for water supply and access for the purpose of fire protection.

White Salmon Fire Chief
 Dated this ____ day of _____, 20__

I hereby certify that the boundary line adjustment shown hereon has been examined by me and that it is in conformance with standards for survey data, occasions, and easements.

City Engineer
 Dated this ____ day of _____, 20__

I hereby certify that the boundary line adjustment shown hereon has been examined by me and that it conforms with city standards as to streets, water and sewage.

Superintendent of Public Works
 Dated this ____ day of _____, 20__

Examined and approved
 Mayor _____ Attest: City Clerk _____

Dated this ____ day of _____, 20__

I, Jesse P. Garner, registered as a land surveyor by the State of Washington, certify that this Boundary Line Adjustment is based on the Colby Blinn Short Plat No. WS-SP 2017-003, according to the plat thereof and that the distances, courses, and angles are shown thereon correctly according to that plat filed the 11th day of June 2018 in Volume 3 of Short Plats, Page 184, records of Klickitat County.

Dated this ____ day of _____, 2018

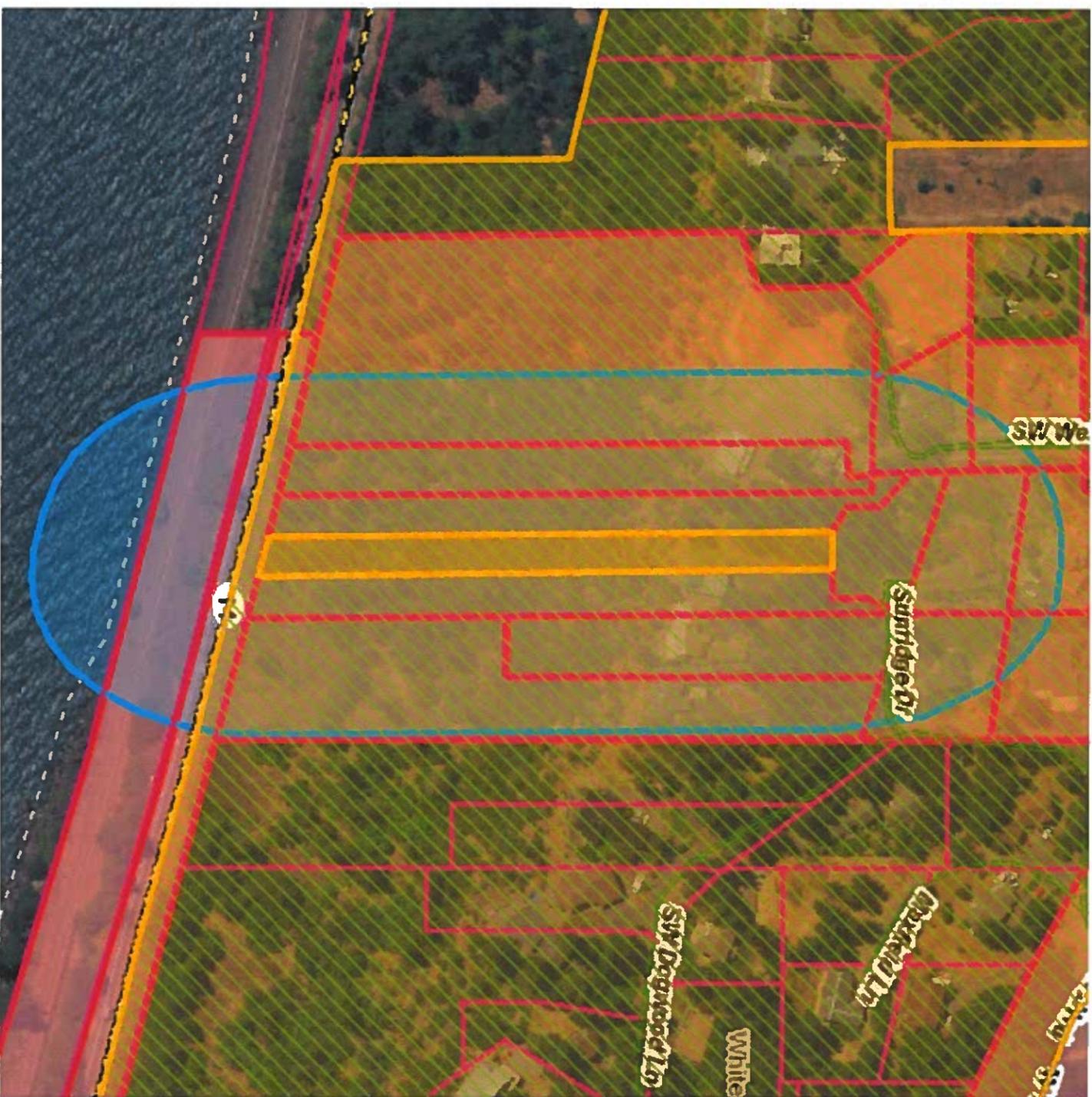
Licensed Land Surveyor PLS No. 42887

ARBOGAST/GOTTLIEB BLA
PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 Riverside Drive, 99600
 Goldendale, Washington
 Phone (509) 770-0444, Fax (509) 770-0500, E-Mail pgs@pseinc.com, Web www.pseinc.com

BOUNDARY LINE ADJUSTMENT FILED FOR RECORD AT THE REQUEST OF _____ AT _____ ON THIS ____ DAY OF _____, 20__ AND RECORDED IN VOL. _____ OF BOUNDARY LINE ADJUSTMENTS. PAGE _____ RECORDS OF KLUCKITAT COUNTY, WA.
 Deputy Auditor _____ Auditor's No. _____

Klickitat County Map

Neighboring Parcels 03102417003200 and 03102417003400



Legend

County Boundary

Towns (Points)

City Limits

Roads

City

County

Other Govt

Private

State

Parcels

200 ft



Created by Klickitat County, Klickitat County provides no warranty, expressed or implied, as to the accuracy, reliability or completeness of this data.

Neighboring Parcels
03102417003200 and 03102417003400

PARCEL_NUM	LEGAL	NAME	ADDRESS	ACRES	LAND	IMPRV	TOTAL_AV	TAXCODE	USECODE
03102417003200	Lot 2 WS SP 2017-03; 24-3-10	BRINNON COLBY	1401 96TH AVE SE BELLEVUE WA 98004	0.89	0	0	0	2 "11"	
03102417003300	Lot 3 WS SP 2017-03; 24-3-10	BRINNON COLBY	1401 96TH AVE SE BELLEVUE WA 98004	1.04	0	0	0	2 "11"	
03102417003100	Lot 1 WS SP 2017-03; 24-3-10	BRINNON COLBY	1401 96TH AVE SE BELLEVUE WA 98004	0.4	0	0	0	2 "11"	
03102432001100	TL 48-D IN NWSW LESS R/W; 24-3-10; IRR TRACTS	LAFITTE FREDERIC	24140 116TH AVE W WOODWAY WA 98020	1.16	385310	148700	534010	2 "11"	
03102370002000	Lot 2 WS SP 2004-06 IN NESE; 23-3-10 AND PTN IN NWSW; 24-3-10; IRR TR TO WS	TRUSTEE VONMOSCH JAMES	858 SNOWDEN RD WHITE SALMON WA 98672	0.45	100220	0	100220	2 "91"	
03102432009900	R/W 24-3-10	DEPT OF TRANSPORTATION	PO BOX 125 GOLDBENDALE WA 98620	12.6	134090	0	134090	2 "67"	
03102492000600	Lot 6 SP WS 90-02 IN NWSW; 24-3-10	TRUSTEE DAGGETT DARLENE	205 SUNRIDGE DR WHITE SALMON WA 98672	0.93	396420	467700	864120	2 "11"	
03102417003400	Lot 4 WS SP 2017-03; 24-3-10	BRINNON COLBY	1401 96TH AVE SE BELLEVUE WA 98004	0.94	0	0	0	2 "11"	
03102492000500	Lot 5 SP WS 90-02 IN NWSW; 24-3-10	GULSTINE LELAND	PO BOX 1808 WHITE SALMON WA 98672-1808	3.3	510740	402400	913140	2 "91"	
03102492000400	Lot 4 SP WS 90-02 IN NWSW; 24-3-10	VADAY WENDY	100 SUNRIDGE DR WHITE SALMON WA 98672	0.6	105070	247900	352970	2 "11"	
03102492000300	Lot 3 SP WS 90-02 IN NWSW; 24-3-10	WILLY JANICE	PO BOX 627 WHITE SALMON WA 98672	0.53	143090	383700	526790	2 "11"	
03102490000200	Lot 2 SP WS89-05 IN NWSW4 24-3-10 IRR TR TO WS	MANCLARK BRUCE	PO BOX 2125 WHITE SALMON WA 98672-2125	0.56	104200	281800	386000	2 "11"	

Neighboring Parcels
03102417003200 and 03102417003400

PARCEL_NUM	LEGAL	NAME	ADDRESS	ACRES	LAND	IMPRV	TOTAL_AV	TAXCODE	USECODE
03102492000100	LOT 1 OF SPWS90-02 IN NWSW; 24-3-10	BAKER DAVID	PO BOX 249 WHITE SALMON WA 98672-0249	0.59	145700	249500	395200	2	"11"
03102492000200	LOT 2 SP WS 90-02 IN NWSW; 24-3-10	JENKINS III A.	107 SW DOGWOOD LANE WHITE SALMON WA 98672	0.52	142650	500300	642950	2	"11"
03102470000100	LOT 1 WS SP 2004-06 IN NWSW 24-3-10 IRR TR TO WS	VON MOSCH PATRICK	PO BOX 1122 WHITE SALMON WA 98672	0.45	41060	231300	272360	2	"11"
03102432001000	TLS 48-C IN NWSW LESS R/W; 24-3-10: TL 41 IN LOT 4 SESE; 23-3-10: IRR TRACTS	AMOTH KURT	1396 TUSCANY PLACE RICHLAND WA 99352	4.43	464170	4200	468370	2	"11"
03102443009900	R/W IN LOTS 2 & 3 IN SWSE4 24-3-10	BNSF RAILWAY CO	PO BOX 961089 FORT WORTH TX 76161-0089	7.6	0	0	0	41	"67"