

June 18, 2021

BOUNDARY LINE ADJUSTMENT APPLICATION FOR NORTHWEST PIPELINE, LLC
NARRATIVE (LETTER OF INTENT)

This narrative is provided in order to support the applicant, Northwest Pipeline LLC, who is proposing to perform a Boundary Line Adjustment between a parcel under their ownership as well as two adjacent owners. The adjustment is being proposed in order to remedy two items. The first is to correct ambiguous deed calls contained within 1964 acquisitions by Northwest Natural Gas Company and El Paso Natural Gas Company (Northwest Pipeline, LLC - AKA Williams) which resulted in the existing gas utility infrastructure being constructed outside of the legally described location. The second is to facilitate utility and infrastructure upgrades to the Northwest Pipeline LLC meter station facility for the continued benefit and safety of the public and patrons for which the utility serves.

The subject parcel numbers consist of Clark County Assessor's Parcel No. (APN) 211463-000, APN 211450-000, APN 211470-000 and APN 211470-000 located in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 4 North, Range 1 East, W.M. City of La Center, Clark County, Washington.

The parcels are located within the Urban Residential area as depicted in the City of La Center 2016 Comprehensive Plan Designation and zoned Low Density Residential (LDR 7.5). The subject parcels are also located within the Sensitive Utility Corridor and Urban Reserve – 10 (UR-10) Overlay District (Limited to APN 211463-000).

Existing Conditions:

APN 211463-000 is currently owned by the Esther Johnson Irrevocable Trust and has an existing parcel area of 3.35 acres according to Clark County GIS records (57,178 square feet, or 1.31 acres by survey) and does not contain any structures. The proposed adjustment will not affect this parcel. The existing area by survey is 57,178 square feet or 1.31 acres.

APN 211450-000 is currently owned by the Esther Johnson Irrevocable Trust and has an existing parcel area of 13.42 acres according to Clark County GIS records (648,039 square feet, or 14.88 acres by survey) and contains approximately 7 building structures throughout the parcel. The proposed adjustment will result in a final area of 642,856 square feet or 14.76 acres.

APN 211470-000 is currently owned by Northwest Natural Gas Company and has an existing parcel area of 0.01 acres according to Clark County GIS records (600 square feet by survey). This is a legal nonconforming parcel based on the current zoning standards and is considered exempt from meeting the minimum lot size standards as defined in LCMC 18.30.080. Existing improvements located on the parcel consist of natural gas infrastructure facilities. The proposed adjustment will result in a final area of 599 square feet or 0.01 acres.

APN 211471-000 is currently owned by Northwest Pipeline LLC and has an existing parcel area of 0.02 acres according to Clark County GIS records (1,203 square feet by survey). This is a legal nonconforming parcel based on the current zoning standards and is considered exempt from meeting the minimum lot size standards as defined in LCMC 18.30.080. Existing improvements located on the parcel consist of natural gas infrastructure facilities. The proposed adjustment will result in a final area of 6,387 square feet or 0.15 acres.

Sales History:

See attached sales history prepared by Clark County Title.

Response to Approval Criteria:

The approval criteria for a boundary line adjustment, which are set for in LCMC 18.220.010 (4) are discussed below:

(a). No additional parcel(s) shall be created by the boundary adjustment.

The proposal meets this criterion since no new parcels are created.

(b). Lots must meet current size requirements including minimum width and depth requirements.

LCMC 18.130.080 Density Requirements (1) exempts Lots created for utilities from being subject to lot size requirements. The residential parcels APN 211463-000 and APN 211450-000 exceed the current size requirements as stated under LCMC 18.130.080 Density Requirements and 18.130.090 Lot coverage and dimensions for LDR-7.5

(c). Lots must be buildable. [Ord. 2006-17ss 1, 2006].

LCMC 18.130.080 Density Requirements (1) exempts Lots created for utilities from being subject to lot size requirements. The utility parcels are existing legal nonconforming parcels which are retaining the nonconforming use which was lawfully in place at the time of creation and are defined under Utilities easements and Utility substation facilities of the LCMC 18.40 Definitions. The residential parcels APN 211463-000 and APN 211450-000 exceed the current size requirements as stated under LCMC 18.130.080 Density Requirements and 18.130.090 Lot coverage and dimensions for LDR-7.5 are remain buildable lots.

Since all criteria are met, we respectfully request approval of this boundary adjustment. Please contact us with any questions about this proposal.