

Docket Item No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
20.05	KCC 16.10	Amend Survey Requirements for Boundary Line Adjustments per County Surveyor.	Public Works Staff	Public Works – County Surveyor	Staff recommends approval of the amendment as proposed.

The proposal would amend survey requirements for Boundary Line Adjustments as recommended by the County Surveyor.

**DRAFT – August 2020**

## **Chapter 16.10 Boundary Line Adjustments**

### **Sections**

- 16.10.010 Applicability
- 16.10.020 Application requirements
- 16.10.030 Review criteria
- 16.10.040 Review procedures
- 16.10.050 Recording
- 16.10.060 Transfer of title
- 16.10.070 Expiration

#### **16.10.010 Applicability.**

A boundary line adjustment is an acceptable means of transferring land between abutting legally created parcels, provided:

1. No additional lots, parcels or tracts are created as part of the transfer;
2. No lot that currently conforms to minimum area and dimension regulations shall be adjusted so as to become nonconforming; and
3. No nonconforming lot shall be adjusted in a manner that increases the nonconformity.
4. No parcels with split zoning are created as a part of the transfer per KCC Chapter [16.04.025](#).

(Ord. [2014-015](#), 2014;)

#### **16.10.020 Application requirements.**

Applicants for a boundary line adjustment shall submit the following for review and approval:

1. A brief narrative description of the proposed boundary line adjustment;
2. Existing and proposed legal descriptions of the affected lots;
3. Scaled drawings of both existing and proposed site plans as described in KCC Title [15A.03.030](#);

4. A certificate of title issued within the preceding one hundred twenty (120) days.

(Ord. 2014-015, 2014;)

#### **16.10.030 Review criteria.**

In addition to the requirements in KCC 16.10.010 above, the Director shall consider, and base his/her decision to approve or deny a boundary line adjustment on the following:

1. Compliance with KCC Title 17 Zoning;
2. Compliance with KCC Title 12 Roads and Bridges;
3. Compliance with KCC Title 13 Water and Sewers;
4. Compliance with KCC Title 14 Buildings and Construction;
5. Compliance with KCC Chapter 16.18 Irrigation and Sprinkling and RCW 58.17.310 and;
6. Compliance with KCC Title 20 Fire and Life Safety

(Ord. 2014-015, 2014;)

#### **16.10.040 Review procedures.**

The Director, County Engineer and County Surveyor shall review the boundary line adjustment for compliance with this chapter and all other land use regulations in effect at the time the application was deemed complete. If all requirements for approval are met, the Director shall provide written findings of fact supporting the approval of the boundary line adjustment.

(Ord. 2014-015, 2014;)

#### **16.10.050 Recording.**

Prior to recording, a final Preliminary Survey along with legal descriptions and final acreages for all lots involved shall be submitted to Community Development Services for review and approval. The Director shall verify that the final survey and any attachments are accurate and complete and that they comply with all of the requirements in KCC 16.10.030, KCC 16.24.010, KCC 16.24.020 and WAC 332.130. Additionally, as a minimum, all corners of the new division lines shall be set, and positions noted of face of survey. Boundary line adjustments do not become effective until recorded with the Kittitas County Auditor.

(Ord. 2014-015, 2014;)

#### **16.10.060 Transfer of title.**

The recording of a boundary line adjustment does not constitute a transfer of title. Separate deeds to this effect must be recorded with the Kittitas County Auditor and are not subject to the provisions of this Chapter.

(Ord. 2014-015, 2014;)

**16.10.070 Expiration.**

If the boundary line adjustment is not recorded with the Kittitas County Auditor within two (2) years of the date of approval, the boundary line adjustment shall be null and void.

(Ord. 2014-015, 2014;)