

BINGEN MUNICIPAL CODE

Chapter 16.28

BOUNDARY LINE ADJUSTMENTS

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16.28.010 Purpose.

The purpose of this chapter is to provide rules, regulations, and standards governing approval of boundary line adjustments. (Ord. 507 §2, 2004).

16.28.020 Applicability of Provisions.

- A. A boundary line adjustment approval is required for any adjustment to a property line, which does not create an additional lot of record nor violation of the requirements of this title and Bingen Municipal Code Title 17 – Zoning as now and hereafter amended.
- B. A lot consolidation review is required to demonstrate that any newly configured lot resulting from a consolidation of two or more lots satisfies the requirements of this title and Bingen Municipal Code Title 17 – Zoning as now and hereafter amended. (Ord. 507 §2, 2004).

16.28.030 Administration.

Boundary line adjustment applications and lot consolidation reviews shall be administered and reviewed by the City Administrator in accordance with the provisions of this title. (Ord. 507 §2, 2004).

16.28.040 Preliminary Application Submittal Requirements – Boundary Line Adjustments.

- A. In addition to the form and information required in Section 16.12.030, the following information shall be submitted:
 - 1. Copies of the preliminary boundary line adjustment map (number of copies determined at pre-application conference) and necessary data or narrative;

2. The preliminary boundary line adjustment map and necessary data or narrative shall include the following:
 - a. The name and address of the following:
 - i. The owner(s) of the subject property;
 - ii. The owner(s)' authorized agent; and
 - iii. The land surveyor and engineer (if applicable).
 3. Sufficient description to define the location and boundaries of the proposed area to be adjusted;
 4. The map scale, north arrow, and date;
 5. The scale shall be of such size to provide the greatest clarity;
 6. The location, width, and names of streets or other public ways and easements within and adjacent to the proposed boundary line adjustment;
 7. Other important features to include:
 - a. The location of all permanent buildings on the property;
 - b. The location and width of all drainage-ways and/or floodplain areas;
 - c. Any identified wetlands or riparian areas;
 - d. All slopes greater than 15 percent and potential geologically hazardous areas; and
 - e. The location of existing utilities and utility easements; and
 8. Any deed restrictions that apply to the existing lots.
- B. The preliminary plan shall be as accurate as possible to ensure proper review by the City Administrator. (Ord. 507 §2, 2004).

16.28.050 Boundary Line Adjustment Approval Criteria.

The City Administrator shall approve a request for a boundary line adjustment when the following criteria are satisfied.

- A. No lots are to be reduced below the minimum lot size for the applicable zoning district.

- B. Lots and structures on the lot will not violate any existing regulations for the applicable zoning district
- C. Lots shall have an access easement of a minimum width of 20 feet to a public street. (Ord. 507 §2, 2004).

16.28.060 Final Boundary Line Adjustment Submittal Requirements.

- A. All final plats for a boundary line adjustment shall be submitted within one (1) year of the final boundary line adjustment approval. They shall be made on forms provided by the City Administrator and shall be accompanied by 3 copies of the boundary line adjustment map prepared by a land surveyor or engineer licensed to practice in Washington, and necessary data or narrative.
- B. The final boundary line adjustment map and data or narrative shall include the following:
 - 1. Sheet sizes for the final boundary line adjustment map shall be 18 inches by 24 inches;
 - 2. The scale of the map shall be of such size to provide the greatest clarity;
 - 3. The name and address of the following:
 - a. The owner(s) of the subject property;
 - b. The owner(s)' authorized agent; and
 - c. The land surveyor and engineer (if applicable).
 - 4. The assessor's lot number and a description of the adjusted area and a subdivision guarantee from a title company;
 - 5. The map scale, north arrow, and date;
 - 6. Indication of original lot lines plus table of old and new lot areas;
 - 7. Names of boundary line adjustments, short plats, subdivisions abutting the property;
 - 8. The locations, width, and names of streets or other public ways and easements within and adjacent to the proposed boundary line adjustment;
 - 9. Any deed restrictions that apply to the existing lots; and
 - 10. Signature blocks for boundary line adjustments as below:

BOUNDARY LINE ADJUSTMENT BLOCKS:

CITY COUNCIL: (same as Short Plat)

SURVEYOR'S CERTIFICATE:

I, _____, registered as a land surveyor in the State of Washington certify that this boundary line adjustment is based on an actual survey conducted by me or under my supervision, during the period of _____, 2010; that the distances, courses and angles are shown thereon correctly; and that monuments have been set and the adjustment lot line is staked on the ground as depicted on this drawing.

AUDITOR'S CERTIFICATE:

(at bottom right of sheet)

BOUNDARY LINE ADJUSTMENT FILED FOR RECORD AT THE REQUEST OF (TRANTOW SURVEYING) ON THIS _____ DAY OF _____, 2010, AT _____ AND RECORDED IN VOLUME _____ OF BOUNDARY LINE ADJUSTMENTS AT PAGE _____, AF# _____, RECORDS OF KLICKITAT COUNTY, WASH.

(Ord. 507 §2, 2004).

16.28.070 Recording Boundary Line Adjustments.

Upon the City Administrator's approval of the final boundary line adjustment application, the applicant shall record the boundary line adjustment with Klickitat County and submit the recordation numbers to the City to be incorporated into the record. (Ord. 507 §2, 2004).