

**17.22.020 Approval required.**

Boundary and lot line adjustments may be made in accordance with RCW [58.17.040\(6\)](#); provided, that written administrative approval by the director of the department of community development, consistent with the provisions of SMC Title [20](#), is granted. All approved boundary or lot line adjustments shall ensure that:

**A. No additional lot, tract, parcel, site or division is created.**

*The Application starts with two parcels (0330302190300000 & 0330302190400000) and ends with two parcels. No additional lots are created.*

**B. No lot, tract, parcel, site or division which does not meet the building lot criteria for dimensions and area within a zoning district is created.**

*Both parcels are currently non-conforming. The application will not create any additional non-conforming parcels. These parcels are both parts of an existing approved preliminary subdivision. The proposed new lot line will align with the phasing plan of the preliminary plat and ultimately be eliminated upon obtaining the final plat.. The applicant understands that all lots that seek to obtain a building permit will need to meet the dimensions and area within the zoning district at the time of application for such a permit.*

**C. No lot line or boundary line subject to adjustment is realigned equal to or more than 90 degrees from its pre-existing configuration.**

*No lot lines have been realigned equal to or more than 90 degrees. Labeled on pages 3, 5, and 6 of the clouded exhibit.*

**D. The total area involved in the lot line adjustment is no greater than one-half of the area of the largest lot to be adjusted.**

*The application meets this requirement. The area calculations are labeled on page 1 of the clouded exhibit.*

***E. The cumulative effect of the proposed boundary and/or lot line adjustment and all previous boundary and lot line adjustments involving any of the subject properties would not serve to erode the purpose of this title and Chapter [58.17](#) RCW.***

*The cumulative effect will not erode the purpose of this RCW. The subject properties will conform with the approved PPlat. Ultimately at the final subdivision, these lot lines will go away and no longer be relevant. This BLA aligns with the phasing plan. The resultant parcels will continue to have access to utilities and roads, resultant parcels will not be landlocked as a result of this BLA.*

*Parcel 0330302190300000 will continue to have road access to 7<sup>th</sup> and McCurdy. Labeled as access for parcel A, on page 3 of the clouded exhibit.*

*Parcel 0330302190400000 will continue to have road access to 7<sup>th</sup> and Norman. Labeled as access for parcel B on pages 5 and 7 of the clouded exhibit.*

*Both parcels will continue to have access to sewer and water.*

***F. No environmental impacts would occur from allowing the boundary line or lot line adjustment.***

*No critical areas exist on this site. This property is undeveloped, this BLA will not be affecting existing buildings or infrastructure.*

***G. The health, safety and welfare of the public will be protected. (Ord. 2011-017 § 2; Ord. 98-005 § 4)***

*This property is undeveloped land, road access will not be changed. Road access for public services (police/fire/medical) will remain unchanged.*