

Boundary Line Adjustment



City of La Center, Planning services
 305 NW Pacific Highway
 La Center, WA 98629
www.ci.lacenter.wa.us
 Ph. 360.263.7665 Fax: 360.263.7666

A boundary Line adjustment (BLA) is a division made for the purpose of adjusting boundary lines which does not create any additional lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building a building site. Boundary line adjustments may not be concurrently reviewed with another land division if the proposed adjustment might affect the perimeter of the other land division.

Boundary line adjustments recorded through the county assessor's office do not ensure such adjustments meet current zoning requirements. BLA applications approved through the La Center Planning Department ensure compliance with current zoning requirements, and are reviewed and approved through the TYPE 1 process, pursuant to LCMC 18.30.080. The planning director shall review the boundary line adjustments through a TYPE 1 procedure. Prior to approval, the city engineer shall find whether the adjustment will interfere with the extension of any planned right-of-way, public utility easement or capital facility identified by the CFP

Adjustment Analysis Information:

Lot Information	Lot Area	Lot Width	Lot Depth
Code Required Minimum	7500 sq. ft.	60 ft.	90 ft.
Existing Lot 1 <i>211463-000 / 211450-000</i>	705,217 sq. ft.	600 ft.	1126 ft.
Proposed Lot1 "	700,034 sq. ft.	600 ft.	1126 ft.
Existing Lot 2 <i>211470-000</i>	600 sq. ft.	N/A ft.	N/A ft.
Proposed Lot 2 "	599 sq. ft.	N/A ft.	N/A ft.
Existing Lot 3 <i>211471-000</i>	1,203 sq. ft.	N/A ft.	N/A ft.
Proposed Lot 3 "	6,387 sq. ft.	N/A ft.	N/A ft.

Application Submittal Checklist

Application Requirements for all Reviews:

- Master Application Form:** Provide Completed Master Land Use Application form with original signature(s)
- Checklist:** Provide Completed Submittal Checklist
- Written Narrative:** A detailed description of the proposed lot line adjustment and the reason for an adjustment
- Adjustment Analysis Information**
- The Appropriate Fee: \$425 + \$75/Lot**
- Sales History Since 1969:**
Including:
 - Copies of all deeds or real estate contracts showing previous owners or division of original parcels.
 - Prior segregation requests.
 - Prior recorded surveys.
 - Other information demonstrating compliance with the approval criteria.
- A site plan showing current condition.**
Including:
 - The applicants and contact person's name, mailing address and phone number.
 - Owners name and address
 - Layout and dimensions of parcels drawn to scale
 - North arrow (oriented to the top, left or right of page), scale and date.
 - Area of existing sites in acres or square feet.
 - Locations of all existing buildings/structures, septic tanks and drain fields, wells and on-site utilities, and their distance in feet from all property lines.
 - Public and private roads and their dimensions and location
 - Private road and utility easements and their dimensions and location.
- Approval criteria**
 - No additional lots could be created that do not meet current zoning of the property
 - Lots must meet current size requirements including minimum width and depth requirements
 - Lots must be buildable [Ord. 2006-17, 2006.]

Boundary Line Adjustment Affidavit

By affixing my signature hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge. I have owner(s) permission to submit this application. I agree to hold harmless the city of La Center as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including myself, and filed against the city of La Center, but only where such claim arises out of the reliance of the city, including its officers and employees, upon the accuracy of the information provided to the city as a part of this application.



Applicant's signature

6/18/21

Date

John BLAIKIE

Print Applicants Name

Jean Brady

Property Owners Signature

6/21/2021

Date

Jean Brady

Print Property Owners Name