

Boundary Line Adjustment Application

Submittal Items

Please include the following:

- Application
- A map at a scale of no less than one inch equal to 100 feet which depicts the existing property configuration, including all lot line dimensions unless otherwise agreed upon.
- A map which depicts the proposed property configuration, including all lot line dimensions.
- A legal description of the existing property configuration and proposed property configuration, prepared by a licensed professional land surveyor.
- Pertinent survey data compiled as a result of a survey made by or under the supervision of a land surveyor registered in the State and engaged in land surveying.
- Intake Fee: \$100
- Deposit \$250

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be



THE CITY OF FIRCREST

Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8901
www.cityoffircrest.net

Applicant Name:	
Address:	
Representative (if different):	
Phone:	Email:
Property Owners (if different):	
Phone:	Email:

Project Address:	
Brief Description of Project:	
Does the BLA create any nonconformity: Yes No	
Parcel Numbers:	Site area (square footage) after BLA:
Land Use Designation:	Zoning Designation:

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will result in the cancellation of this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with FMC 22.16.

Signature: _____ Date: _____

Signature: _____ Date: _____

Chapter 22.16

Boundary Line Adjustments (BLA)

A boundary line adjustment is a Type I application, and the director shall make the final decision. The application shall be processed as set forth in FMC 22.05.007(b).

Prior to submittal of an application for a boundary line adjustment, an applicant may request a **pre-application conference** in accordance with FMC 22.06.001. The pre-application conference is intended to enable the applicant and city staff to review a conceptual plan prior to a formal survey being conducted and documentation being submitted for the boundary line adjustment.

The director shall approve an application for a boundary line adjustment if it is determined that:

- a. No additional lot, tract, parcel, site or division will be created by the proposed adjustment;
- b. No lot is created or modified which contains insufficient area and dimensions to meet the minimum requirements of the zone in which the affected lots are situated, except that an existing substandard lot may be modified; provided, that its nonconformity is not increased;
- c. No lot is created or modified which does not have adequate drainage, water supply, sanitary sewage disposal, access for vehicles, utilities and fire protection, and no existing easement in favor of the public is rendered impractical to serve its purpose;
- d. The boundary line adjustment is consistent with the applicable provisions of this title; and
- e. The city engineer has certified in writing that the boundary line adjustment map legal descriptions and related documentation are suitable for approval by the city and recording with the Pierce County auditor.

Within 15 days of recording the boundary line adjustment with the Pierce County auditor the applicant shall provide two paper copies of the recorded boundary line adjustment and an electronic file in WA state-plane HARN Nad 83 South Fips 4602 US Feet coordinate system to the planning/building department.

This is a summary of the process. For complete development regulations, please see FMC 22.16.