



# A-22 – Boundary Line Adjustment (BLA) Code Amendment

Planning Commission Work Session

August 17, 2022

# Overview of Today's Work Session

- Background on Proposal
- Overview of Proposed Amendments

Direction Requested: Direct staff on any additional information to bring back, or schedule a public hearing



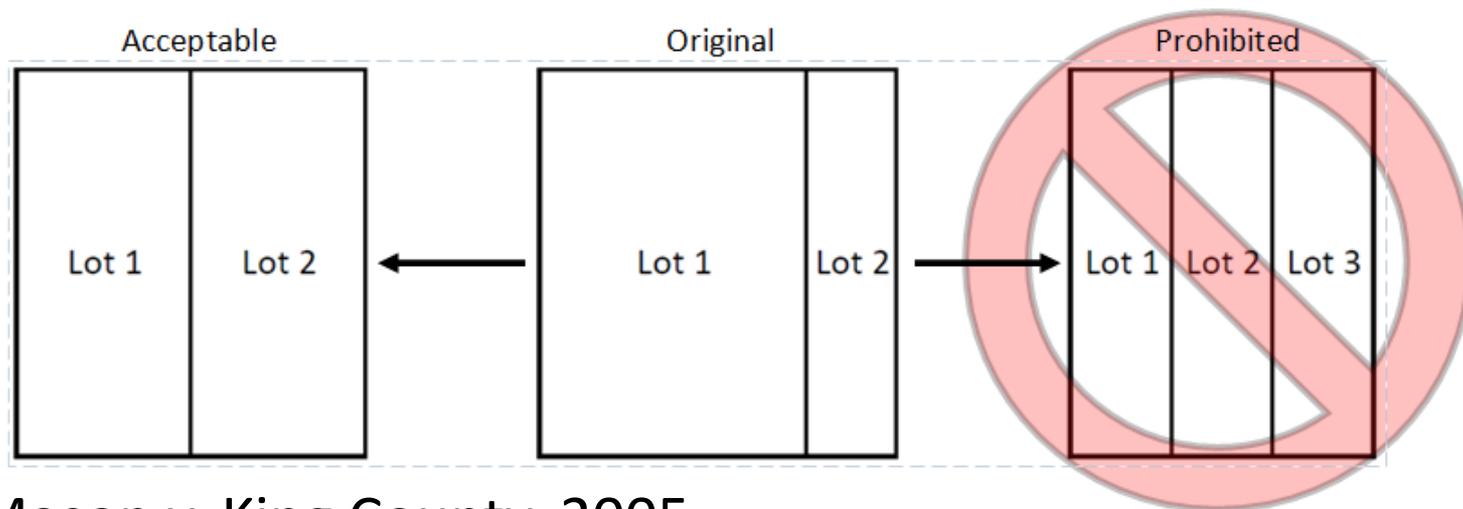
# Background

- 2022-23 Official Development Code Docket
- A-22 – Boundary Line Adjustment (BLA) Code Amendment
  - Project was initially started in April 2008 and has been worked on over the past 10+ years
  - Current language not in compliance with RCW 58.17.040(6)
  - Development Services identified additional changes to improve organization of the code and to clearly outline the expectations for an applicant



# Case Law

- **Seattle v. Crispin, 2003**
  - Boundaries on existing lots can be moved to create buildable or non-buildable lot, but not to create new lots



- **Mason v. King County, 2005**
  - Zoning and land use regulation must be taken into account when reviewing a BLA



# Proposed Changes

## Title 18, Section 18.04.040(H) – Boundary Line Adjustment

- Changes to Section:
  - Standards for application materials
  - Standards for review processes
  - Standards for BLAs impacting easements
  - Situational limitations for BLAs, like conflict with previously approved conditions, expansion/creation of nonconforming situations, or circumventing existing regulations
  - Procedures to finalize BLA plats
  - Conflict Resolution Exemption



# Proposed Changes

## Title 18, Section 18.08.080 – Building Site

- Revise existing definition to ensure compliance with Court decisions.
  - Revise definition to reference applicable zoning code and land use provisions, including but not limited to
    - Setbacks and lot size
    - Lot coverage limitations
    - Minimum lot area for construction
    - Shoreline master program provisions
    - Critical area provisions
  - Applicable health and safety provisions, including requirements of the Thurston County Sanitary Code.



# Outreach to date

- Departments involved in review:
  - Review with Development Services
  - Review with Prosecuting Attorney's Office



# Next Steps

- Schedule a public hearing for the BLA code update.
  - Tentative Date – September 21, 2022
  - *“Can I have a motion to set a public hearing for September 21, 2022, at 7:00 PM or as soon thereafter as the matter may be heard on Development Code Docket item A-22 Boundary Line Adjustment Code Amendment.”*



# Thank you!

For questions, contact:

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