

# Boundary Line Adjustments and Lot Consolidations

**B**

A Boundary Line Adjustment is a relocation of an existing property boundary which does not create any additional lot, tract, parcel site or division. Lot consolidation is the removal of one or more existing property lines to create one single lot from two or more contiguous lots. A boundary line adjustment and/or lot consolidation are governed by Section 17.27 of the Hunts Point Municipal Code (HPMC). The town engineer shall approve applications for a boundary line adjustment and lot consolidation if they meet all criteria.

## Process

### Pre-application Conference

A pre-application conference is not required prior to submittal of a boundary line adjustment or lot consolidation application.

### Submittal

Submittal of all application elements are necessary to begin the processing of a boundary line adjustment or lot consolidation.

### SEPA Procedure

A boundary line adjustment/lot consolidation are exempt from SEPA processing as outlined in RCW 43.21 (C).

## Criteria for Approval

### Boundary Line Adjustment:

- The boundary line adjustment satisfies the criteria set forth in RCW 58.17.040 (6)
- Will not create any additional lot, tract, parcel, site, or division
- Will not create any new lot which is nonconforming in whole or in part, will not render any existing structure nonconforming in whole or in part, and will not expand or intensify any existing nonconformity; and
- Will not create any new lot commonly known as a “flag lot,” characterized by the provision of access to the bulk of the lot (the “flag”) by means of a comparatively long, narrow strip of that or an adjacent lot (the “flag pole”).

### Lot Consolidations:

- The town engineer shall find that the lots proposed to be consolidated are contiguous..
- All lot consolidations shall be surveyed and recorded consistent with Chapter 58.09 RCW. All newly established lot corners shall be staked in accordance with the survey.
- The boundary line adjustment and/or lot consolidation are consistent with the applicable provisions of Title 18, Zoning.

## Applicable Code Titles

Hunts Point Municipal Code (HPMC) Title 2, Administrative & Personnel

HPMC Title 3, Revenue & Finances

HPMC Title 11, Planning and Development (Comprehensive Plan & Permit Process)

HPMC Title 17 Boundary Line Adjustments and Lot Consolidations

HPMC Title 18, Zoning

## Fees

See fee schedule



Town Hall, 3000 Hunts Point Road, Hunts Point, WA 98004-1121. Phone 425.455.1834, FAX 425.454.4586. Permit intake and issuance hours are Tuesday and Thursday, 8am-12pm and 1pm-5pm. Building Services Department 425.455.1834.