



User's Guide To The Land Use Permit Process Boundary Line Adjustment (BLA)

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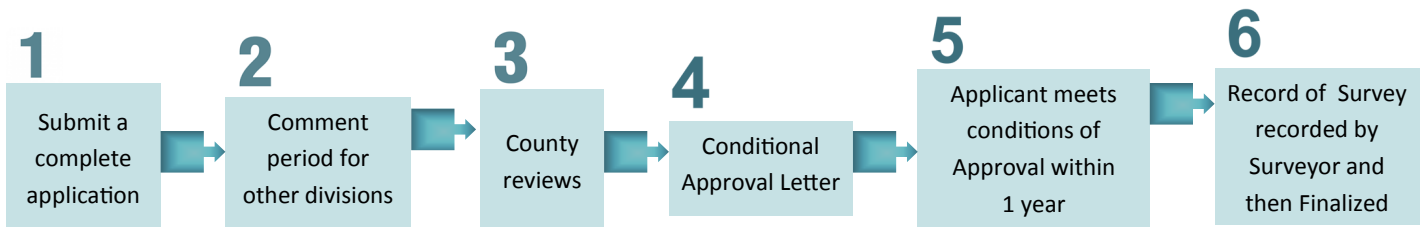
“Boundary Line Adjustment” means an action that involves the adjustment of common property lines through a boundary line adjustment process, as set forth in this Title 19.34.020. <http://www.codepublishing.com/WA/YakimaCounty>.

Boundary Line Adjustment (BLA)

The application process is to allow for adjustment of boundary lines of existing lots where no new lot is created. BLAs are subject to a Type 1 review. Boundary Line Adjustments are exempt from the normal Subdivision and Short Subdivision process requirements but are still subject to all other development standards of the Unified Land Development Code (Title 19) including but not limited to lot size, setbacks, lot coverage and access depending on the zoning district. Conditions may be placed on BLA’s in order to ensure development standards are met. To be eligible for a BLA, you must be able to meet the 16 review criteria listed in Title 19.34.020(5).

A BLA application must include the following items:

- ♦ **Application Packet provided by Yakima County**—All items in the application must be addressed.
- ♦ **Preliminary Record of Survey**—All property lines need to be shown on the Record of Survey, however only the lines being adjusted need to be surveyed. Additionally, the Record of Survey should contain at least the proposed legal descriptions.
- ♦ **Site Plan**—All items listed on the “Minimum Site Plan Requirement” sheet must be shown on the site plan. The site plan may either be included on the Preliminary Record of Survey or on a separate sheet of paper. Only structures within 100’ of the property lines being adjusted need to be shown on the site plan.
- ♦ **Owner’s Commitment or Subdivision Guarantee**—This can be obtained from a Title Company and must be current within 60 days. And must address the following:
 - (a) The existing legal description of each parcel involved in the proposal;
 - (b) Those individuals or corporations holding an ownership interest and any security interest (such as deeds of trust or mortgages) or any other encumbrances affecting the title of said parcels.
 - (c) Any lands to be dedicated shall be confirmed as owned in fee title by the owner(s) signing the dedication certificate; and
 - (d) Any easements or restrictions affecting the properties being adjusted with a description of purpose and referenced by the auditor’s file number and/or recording number.
- ♦ **Yakima Health District Approval**—Written verification is required on any proposal that will be serviced by individual on-site sewage systems and will be under two and one-half (2 1/2) acres in size.



For specific application submittal requirements and timelines please refer to Title 19 (Unified Land Development Code) and Title 16B (Yakima County Project Permit Administration Ordinance).