



San Juan County
Community Development & Planning

135 Rhone Street P.O. Box 947 Friday Harbor, WA 98250
(360) 378-2354 (360) 378-2116 Fax (360) 378-3922
www.sanjuanco.com

Boundary Line Modification Application Packet

This information packet contains the material to help you make application for a boundary line modification.

Boundary Line Modification Application Checklist

Yes No

- A completed permit application form.
- Legal descriptions for each existing parcel.
- Legal descriptions for each new parcel.
- Signatures of all affected property owners.**
- Completed environmental checklist if applicable (contact CD&P to determine if required)
- Fee per adopted fee schedule. (<http://www.sanjuanco.com/permitcenter/ApplicationForms.aspx>)
- A completed map page, certified by the property owner or surveyor, drawn to an engineering scale, with a north arrow, and including the following information where applicable:

YesNo

- Dashed lines for current boundaries and solid lines for proposed new lot lines.
- Adjacent street names, if any, and locations.
- Existing or proposed easements for access, drainage, utilities, or sensitive areas.
- Existing structures and approximate distances to property lines.
- Existing wells, septic tanks and/or drainfields and approximate distances to property lines.
- Identifying parcels as Lot A, Lot B, and so on, unless otherwise approved by the Administrator.
- Assessor's maps.
- Documentation that each parcel affected is in compliance with any applicable usable construction area requirement (SJCC 18.70.060B4).

If the answer to any of these questions is NO, you do not have a complete permit application and the CD&P will not be able to begin the review process, although we will work with you to provide the required information.

Recorded by:

Recording Data (For Recorder's Use Only)

Return to:

BOUNDARY LINE MODIFICATION

Because a boundary line modification is not a conveyance there is no Grantee. For purposes of recording a boundary line modification, the Auditor's Office treats all parties as both Grantors and Grantees.

Grantor(s) statement: I certify that all of the information submitted herewith is true and correct. I understand that this application is for boundary alterations between adjacent parcels and that approval does not constitute approval for creation of additional parcels or lots.

A. Grantor(s) Name _____
and address: _____
(please print) _____

A. Grantor(s) signature: _____

B. Grantor(s) Name _____
and address: _____
(please print) _____

B. Grantor(s) signature: _____

Parcel Number	Abbreviated Legal Description	Auditor's File Number of Latest Deed	Existing Area	New Area
A.				
B.				
C.				

Has either parcel in the proposed change been involved in any way in a Simple Land Division in the last **five** years? Yes No
Is any of the property classified as "Open Space" or "Designated Forest Land" for taxation purposes? Yes No

Date received:	Receipt Number:
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ISLAND _____

SUBMITTAL DATE _____

COMPREHENSIVE PLAN DESIGNATION _____

SHORELINE DESIGNATION _____

Approval does not change ownership of land. If ownership is to be conveyed, the applicant shall effect an appropriate legal instrument for conveyance.

Approvals of boundary line modifications shall expire if the authorized deeds transferring property ownership, together with a copy of the approved boundary line modification and map, are not recorded within six months of the approval, unless the application identified the modification as subject to a pending development permit application as a documented contingency agreement between the prospective land seller and purchaser. In that event, the recordings required above shall be filed within 30 days of the effective date of the approved development permit or shall become void upon the denial of a development permit. Documentation authorizing the transfer of property ownership may be placed on the original boundary line map along with the legal descriptions of those portions of land being transferred. (SJCC 18.70.030G)

LAND DIVISION ADMINISTRATOR'S CERTIFICATE: Pursuant to SJCC 18.70.030 Community Development & Planning has reviewed this application and found it in compliance with the codes applicable at the time of the application. All boundary line modifications are subject to SJCC 18.70.030(A)5 " **Pursuant to RCW 58.17.060 the property subject to this authorization may not be divided in any manner within a period of five (5) years without the filing of an application for a long subdivision unless eligible for redivision by short plat in accordance with state law.**

TREASURER'S CERTIFICATE: All taxes and assessments of the current year, _____, including advance taxes per RCW 58.08.040, for current year tax not yet levied or certified and any delinquent taxes or assessments which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office. If any penalty fees are due under the provisions of the Open Space or DFL Law (84.33 and 84.34RCW) this does not guarantee that they have been paid.

Approved

Denied

Administrator Date

San Juan County Treasurer Date

NOTE: This modification is not valid unless it is recorded with the San Juan County Auditor within 6 months of the approval date, together with a map (8 1/2"X11") containing an original approval stamp signed by the Director of Community Development & Planning or designee.

About Boundary Line Modifications

Boundary line modifications may make substantive changes in the boundary line location, and boundaries may be modified for purposes other than rectifying an error.

A Boundary Line Modification may not:

- Create any additional lot, tract, parcel, site, or division;
- Affect access, easements or drainfields without the consent of the affected party;
- Amend the conditions of approval for previously platted property;
- Violate fire code or building code requirements on developed commercial and multi-family property;
- Adversely affect the public health, safety, and general welfare; or
- Establish a lot line that causes an existing structure to violate setback or other standards of this Code.

Multiple applications for boundary line modifications and simple land divisions or combinations of applications and exemptions shall not be used as a substitute for meeting the requirements for subdivisions or short subdivisions. Boundary line modifications may include:

- Boundaries that involve unplatted land; or
- The elimination of unplatted lot(s) where boundary lines are modified to such a degree that a lot is eliminated between lots being enlarged. Notice of such modifications shall be recorded on the deed(s) to state that the original separately described parcels shall not be separately conveyed or further modified without legal division.
- The modification of parcels such that the resultant parcel(s) cross(es) the applicable land-use designation boundaries.

A boundary line modification that affects a platted lot line (*i.e.*, that involves land which is included within a subdivision or short subdivision) shall be processed as a Subdivision Alteration.

Process

Boundary line modifications are reviewed and approved by the County pursuant to the authority provided in RCW 58.17.060.

- The Administrator shall determine whether or not the proposed boundary line modification complies with any applicable usable construction area requirement.
- When a boundary line modification is approved that allows parcels larger or smaller than the average density, the Administrator shall require a deed restriction to be recorded to credit or debit the allowable density of the appropriate parcels for purposes of future division, according to the allowable density in effect at the date of approval. If the allowable density for the parcels is changed at a future date, further subdivision may be allowed depending upon the density in effect at that later date.
- The County Engineer shall review all boundary line modifications to ensure that adequate future driveway access can be provided for parcels adjacent to county roads.
- The County Engineer shall review and approve all legal descriptions.
- The County Sanitarian may review boundary line modifications to ensure that they comply with the requirements of the San Juan County Health and Community Services Department for water and sewage disposal.

Criteria for Approval

A boundary line modification shall only be approved if:

- The application meets the requirements in SJCC 18.70.030 and the applicable standards in SJCC 18.50 and 60, and complies with the policies and requirements of RCW 58.17, the Shoreline Master Program (if applicable), the State Environmental Policy Act, and the *Comprehensive Plan*;
- The application satisfactorily addresses the comments of the reviewing authorities.



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STATE ENVIRONMENTAL POLICY ACT ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

A. BACKGROUND

1. **Name of proposed project, if applicable:**
2. **Name of applicant:**
3. **Address and phone number of applicant and contact person:**
4. **Date checklist prepared:**
5. **Agency requesting checklist:**
6. **Proposed timing or schedule (including phasing, if applicable):**
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? Yes No If yes, explain.**
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Yes No If yes, explain.**
10. **List any government approvals or permits that will be needed for your proposal, if known.**
11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**
12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat, Rolling, Hilly, Steep Slopes, Mountainous, Other.

- b. What is the steepest slope on the site (approximate percent slope)?

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

- d. Are there surface indications or history of unstable soils in the immediate vicinity?
Yes No If so, describe.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

- f. Could erosion occur as a result of clearing, construction, or use? Yes No
If so, generally describe.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

- b. Are there any off-site sources of emissions or odor that may affect your proposal?
Yes No If so, generally describe.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?
Yes No If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?
Yes No If yes, please describe and attach available plans.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

- 4) Will the proposal require surface water withdrawals or diversions? Yes No
Give general description, purpose, and approximate quantities if known.

- 5) Does the proposal lie within a 100-year floodplain? Yes No If so, note location on the site plan.

- 6) Does the proposal involve any discharges of waste materials to surface waters?
Yes No If so, describe the type of waste and anticipated volume of discharge.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Yes No Give general description, purpose, and approximate quantities if known.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? Yes No If so, describe.

2) Could waste materials enter ground or surface waters? Yes No If so, generally describe.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

4. Plants

a. Check or circle types of vegetation found on the site:

- DECIDUOUS TREE: Alder, Maple, Aspen, Other
- EVERGREEN TREE: Fir, Cedar, Pine, Other
- SHRUBS
- GRASS
- PASTURE
- CROP OR GRAIN
- WET SOIL PLANTS: Cattail, Buttercup, Bullrush, Skunk Cabbage, Other
- WATER PLANTS: Water Lily, Eelgrass, Milfoil, Other
- Other Types of Vegetation

b. What kind and amount of vegetation will be removed or altered?

c. List threatened or endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- BIRDS: Hawk, Heron, Eagle, Songbirds, Other:
- MAMMALS: Deer, Bear, Elk, Beaver, Other:
- FISH: Bass, Salmon, Trout, Herring, Shellfish, Other:

b. List any threatened or endangered species known to be on or near the site.

c. Is the site part of a migration route? Yes No If so, explain.

d. Proposed measures to preserve or enhance wildlife, if any:

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

- b. Would your project affect the potential use of solar energy by adjacent properties? Yes No If so, generally describe.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? Yes No If so, describe.
 - 1) Describe special emergency services that might be required.

 - 2) Proposed measures to reduce or control environmental health hazards, if any:

- b. Noise
 - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

 - 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

 - 3) Proposed measures to reduce or control noise impacts, if any:

8. Land and Shoreline use

- a. What is the current use of the site and adjacent properties?

- b. Has the site been used for agriculture? Yes No If so, describe.

- c. Describe any structures on the site.
- d. Will any structures be demolished? Yes No If so, what?
- e. What is the current zoning classification of the site?
- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as an "environmentally sensitive" area?
Yes No If so, specify.
- i. Approximately how many people would reside or work in the completed project?
- j. Approximately how many people would the completed project displace?
- k. Proposed measures to avoid or reduce displacement impacts, if any:
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is (are) the principal exterior building material(s) proposed?
- b. What views in the immediate vicinity would be altered or obstructed?

c. Proposed measures to reduce or control aesthetic impacts, if any:

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Yes No

c. What existing off-site sources of light or glare may affect your proposal?

d. Proposed measures to reduce or control light and glare impacts, if any:

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

b. Would the proposed project displace any existing recreational uses? Yes No If so, describe.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? Yes No If so, generally describe.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

c. Proposed measures to reduce or control impacts, if any:

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
- b. Is site currently served by public transit? Yes No If not, what is the approximate distance to the nearest transit stop?
- c. How many parking spaces would the completed project have? How many would the project eliminate?
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Yes No If so, generally describe.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- g. Proposed measures to reduce or control transportation impacts, if any:

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? Yes No If so, generally describe.
- b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities

- a. Check utilities currently available at the site:
 Electricity, Natural Gas, Water, Refuse Service,
 Telephone, Sanitary Sewer, Septic System, Other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

C. Signature

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Printed Name of Applicant

Signature *Date*