



CITY OF STANWOOD NOTICE OF DECISION

Schaeffer-Thompson BLA

The City of Stanwood has issued a Notice of Decision for a Boundary Line Adjustment Permit as required by Stanwood Municipal Code. The following project has been **APPROVED**.

Project Name: Schaeffer-Thompson Boundary Line Adjustment

Proponent: City of Stanwood

Project Number: 21-0019

Description of Proposal: The applicant is proposing a boundary line adjustment to amend the property line between two parcels. Parcel B serves as an access tract to Parcel A. This boundary line adjust is intended to adjust the common property line, while still maintaining access to Parcel A in order to simplify access and reduce potential lot disputes. The current ownership, access, and circulation throughout the properties remains unchanged.

Location: 8621 280th Street NW, Stanwood WA 98292. The project is located on two tax parcels within the northeastern portion of the city limits north of 280th St NW and west of 85th Dr NW.

BLA Permit Decision:	Approved with Conditions
Notice of Decision Date:	Friday, April 23, 2021
End of Appeal Period:	Friday, May 7, 2021
Permit Expiration Date:	April 23, 2022

Appeals: This decision may be appealed pursuant to SMC 17.81B.710, which provides for an open record appeal of an administrative decision before the Hearing Examiner. Appeals may be submitted by the applicant or any person who submitted written comments prior to the date the decision was issued. The completed appeal must provide specific reasons set forth in SMC 17.81B.710 (2) (a-d). Appeals shall be filed in writing to the department of community development within 14 days of the notice of decision. Appeals shall be delivered to the City of Stanwood, at 10220 270th Street NW, Stanwood, WA 98292, by, Friday, May 7th 2021 at 4:30 pm. Appeals shall be accompanied by a \$500 non-refundable filing fee.

Staff Contact: Tansy Schroeder, Planner tansy.schroeder@stanwoodwa.org 360-454-5211



City of Stanwood
Community Development Department
10220 270th St NW
Stanwood, WA 98292
360-629-2181

**BOUNDARY LINE ADJUSTMENT
STAFF REPORT AND PERMIT DECISION**

GENERAL INFORMATION

File Number(s): 21-0019

Project Title: **Schaeffer-Thompson BLA**

Location: 8621 280th Street NW, Stanwood, WA 98292

Tax Account Number: 32041900206100 (Parcel A) and 32041900205500 (Parcel B)

Owner: Gary & Sharon Schaeffer and Randall & Jamie Thompson

Applicant: Gary Schaeffer

Description: Boundary Line Adjustment

Current Zoning: Single Family Residential (SR) 12.4

Comprehensive Plan Designation: Low Density Residential (LDR)

Existing Land Use: Single Family Residences

Water/Sewer Provider: City of Stanwood

Date of Decision: April 23, 2021

Decision: **APPROVED, with Conditions**

I. NATURE OF APPLICATION

A. Request

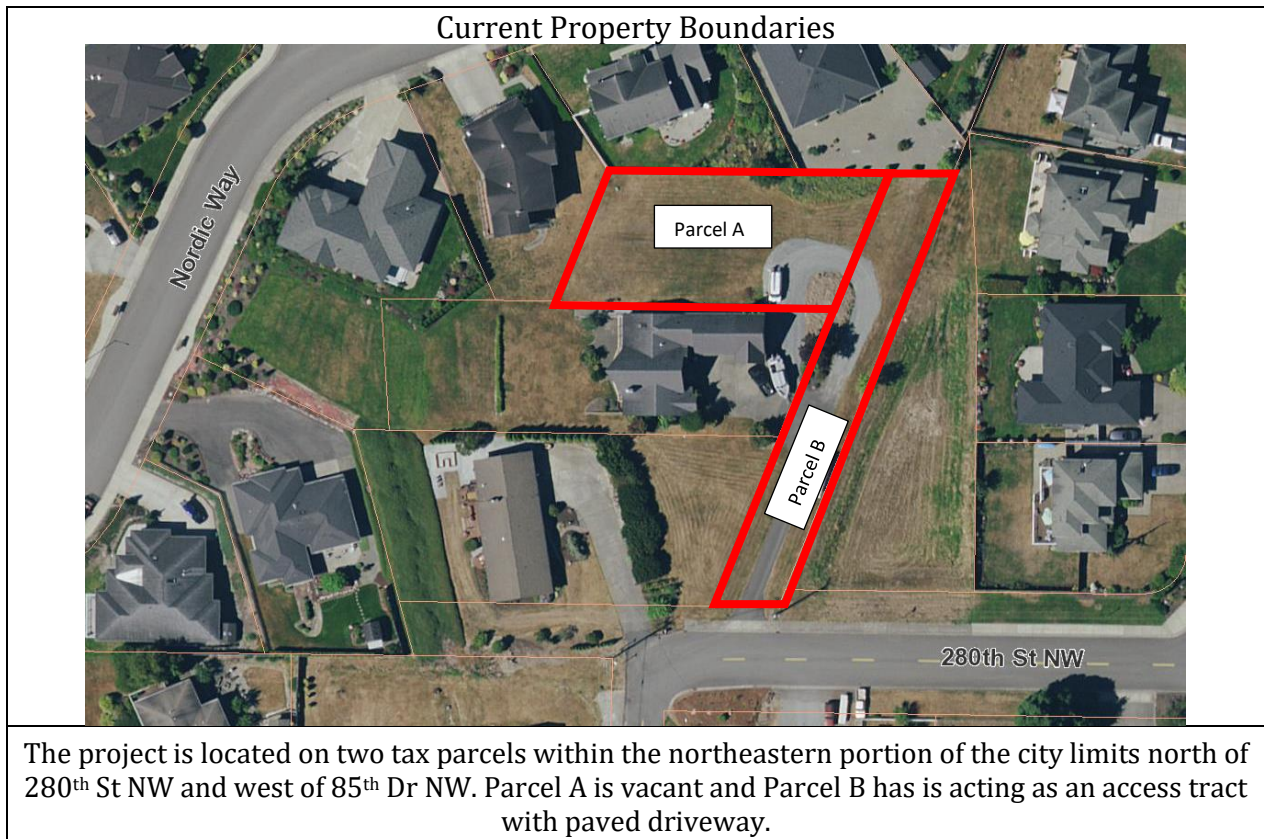
The applicant has submitted a boundary line adjustment application to amend the property line between two parcels located in the Single-Family Residence 12.4 (SR 12.4) zone. Parcel B serves as an access tract to Parcel A. This boundary line adjust is intended to adjust the common property line, while still maintaining access to Parcel A in order to simplify access and reduce potential lot disputes. The current ownership, access, and circulation throughout the properties remains unchanged.

B. Project Chronology/Background

A formal application for the boundary line adjustment was submitted to the Community Development Department February 26, 2021. Staff reviewed the application materials and determined additional information was needed. Staff issued a Notice of Incomplete Application on March 12, 2021. The applicant submitted the requested information on March 26, 2021 and staff determined that the application provided sufficient information to continue to process the application. A Notice of Complete Application was sent to the applicant on March 1, 2021.

After reviewing the submitted material, staff determined on April 9, 2021 that modifications to the plans were needed to continue the review. After modifications and reviews, the applicant submitted plans and materials on April 15, 2021 that were deemed to be consistent with the minimum requirements of the Stanwood Municipal Code.

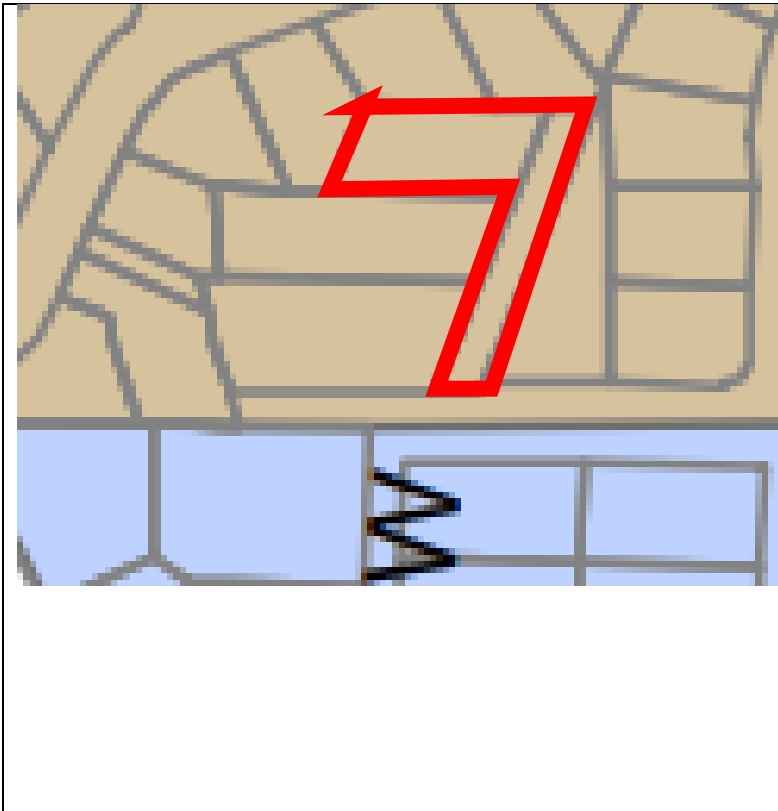
C. Site Location/Description



Proposed Property Boundaries



D. Site and Adjacent Zoning/Uses



Area	Zoning	Existing Use
Subject Site	SR 12.4	Vacant
North	SR 12.4	Single Family Residences
South	SR 12.4 & SR 9.6	Single Family Residences
East	SR 12.4	Single Family Residences
West	SR 12.4	Single Family Residences

II. PROJECT CONSISTENCY WITH TITLE 17 SMC, ZONING AND 16 SMC, SUBDIVISIONS

A. Applicable Review Criteria and Process

The boundary line adjustment request is subject to review for conformity with the Stanwood Municipal Code (SMC), including but not limited to the following:

Regulation				Analysis				Meets
Chapter 17.81A.210 SMC, Procedures - Types of Review								
(2) (a) Type I Review – Administrative Decisions without Notice. A Type I process is an administrative review and decision by the appropriate department or division. Applications reviewed under the Type I process are minor administrative decisions and are exempt from certain administrative procedures, such as complete application review, noticing and decision time frames.				The applicant has submitted for a Type I – Boundary Line Adjustment permit. A notice of application was not required, and the community development director is responsible for the permit decision and the decision will be appealable to the hearing examiner.				Yes
Table 17.81A-I: Classification of Permits and Decisions								
Type of Application	Public Notice Period	Pre – App Meeting	Public Meeting	Open Record Hearing	Decision	Open Record Appeal	Closed Record Appeal	Non-City Judicial Appeal
Boundary Line Adjustment	No	No	No	No	CDD	HE	No	Yes
<ul style="list-style-type: none"> • CDD: Community Development Director • HE: Hearing Examiner 								
Regulation				Analysis				Meets
Chapter 16.45.010 SMC, Definition								
A “boundary line adjustment” is a division made for the purpose of adjusting boundary lines, which does not create any additional lot, tract, parcel, site or division nor create any lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site.				The proposed boundary line adjustment does not create additional lots or create an insufficient area for a building site. Changing the boundaries will not impact the conformance of all the lots, structures, and setbacks of this area.				Yes

Regulation	Analysis	Meets										
Chapter 16.45.030 SMC, Criteria for Approval												
(1) All new lots shall meet the dimensional standards required for lots in the applicable zone.	<p>The new buildable lots resulting from the boundary line adjustment will meet the minimum lot sizes and dimensions for the SR 12.4 zone. See the below analysis.</p> <table border="1" data-bbox="695 415 1317 596"> <thead> <tr> <th colspan="2" data-bbox="695 415 1317 449">SR 12.4 Zone</th> </tr> <tr> <th data-bbox="695 449 980 485">Standard</th> <th data-bbox="980 449 1317 485">Required</th> </tr> </thead> <tbody> <tr> <td data-bbox="695 485 980 520">Minimum Lot Area</td> <td data-bbox="980 485 1317 520">12,400 sf</td> </tr> <tr> <td data-bbox="695 520 980 556">Minimum Lot Width</td> <td data-bbox="980 520 1317 556">100 ft</td> </tr> <tr> <td data-bbox="695 556 980 592">Minimum Lot Depth</td> <td data-bbox="980 556 1317 592">100 ft</td> </tr> </tbody> </table> <p>Parcel B acts as an access tract and is not a buildable lot, and therefore not held to the dimensional standards for buildable lots in this zone.</p>	SR 12.4 Zone		Standard	Required	Minimum Lot Area	12,400 sf	Minimum Lot Width	100 ft	Minimum Lot Depth	100 ft	Yes
SR 12.4 Zone												
Standard	Required											
Minimum Lot Area	12,400 sf											
Minimum Lot Width	100 ft											
Minimum Lot Depth	100 ft											
Lot Area:												
Parcel A:		Parcel B:										
Parcel #: 32041900206100		Parcel #: 32041900205500										
Before: 12,187 sf		Before: 7,938 sf										
After: 15,584 sf		After: 5,541 sf										
Lot Dimensions:												
Parcel A:		Parcel B:										
Parcel #: 32041900206100		Parcel #: 32041900205500										
Width: Before: 80' After: 80' (no change)		Width: Before: 30' After: 30' (no change)										
Depth: Before: 160' After: 190'		Depth: Before: 185' After: 105'										
Regulation	Analysis	Meets										
(2) All new and existing lots shall provide access that meets the standards of this code and the street and utility standards (Chapter 14.14 SMC).	<p>Each lot will have adequate access to each of the parcels.</p> <p>Parcel A: Access is provided through a 30' Common Access Easement across Parcel B.</p> <p>Parcel B: Access is provided from 280th Street NW to the parcel.</p>	Yes										
(3) No adjustments shall be approved that create new nonconforming situations or worsen existing nonconforming situations.	The proposed boundary line adjustment does not create any non-conforming buildable lots. The proposed boundary line adjustment takes non-conforming situations (lot area of Parcel A) and brings the lot into conformity.	Yes										

III. CONCLUSIONS

1. The boundary line adjustment meets the above criteria set forth in Stanwood Municipal Code Chapter 16.45.
2. The boundary line adjustment does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site.
3. Staff reviewed Schedule B of the Title Reports of each parcel and the boundary line adjustment does not reconfigure the lots in such a manner that any access, easements or reservations are jeopardized.

IV. CONDITIONS OF BOUNDARY LINE ADJUSTMENT RECORDING

1. All current and delinquent taxes and assessments must be paid to the Snohomish County Treasurer prior to the recordation of a boundary line adjustment. Upon receipt of all payments due, the Snohomish County Treasurer will issue an official verification that all taxes and assessments have been collected. This official verification is required by the Snohomish County Auditor in order to allow a boundary line adjustment to record.
2. For the boundary line adjustment to become effective upon recordation the following items will need to be submitted to the Snohomish County Auditor:
 - Affidavit of Boundary Line Adjustment;
 - Attachment of certified legal descriptions;
 - Attachment of boundary line adjustment map(s);
 - Record of Survey, and
 - Conveyance documents that deed land to an adjoining property owner as part of the boundary line adjustment.
3. A conformed copy of the recorded boundary line adjustment shall be submitted to the City of Stanwood.

V. ADMINISTRATIVE DECISION

All lots reconfigured by the boundary line adjustment meet the minimum Stanwood Municipal Code zoning standards including lot size, width, depth, and access. The boundary line adjustment is hereby **APPROVED**, subject to the above conclusions and conditions.

VI. APPEAL

This decision may be appealed pursuant to SMC 17.81B.710, which provides for an open record appeal of an administrative decision before the Hearing Examiner. Appeals may be submitted by the applicant or any person who submitted written comments prior to the date the decision was issued. The completed appeal must provide specific reasons set forth in SMC 17.81B.710

(2) (a-d). Appeals shall be filed in writing to the department of community development within 14 days of the notice of decision. Appeals shall be delivered to the City of Stanwood, at 10220 270th Street NW, Stanwood, WA 98292, by, **Friday, May 7th 2021 at 4:00 pm**. Appeals shall be accompanied by a \$500 non-refundable filing fee.

Prepared by: Tansy Schroeder, Planner

Date: April 23, 2021

Approved by:

Signature: Patricia Love Date: 4/23/21

Patricia Love
Community Development Director

