



INFORMATION FOR Lot Line Adjustment ECDC 20.75.050

Form #P47

PERMITTING & DEVELOPMENT
PLANNING
DIVISION
121 5th Avenue N
P: 425.771.0220
www.edmondswa.gov

Lot line adjustments are Type I actions and exempt from subdivision review. All lot line adjustment proposals must be submitted to the Planning Division for review and approval.

DEFINITION:

A lot line adjustment is an alteration (or elimination) of lot lines between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site or division.

NOTE: City ordinance and state statute govern the subdivision of land. The merging or segregation of parcels for tax purposes at the county does not relieve a property owner of the obligation to obtain necessary City approvals. Inquire with the Planning Division regarding provisions to register testamentary bequests or court ordered adjustments of property lines.

SUBMITTAL REQUIREMENTS:

Land use application submittals are made through the MyBuildingPermit portal and include the following:

- Fee – see the Fee Sheet.
- Survey map prepared and stamped by a professional land surveyor registered in the state of Washington. Information on the plans must include the following:
 - Legal descriptions of the existing lots and proposed lot line adjustment(s). If the drawing is to be recorded on an 18" x 24" sheet, the new legals may be shown in distance and bearing form, pursuant to WAC 332-130-030 and 050.
 - The location of all existing structures on the subject parcel(s) including dimensioned setback information from all existing and proposed lot lines and ingress/egress easements.

- Locations of all existing ingress/egress and utility easements.
 - Gross and net lot areas of the original and proposed parcels (net lot area does not include any lot area devoted to vehicular ingress/egress easements).
 - The existing zoning of the subject parcels.
 - Location of all existing driveways on the subject parcels; and
 - The lot lines of adjoining properties for a distance of at least 50 feet.
- A title company certification for all properties involved, which is not more than 30 calendar days old containing:
- A legal description of the total parcels sought to be adjusted.
 - A list of those individuals, corporations, or other entities holding an ownership interest in the parcels.
 - Any easements or restrictions affecting the subject parcels with a description, purpose and reference by auditor's file number and/or recording number.
 - Any encumbrances on the property(ies);

REVIEW CRITERIA:

Lot line adjustments are reviewed to verify that the proposal does not:

- Create a new lot, tract, parcel, site or division.
- Reduce the setbacks of existing structures below the minimum required by code or make existing nonconforming setbacks of existing structures more nonconforming than before.
- Reduce the lot width or lot size below the minimum required for the applicable zone.
- Transform a nonbuildable lot, tract, parcel, site or division into a buildable lot, tract, parcel, site or division.
- Result in a lot that is in violation of any requirements of the ECDC.

Lot line adjustment applications expire one year after a complete application has been filed with the City. An extension up to one additional year may be granted by the Planning Manager or designee upon a showing by the applicant of reasonable cause.

Decisions on Type I actions may be appealed to Snohomish County Superior Court within 21 days of the issuance of the decision.

Note: This information should not be used as a substitute for City codes and regulations. The Edmonds Community Development Code (ECDC) may be viewed at www.edmondswa.gov. The applicant is responsible for ensuring compliance with the fees and regulations that are applicable at the time of submittal. If you have a specific question about a certain aspect of your project, please contact the Planning Division at 121 Fifth Avenue North, (425) 771-0220. Please note that other local, state, and/or federal permits or approvals may be required.