



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

City Council

Approval of an Ordinance Revising Boundary Line Adjustments

Agenda Date: 4/25/2017
Agenda Item Number: 4.J
File Number: 17-0256

Type: ordinance **Version:** 2 **Status:** Passed

Title

Approval of an Ordinance Revising Boundary Line Adjustments

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the ordinance revising Olympia Municipal Code Title 17.30, Boundary Line Adjustments, to be consistent with the Revised Code of Washington Chapter 18 and Chapter 58, on second reading.

Report

Issue:

Whether the City Council should pass an ordinance revising Olympia Municipal Code Title 17.30, Boundary Line Adjustments.

Staff Contact:

Ladd F. Cluff, PLS, City Surveyor, Public Works Engineering, 360.753.8389

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

Background and analysis has not changed from first to second reading.

A boundary line adjustment makes minor changes to boundary lines. Adjustments do not create an additional lot, tract, parcel, building site, or division. Boundary line adjustments are used to consolidate lots and resolve minor boundary line problems between two parcels of land, such as discrepancies found as a result of a boundary survey.

Olympia Municipal Code (OMC) 17.30 defines the process and requirements for adjusting boundary lines. Changes to our current Code will improve consistency with the Revised Code of Washington (RCW).

First, our current OMC 17.30 does not specifically require that a licensed land surveyor be responsible to prepare a Boundary Line Adjustment. Adding this requirement will make our City Code consistent with RCW.

Second, OMC 17.30 does not clearly articulate the legislative intent of “minor” adjustment as it relates to boundary line adjustments. This change will provide clear distinction between Boundary Line Adjustment and Platting.

Third, the current City monument policy requires the surveyor preparing the Record of Survey to set monuments at all corners of the adjusted parcels. This is consistent with standard survey practice, RCW and Washington Administrative Code (WAC). The proposed change codifies this policy, conforming to RCW and WAC standards, thereby setting clear expectations and further protecting property rights.

Finally, the current OMC 17.30 does not currently restrict the reuse of parcel identifiers on multiple adjustments of the same properties. This leads to a parcel having the same identifier on multiple Boundary Line Adjustments, creating potential land title concerns. Placing a requirement for unique identifiers on each parcel is in the best interest of the City and community. This restriction reduces potential title confusion in the future.

Neighborhood/Community Interests (if known):

Making the proposed code revisions will provide clear direction to the development community and reduce the potential for future confusion related to boundary line adjustments.

Options:

- Option 1: Approve the ordinance revising Olympia Municipal Code Title 17.30 to be consistent with the Revised Code of Washington. This provides clarity to the development community and staff administering City Code.
- Option 2: Do not approve the ordinance revising Olympia Municipal Code Title 17.30. Uncertainty and conflict with RCW remain.

Financial Impact:

None

Attachments:

Ordinance
OMC Revision with strikeouts and underline
Current Relevant RCWs (with emphasis added)