Mr. Kwarsick summarized the changes as: accommodate changes in RCW 58.17 as a result of the Growth Management Act, and other changes; provide procedures for the alteration and vacations of short subdivisions, a change in RCW 58.17 made in 1987; and improve on the processing of minor land use decisions, specifically those involving boundary line adjustments with emphasis on modifying the process of adjusting boundary lines when lots are being combined or net result is reduce the intensity of development by reducing total number of lots.

Commissioner Colby moved that the Board adopt Ordinance #C-150-91 (PLG-047-91) in the matter of amending Island County Code 16.04A Short Subdivision Ordinance. Motion seconded by Commissioner Caldwell.

Commissioner Colby asked for clarification of language on page 3 of 5 "g" revisions, for assurance this would not create a new way to do piggyback short plats.

Mr. Kwarsick explained that what this did was to handle a problem otherwise addressed through major boundary line adjustments, in a previously approved short plat that resulted in wholesale reconfiguration of lots that should not be accommodated through the boundary line adjustment process; rather, a revision which would require going through submittal and re-review. He confirmed this was not intended to encourage or modify control over contiguous revisions. However, he understood the only relationship to revisions and restrictions on contiguous short platting was that the 5 year time period under which contiguous ownership is held as a stop to division without going through a platting process, does not re-start from the time of a revision, but would start from the approval date of the original short plat.

No further comments or questions. Audience members did not speak for or against the Ordinance. The Board adopted the motion as made and seconded.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ISLAND COUNTY, WASHINGTON**

IN THE MATTER OF AMENDING)	
ISLAND COUNTY CODE 16.04A)	ORDINANCE NO. C-150-91
SHORT SUBDIVISION ORDINANCE)	PLG-047-91
)	

WHEREAS, the Planning Commission received public testimony and considered proposed amendments to Chapter 16.04A (Short Subdivision Ordinance) of the Island County Code at public hearings held on 3/12/91, 4/23/91, 6/11/91 and 7/9/91; and

WHEREAS, the Island County Planning Commission has determined that certain code changes are necessary to become consistent with recent State Law amendments; to add review criteria for alterations, vacations and revisions; and to improve the processing and review of boundary line adjustments; and

WHEREAS, these amendments may qualify as an exemption from the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800 (20), however, the Planning Department nevertheless reviewed an environmental checklist and issued a SEPA threshold determination of Nonsignificance on the proposal, issued on July 16, 1991 and no comments were received nor appeal filed; and

WHEREAS, the Planning Commission recommended that the amendments attached as Exhibit A, and the Findings of Fact and Legislative Intent for the proposed amendments, attached as Exhibit B, be adopted by the Board of County Commissioners, NOW, THEREFORE,

BE IT HEREBY ORDAINED BY THE COUNTY COMMISSIONERS that the amendments attached as Exhibit A and the Findings of Fact and

Legislative Intent attached as Exhibit B are adopted. Material underlined is added to the existing short subdivision ordinance and material interlineated is deleted. The title of Chapter 16.04A ICC is changed to "Short Subdivision and Boundary Line Adjustment Ordinance."

DATED this 23rd day of September, 1991.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Gordon H. Koetje, Chairman
C. R. Caldwell, Member
Dwain Colby, Member

ATTEST:
Art Hyland, Auditor
& Ex-Officio Clerk
of the Board

"EXHIBIT A"

16.04A.010

...The ordinance also sets forth the criteria for approval of boundary line adjustments and regulates the alteration, vacation, or revision of approved short subdivisions and subdivisions.

16.04A.020

a. ... Additionally this ordinance governs the alteration and/or vacations of short subdivisions.

b. The provisions of this chapter shall not apply to:
...
11. A division made for the purpose of alteration by adjusting boundary lines, between platted or unplatted lots or both, provided that the administrator reviews and finds that the division does not create any additional lot, tract, parcel, site or division nor create any additional lot, tract, parcel, site, or division does not create any additional lot, tract, parcel, site or division nor create any additional lot, tract, parcel, site, or division which contains insufficient area and dimension to meet the minimum requirements for width and area for a building site.

16.04A.030 Limitations, Boundary Line Adjustments, Redivisions, Alterations, Vacations, Revisions, and Withdrawals.
...
b. Boundary line adjustments. Boundary line adjustments between adjoining and touching parcels, where no ~~new~~ additional lot, tract, parcel, site or division is created thereby, shall be presented to the administrator, who shall ~~approve~~ determine if the said adjustment is exempt, and approve said adjustment upon finding that:

1. There is compliance with the County Comprehensive Plan and zoning ordinance, as well as health, building, and similar regulations. Boundary line adjustments shall not be used to create split zoned lots; and

~~2. The adjustments will not adversely affect access easements, drainfields, or wells of surrounding properties.~~

2. If within or involving lots in an approved subdivision or short subdivision the boundary line adjustment will not violate the conditions of approval, including the use and function of the property. In such circumstances the proposal shall be considered an alteration of the subdivision or short subdivision and require conformance to the requirements of RCW 58.17.215