

## CHAPTER 4

## REGULATIONS APPLYING TO ALL DISTRICTS

**ARTICLE C. PROPERTY BOUNDARY ADJUSTMENT**

## SECTION:

- 8-4C-1: Purpose
- 8-4C-2: Applicability
- 8-4C-3: Process
- 8-4C-4: Standards
- 8-4C-5: Required Finding

8-4C-1: **PURPOSE:** The regulations of this article allow for the adjustment of parcel lines or platted lot lines between existing legal or nonconforming properties. A property boundary adjustment does not vacate the platted lot lines of a recorded subdivision. (Ord. 389, 6-14-2000)

8-4C-2: **APPLICABILITY:**

- A. These regulations apply to existing lots and parcels in Ada County. (Ord. 389, 6-14-2000; amd. Ord. 426, 9-26-2001)

8-4C-3: **PROCESS:**

- A. **Application:** An application and fees, as set forth in chapter 7, article A of this title, shall be submitted to the director on forms provided by the development services department.
- B. **Tentative Approval; Requirements:** Upon tentative approval of the application by the director subject to any applicable conditions of approval and the regulations of subsection 8-7-2A of this title, the applicant or owner shall have one year to complete the following tasks:

1. Cause the property to be surveyed and a record of survey recorded;
  2. Execute and record the necessary deeds to accomplish the property boundary adjustments as approved;
  3. Obtain new tax parcel numbers from the Ada County assessor; and
  4. Provide copies of the recorded record of survey, recorded deeds, and the new tax parcel numbers to the director.
- C. Issuance Of Approval Letter: Upon determination by the director that the final property boundary adjustment is in conformance with this article, the director shall issue a letter stating that the property boundary adjustment has received final approval. (Ord. 389, 6-14-2000; amd. Ord. 490, 4-9-2003)

8-4C-4:       **STANDARDS:**

- A. A property boundary adjustment shall not reduce the property size below the minimum dimensional standards prescribed by this title including regulations for individual wastewater treatment systems and wells as set forth in sections 8-4A-22 and 8-4A-23 of this chapter respectively.
- B. If one or more of the properties is nonconforming as to the minimum dimensional standards prescribed by this title, the property boundary adjustment shall not increase the nonconformity.
- C. A property boundary adjustment shall not increase the original number of properties.
- D. A property boundary adjustment shall not change or move any public streets, private roads, easements, or publicly dedicated areas in any manner.
- E. The property boundary adjustment shall not constitute a relocation of a property.
- F. For platted lots, the property boundary adjustment shall be in substantial conformance to the recorded plat. (Ord. 389, 6-14-2000; amd. Ord. 490, 4-9-2003)

8-4C-5:       **REQUIRED FINDING:** In order to approve the application, the decision making body shall find that the proposed property boundary adjustment complies with the standards in section 8-4C-4 of this article. (Ord. 389, 6-14-2000)