

# Boundary Line Adjustment (BLA) FAQs

## What is a BLA?

A BLA is the process for adjusting property lines between contiguous parcels or permanently combining two or more parcels. This process cannot create a new parcel or make a parcel smaller than the county regulated size.

## What is the difference between platted and unplatted?

If your deed uses subdivision lot numbers to describe your land, then it has most likely been platted. Platted land is a group of lots, tracts, or parcels which are created thru the short or long subdivision process. But if your deed uses geographical references (also called “metes and bounds”), to describe the size and shape of your property, then it has not been platted.

## What if the parcels are platted?

If you are adjusting the property lines of platted lots then you will need to follow the procedures to amend the short/long plat.

## What is the minimum parcel size?

As a general rule a parcel must be at least 200 feet in width and no smaller than 2 1/2 acres in area. For more details see page 2.

## Do I need a survey?

In accordance with the county ordinance, boundary adjustments require a record of survey. It is best to contact the Planning Department to discuss your project.

## Who approves a BLA?

The BLA application is reviewed by the Planning Director for consistency with Ferry County ordinances and regulations and is submitted to the Planning Commission, for approval, at their monthly meeting.

## What happens after the BLA has been approved?

Once approved, the Planning Director will complete the required documents that will need to be recorded with at the Auditor’s office. After it has been recorded, it will go to the Ferry County Assessor’s office where they will actually complete the BLA within the system.

## Is there an expiration to the approved BLA?

Yes. You must file your BLA within one year from the date of approval.

### **How small can a lot/parcel be?**

*If there is no zoning*, a subdivision of land is limited to the following minimum lot sizes:

- 12,500 square feet (.286961 acre) for a residential lot that is to be served by community water and community sewer systems.
- One acre for a lot to be served by community water and individual sewer system.
- 2.5 acres for a lot to be served by individual water supply and individual sewer system.

### **Are there any other zoning type restrictions in Ferry County?**

Yes. We do have some portions of land that have been classified as Agriculture Land and/or Forest Land of Long-Term Significance.

### **How does Agriculture Land of Long-Term Significance affect a subdivision of my property?**

Parcels classified as Agriculture Land of Long-Term Significance cannot be divided into parcels less than 20 acres and shall be limited to residential development at a density of no more than 1 unit per 20 acres other than additional residential units for extended family or full-time employees of a farm upon which they work and live.

### **How does Forest Land of Long-Term Significance affect a subdivision of my property?**

Forest Land of Long-Term Significance has the following limitations on development:

Class I (more than 640 acres) and Class II (more than 320 acres) Forest Lands:

- 1) No more than one single or multiple family dwelling per 20 acres.
- 2) Shall not be divided into parcels less than 20 acres.

Class III (more than 80 acres) and Class IV (greater than or equal to 20 acres) Forest Lands:

- 1) Class III lands shall have no more than one single or multiple family dwelling per 10 acres.
- 2) Lots will be designed to ensure that the residences or other occupied structures are constructed and controlled by the residents.
- 3) Lands within Class III Forest Lands shall not be divided into parcels less than 10 acres.

### **How do I know if my property has been designated as Agriculture Land and/or Forest Land of Long-Term Significance?**

Call us or go to this [link](#) and enter your parcel number, address or last name. If your parcel has been classified look for green (Agriculture) or brown (Forest) shading over your parcel. Note some parcels may have both classifications. If you need further assistance or have more questions contact the Ferry County Planning Department at (509) 775-5225 ext 3101.

### **Who do I talk to if I have questions?**

Do not hesitate to contact the Ferry County Planning office at (509) 775-5225 extension 3101