

SECTION 1: ADOPTION “14.04.125 Subdivision Plat Amendments” of the Ballard Municipal Code is hereby *added* as follows:

ADOPTION

14.04.125 Subdivision Plat Amendments(*Added*)

1. Amended plats must be filed, when major changes in a plat of a subdivision which has been recorded are made, approval of the subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this chapter. No change shall be made in the approved plats unless approval thereof has been obtained by the Planning Commission and the City Council.
 - a. An application for a lot line adjustment shall be submitted when:
 - i. Any of the lots being adjusted are part of a subdivision.
 - b. Petitions to adjust lot lines between adjoining properties may be executed upon the recordation of an appropriate plat that has been approved by the zoning administrator if:
 - i. No new dwelling lot or housing unit results from the lot line adjustment;
 - ii. That all adjoining property owners consent to the lot line adjustment and sign the plat;
 - iii. The lot line adjustment does not result in a remnant piece of land that did not exist previously;
 - iv. The lot line adjustment does not result in the violation of any applicable zoning district requirements.
 - c. Prior to recordation of the appropriate plat, the zoning administrator shall ensure the requirements of this chapter are met.
 - d. The plat shall be recorded as an amendment to the recorded subdivision(s) in which the lots are located.