Feasa

SUMMARY

Address withheld, Milton, WA

Parcel withheld · City of Milton, Pierce County · Prepared Nov 2026 · sample report



The answer

CONDITIONAL GO

The owner asked about splitting Address withheld, Milton, WA, into two lots. What decides it is a geotechnical and boundary survey fixing how much of the rear two-thirds of this steep lot is unbuildable, plus the city's written confirmation that a flag lot can meet Milton's minimum lot width here.

Roadblocks

- The lot's recorded size (about 66,000 sq ft) and its digitized boundary (about 51,000 sq ft) disagree by 22%, and no one has surveyed which is right.
- Part of the lot's rear two-thirds meets Milton's own slope-and-relief test for a landslide hazard area, independent of any map, and the exact no-build buffer has not been drawn.
- The lot's street frontage (about 137-140 ft) is short of what two ordinary lots would need, so a second lot would likely have to be a flag lot, and whether Milton's code allows that here is unconfirmed.

What it takes next

1. Get a licensed geotechnical engineer to delineate the slope hazard and set the buildable line. Cost: $8,000 to $20,000. Time: 3 to 6 weeks.
2. Ask Milton Community Development, in writing, whether a lot only partly within the hazard area can still be split off, and how lot width is measured for a flag lot.
3. Commission a boundary survey to resolve the 22% lot-size conflict and check the existing house against current setbacks. Cost: $1,200 to $3,000. Time: 2 to 5 weeks.

The numbers

The recommended option, Short plat into two lots, likely costs $27,650 (between $17,000 and $38,300). The city's biggest published fees in this path are the $1,800 short plat application fee and the $1,200 SEPA environmental checklist fee.

Who to call first

Milton Planning & Community Development (253-922-8738): it decides the short plat itself and is the only office that can answer whether the landslide-hazard subdivision rule allows dividing a lot that is only partly within the hazard area, the single most important open question here.

The full report has the detail and the sources.

Preliminary feasibility study prepared by Feasa for the person who ordered it. All budget figures are preliminary estimates, not quotes. Facts are tagged verified / inferred / unknown with their sources; verify anything marked unknown before committing money. This is not a survey, a legal opinion, an engineering report, or an appraisal.