

ATTACHMENT B

PUBLIC REVIEW DRAFT Boundary Line Adjustment Code

Proposed Revisions to Existing Code – KCC Chapters 16, 17 and 21

10/6/2025

Section 16.62.050 Approval Standards.

Parcels that meet the following platting standards will be considered legal lots of record:

- A. The parcel was created through a plat, short plat, large lot plat, or binding site plan approved by Kitsap County and recorded with the Kitsap County auditor;
- B. The parcel is five acres or larger, or 1/128th of a section or larger, and was created by record of survey before January 13, 1986, the date of Kitsap County's first large lot subdivision ordinance;
- C. The parcel was lawfully created through testamentary provisions, or the laws of descent. However, development of said parcel is subject to the zoning regulations set forth at [Title 17](#);
- D. The parcel was created through an exemption listed in [RCW 58.17.035](#) or [58.17.040](#) or other statutory exemptions available at the time it was created;
- E. The parcel is twenty acres (or one-thirty-second of a section) or larger in size; or
- F. The parcel deed description shown in a sales or transfer deed dated prior to July 1, 1974, is the same as the current parcel description.
- G. ~~The parcel is a resultant parcel of a BLA that utilized parcels legally created through a tax segregation and said resultant parcel conforms to area and dimensional requirements at the time it was created.~~

Section 16.10.070 Boundary Line Adjustment - Definitions.

“Boundary Line Adjustment” means an adjustment of boundary lines between two but not more than five abutting platted or unplatted properties or both, which does not ~~create~~

result in any individual lot property, tract, parcel, site, or division, nor create any lot property, tract, parcel, site, or division which contains insufficient area and dimension to that does not meet minimum requirements for width and area for a building site, except as provided herein.

17.110.010 Abutting.

“Abutting” means adjoining with a common boundary line; except that where two or more lots adjoin only at a corner or corners, they shall not be considered as abutting unless the common property line between the two parcels measures ten feet or greater in a single direction. ~~Where two or more lots are separated by a street or other public right-of-way, they shall be considered “abutting” if their boundary lines would be considered abutting if not for the separation provided by the street or right-of-way.~~

Section 21.04.100 Review Authority Table.

The Review Authority Table shows permits regulated by this chapter, how they are classified and who the review authority is.

	Permit/Activity/Decision	Review Authority	Type I	Type II	Type III	Type IV
DEVELOPMENT ENGINEERING PERMITS – See also Title 12, Stormwater Drainage						
1	Site Development Activity Permit – Subject to SEPA	D		X		
2	Site Development Activity Permit – SEPA Exempt	D	X			
ENVIRONMENTAL PERMITS – See also Titles 18, Environment, 19, Critical Areas Ordinance, and 22, Shoreline Master Program						
3	Conditional Waiver, View Blockage Requirement	D		X		
4	Critical Area Buffer Reduction	D	X	X		
5	Critical Area Variance	HE			X	
6	Current Use Open Space	BC				X
7	Shoreline Administrative Conditional Use Permit	D		X		
8	Shoreline Buffer Reduction	D	X	X		
9	Shoreline Conditional Use Permit	HE			X	
10	Shoreline Permit Exemption	D	X			
11	Shoreline Revision	D		X		
12	Shoreline Substantial Development Permits	D		X		

	Permit/Activity/Decision	Review Authority	Type I	Type II	Type III	Type IV
13	Shoreline Variance (any variance for which an administrative variance is not applicable)	HE			X	
14	Administrative Shoreline Variance (development or expansion requiring < 25% reduction of the reduced standard buffer or any amount of buffer reduction within the shoreline residential designation per Section 22.400.120(C))	D		X		
15	Timber Harvest Permit	D	X			
LAND USE PERMITS – See also Title 17, Zoning						
16	Administrative Conditional Use Permit	D		X		
17	Administrative Conditional Use Permit Major Amendment – Proposed After Approval	D		X		
18	Administrative Conditional Use Permit Minor Amendment – Proposed After Approval	D	X			
19	Conditional Use Permit	HE			X	
20	Conditional Use Permit Major Amendment – Proposed After Approval	HE			X	
21	Conditional Use Permit Minor Amendment – Proposed After Approval	D	X			
22	Development Agreement	BC				X
23	Home Business	D	X			
24	Master Plan	HE			X	
25	Master Plan – Amendments	D		X		
26	Performance Based Development	HE			X	
27	Performance Based Development Major Amendment – Proposed After Approval	HE			X	
28	Performance Based Development Minor Amendment – Proposed After Approval	D	X			
29	Rezone ¹	PC/BC			X	
30	Sign	D	X			
31	Zoning Variance – Director's ($\leq 10\%$)	D	X			
32	Zoning Variance – Administrative ($> 10\% \text{ to } \leq 25\%$)	D		X		
33	Zoning Variance – Hearing Examiner ($> 25\%$)	HE			X	
LAND DIVISION PERMITS – See also Title 16, Land Division and Development						
34	Binding Site Plan	D		X		

	Permit/Activity/Decision	Review Authority	Type I	Type II	Type III	Type IV
35	Binding Site Plan Alteration	D		X		
36	Boundary Line Adjustment	D	X			
37	Final Large Lot Plat	D	X			
38	Final Large Lot Plat Alteration	D		X		
39	Final Plat	D	X			
40	Final Plat Alteration	HE ²		X		
41	Final Short Plat	D	X			
42	Final Short Plat Alteration	D		X		
43	Land Segregation Vacation	D/HE		X	X	
44	Legal Lot Determination	D	X			
45	Preliminary Large Lot Subdivision	D		X		
46	Preliminary Large Lot Subdivision – Major Amendment	D		X		
47	Preliminary Large Lot Subdivision – Minor Amendment	D	X			
48	Preliminary Short Subdivision	D		X		
49	Preliminary Short Subdivision – Major Amendment	D		X		
50	Preliminary Short Subdivision – Minor Amendment	D	X			
51	Preliminary Subdivision	HE			X	
52	Preliminary Subdivision – Major Amendment	HE			X	
53	Preliminary Subdivision – Minor Amendment	D		X		
MISCELLANEOUS PERMITS						
54	Building Code Interpretation	BO	See Chapter 14.04	See Chapter 14.04	See Chapter 14.04	See Chapter 14.04
55	Building Permit	BO	Exempt	Exempt	Exempt	Exempt
56	Change of Use	BO	X			
57	Code Compliance	D	X			
58	Concurrency Certificate	CE	X			
59	Director's Interpretation	D	X			
60	Reasonable Use Exception	HE			X	
61	Road Vacation	CE				X
62	Temporary Use	D	X			
632	Transfer of Development Right Program	D/HE/BC	X	X	X	X

	Permit/Activity/Decision	Review Authority	Type I	Type II	Type III	Type IV
	D = Director BC = Board of County Commissioners BO = Building Official CE = County Engineer HE = Hearing Examiner PC = Planning Commission					

- 1 Hearing examiner recommendation subject to board of county commissioners approval.
- 2 Hearing at request of noticed party, RCW 58.17.215.

Section 21.02.080 Boundary Line Adjustment.

“Boundary Line Adjustment” means an adjustment of boundary lines between two but not more than five abutting platted or unplatted properties or both, which does not create result in any individual lot property, tract, parcel, site, or division, nor create any lot property, tract, parcel, site, or division which contains insufficient area and dimension to that does not meet minimum requirements for width and area for a building site, except as provided herein.