

# Department of Community Development

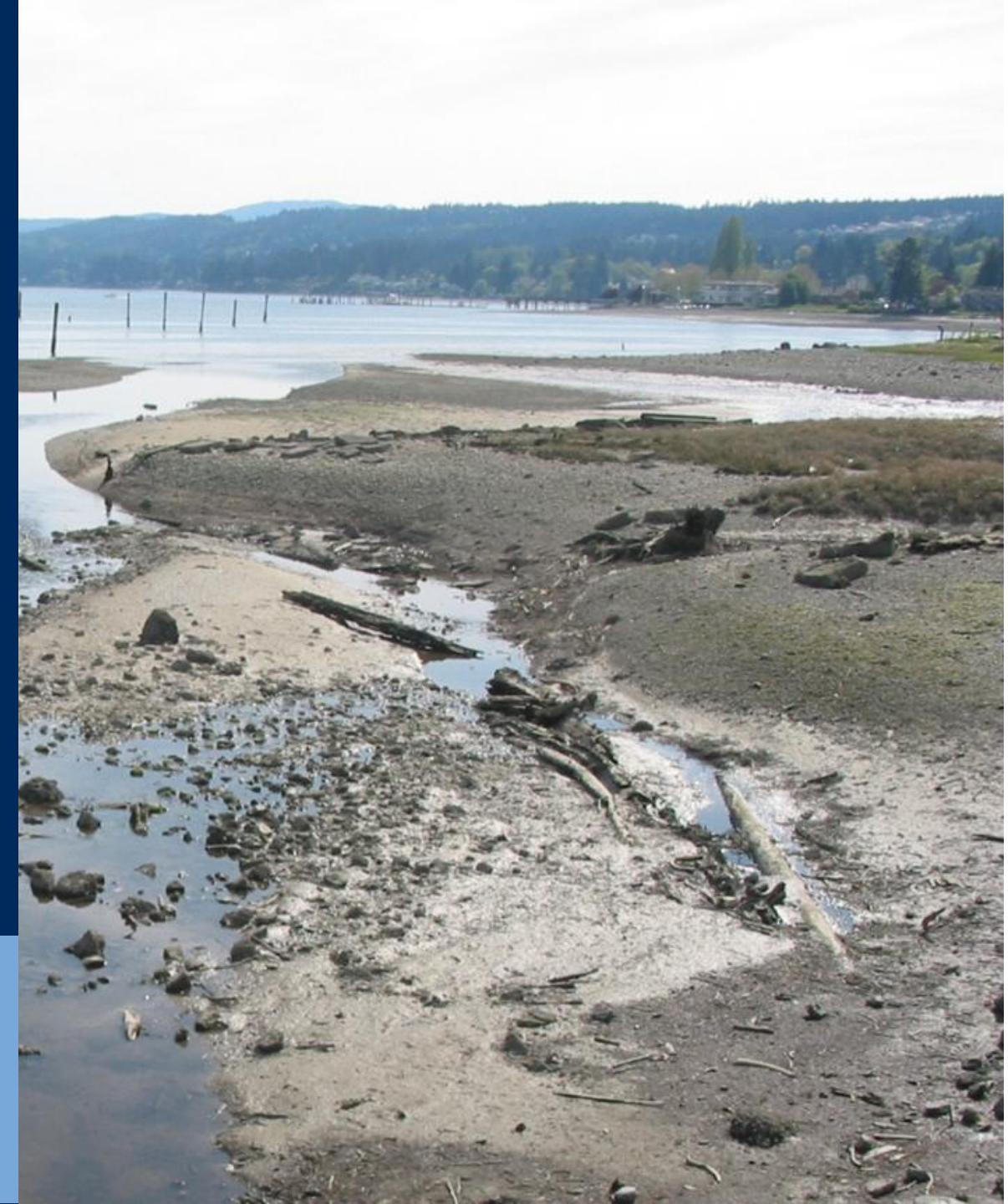
Boundary Line Adjustment Code  
Planning Commission Public Hearing

**Keri Sallee, Long Range Planner**

February 3, 2026



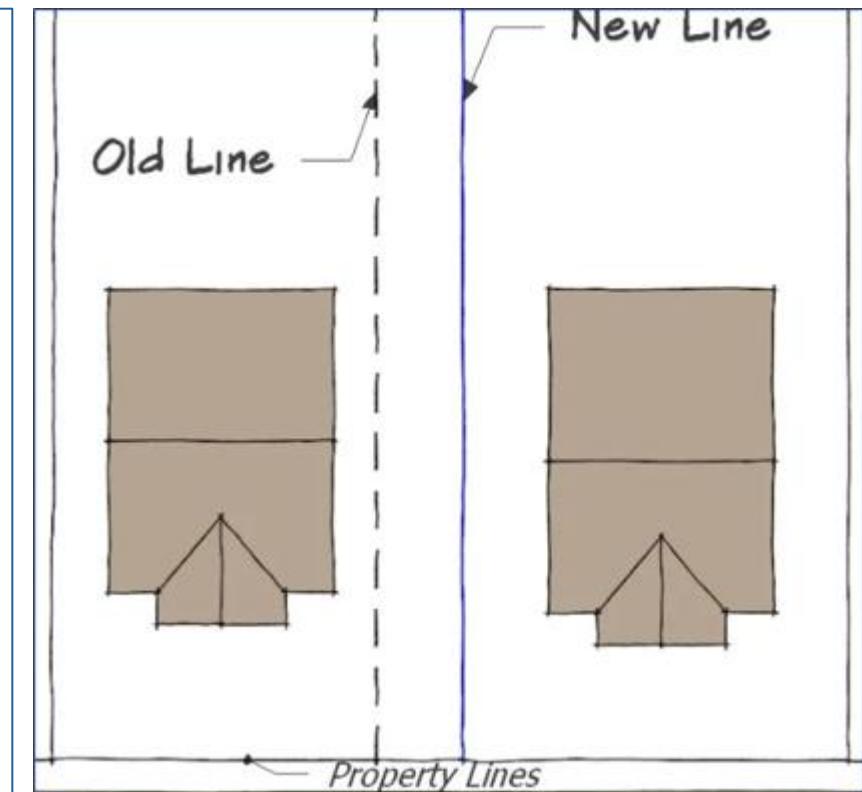
**Kitsap County**



# BLA Code: Public Questions and Concerns

19 comments were received from 17 individuals (Oct & Dec 2025).

- BLA permits will increase costs, delays, and uncertainty.
- Can BLAs be regulated by the County? Does local code conflict with state law?
- Restrictive provisions about nonconforming lots, sequential BLAs, eligible properties.
- Role of the County in reviewing PLS documents.



# Permit Costs, Delays, Uncertainties

- ▶ BLA permits will be Type 1 ministerial—DCD's least expensive and complicated type. Review within 65 days.
- ▶ No public notice, SEPA, or public hearing required.
- ▶ Meetings may be recommended for more complicated proposals. Most will not require such a meeting.
- ▶ A BLA permit is considerably less time-consuming and expensive than resolving BLA problems after-the-fact.

# Regulation of BLAs: State & Local

- ▶ RCW 58.17.040(6): A BLA is not a subdivision, cannot create more lots, not regulated by WA subdivision code.
- ▶ RCW 36.32.120: County is granted broad authority to regulate land use.
- ▶ RCW 36.70 (Planning Enabling Act): Authorizes regulation of land use.
- ▶ RCW 36.70B.020(4): Reinforces authority for review processes and requirements.
- ▶ Prosecuting Attorney has confirmed the county can require a permit for BLAs.

# Restrictive Code Provisions

- ▶ RCW 58.17.040(6): BLA is intended to adjust boundary lines; not to adjust tracts, easements, right-of-way or tax title strips.
- ▶ RCW 58.17.060: Prevents sequential short subdivisions that circumvent full subdivision review by prohibiting further subdivision within 5 years. Will be applied to BLAs to prevent similar results.
- ▶ Path will be provided to review previous BLAs that have created nonconforming/illegal lots.

# Surveyor Work, County Review

- ▶ Permit process will not include “double checking” or correcting PLS work, maps, legal descriptions.
- ▶ Surveyors are responsible to applicants for accuracy of their work.
- ▶ DCD reviews County development regulations such as zoning, dimensional criteria, critical areas/shoreline code, buildability, etc.

# BLA Code: What is Reviewed?

**DCD does not review PLS survey work; DCD reviews other ‘planning’ code. BLAs:**

- Must meet zoning dimensional/area requirements (limited exceptions).
- Cannot violate plat conditions, subvert platting requirements.
- Cannot impact drainage, critical areas/buffers, water supply, septic systems, access, utilities.

# BLA Code: What is Reviewed?

Cont'd

- Must have suitable access and a buildable site, and not create the need for future variances or exceptions to development code.
- Cannot create public expense to increase public infrastructure.
- Cannot cross a road or a ROW.

# **Transition to Exhibit 4**

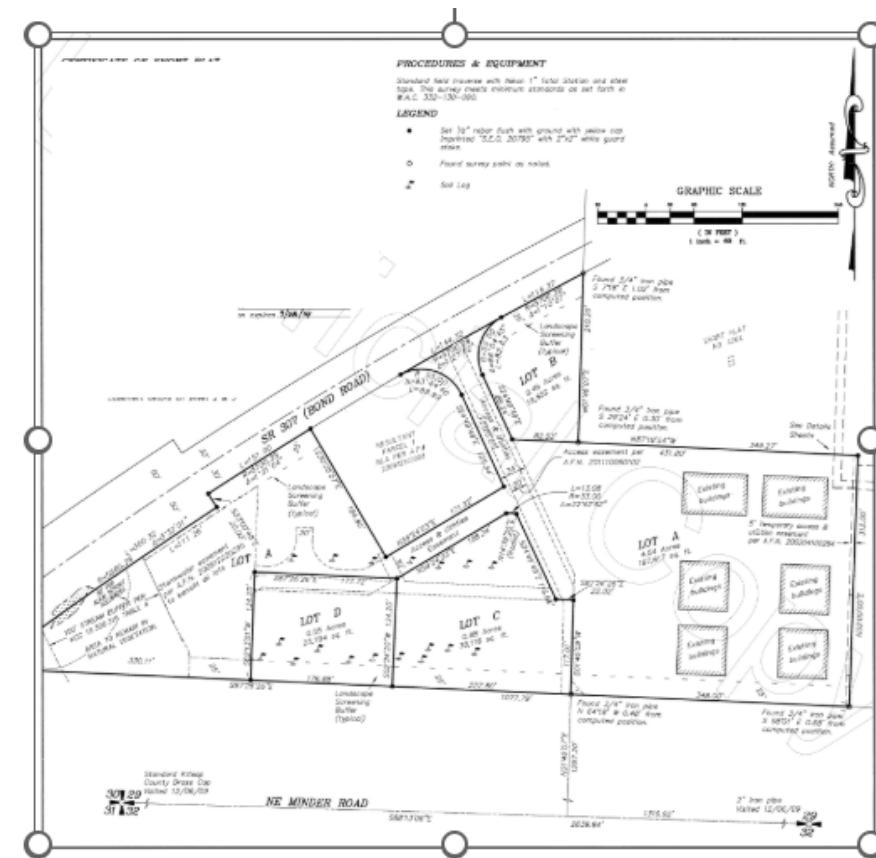
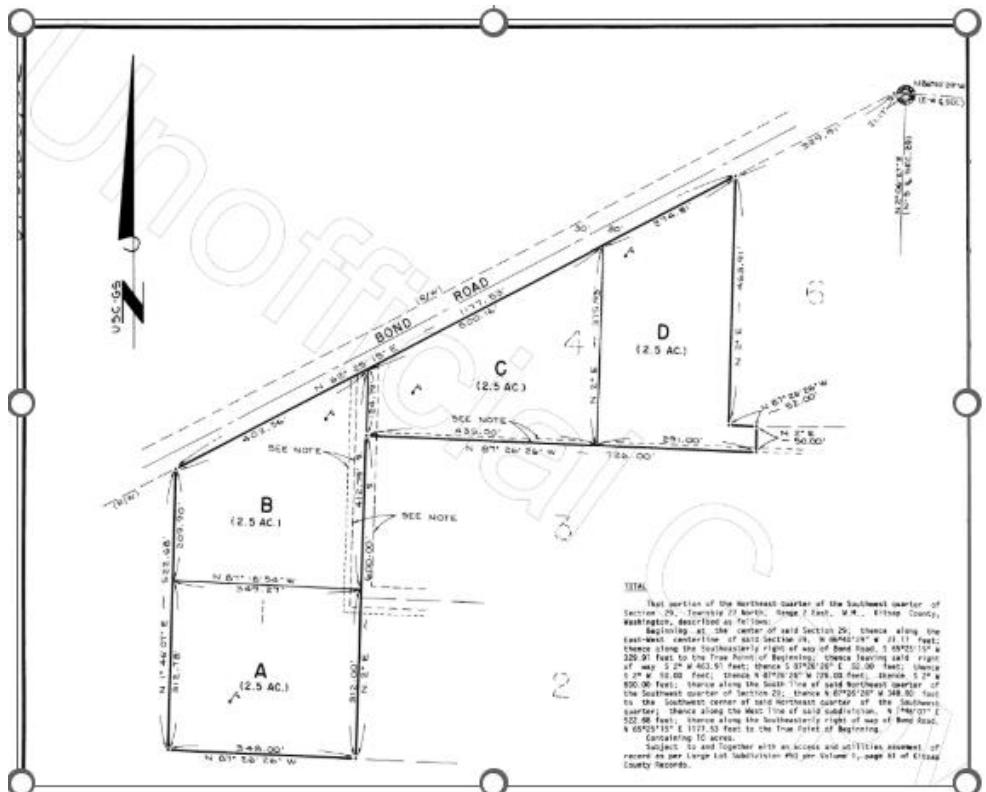
## Illegal BLAs, Harmed Buyer, Review Capabilities of Staff

# Examples of Previous BLAs with “Issues”

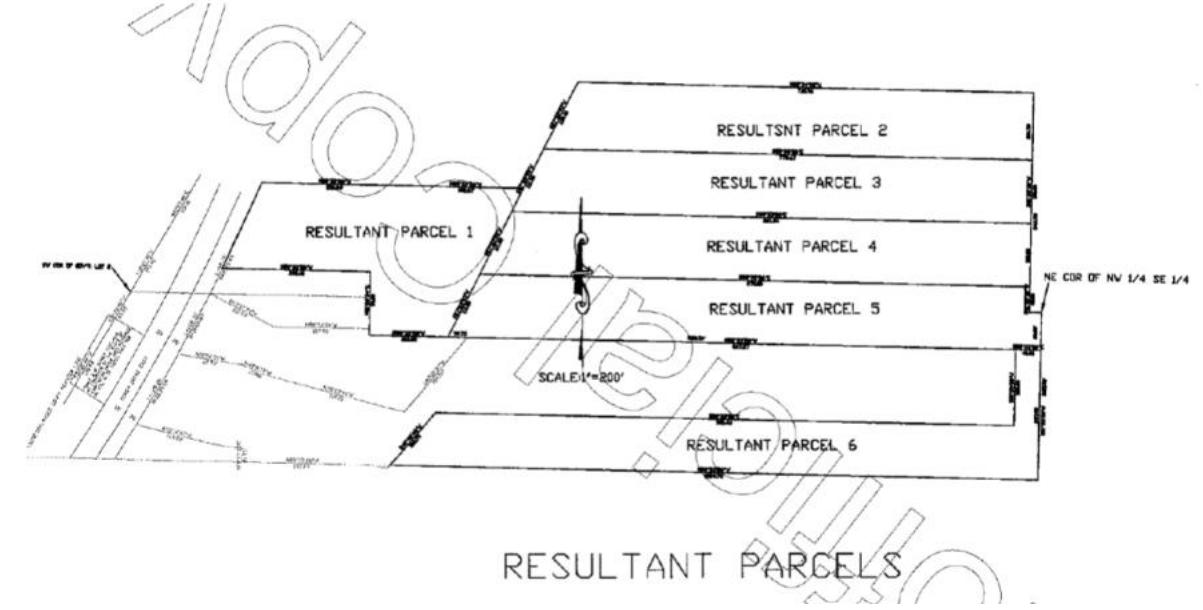
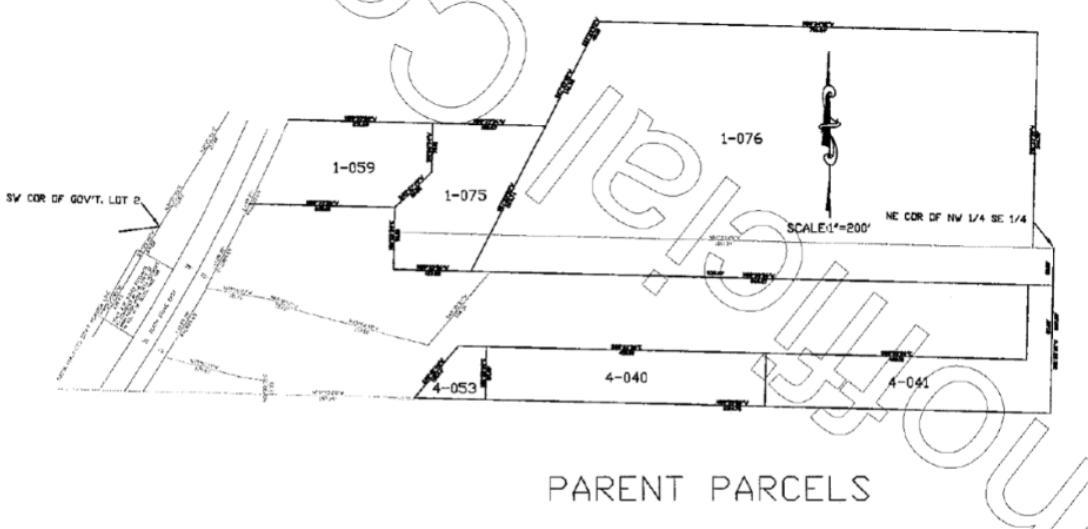
BLA resulted in lots that did not meet formal subdivision requirements



## Plat alteration required – BLA cannot change plat perimeter



## Nonconforming parcel made smaller and more nonconforming



# Resultant Lot that Harmed Buyer

Example of illegal lot, purchased, cannot be developed



# Plat Review Example

PORTIONS OF SEC. 30 and 31, TWP. 25 N., RGE. 1 E., W.M.

**VERTICAL DATUM**

NAVD 88, IGS 2000, NAD 83, DOD 1989

**HORIZONTAL DATUM**

WGS 84/NAVD 88/1989/2000

**BASIS OF BEARINGS**

AS REFERRED TO THE NORTH 1/4 CORNER MONUMENT AND THE SOUTH 1/4 CORNER MONUMENT, ELEVATION 2000.00 FT.

**LEGAL DESCRIPTION**

FEE TITLE INSURANCE COMPANY, ATTORNEY: OME-14094, INSURANCE NO. 400-309-2208 BY OLYMPIA TITLE & EQUITY, INC., 3-1010-2001

ASSUMPTIVE POINTS OF BOUNDARY LINE ADJUSTMENT REPORTED UNDER AUDITOR'S FILE NO. 201004003101, AND AS DEPICTED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201004003101, WHICH SURVEY PLANS ARE APPROXIMATE CONTRACTOR TO HENRY CO. CONTRACTOR TO HENRY CO. FOR THE EAST 1/4 OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 7 EAST, MM, IN KITKAP COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:

THE EAST 1/4 OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 7 EAST, MM, IN KITKAP COUNTY, WASHINGTON, EXCEPT THE NORTH 60 FEET AND THE SOUTH 60 FEET OF THE WEST HALF THEREOF EXCEPT THE NORTH 30 FEET AND THE SOUTH 30 FEET OF THE WEST HALF THEREOF.

30250-1-400-2001

THE WEST 1/4 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUADRANT, SECTION 30, TOWNSHIP 25 NORTH, RANGE 7 EAST, MM, IN KITKAP COUNTY, WASHINGTON, EXCEPT THE SOUTH 30 FEET OF THE WEST 60 FEET FOR RIGHT-OF-WAY PER AUDITOR'S FILE NO. 85070A0008.

30250-1-400-2008

ASSUMPTIVE POINTS OF BOUNDARY LINE ADJUSTMENT REPORTED UNDER AUDITOR'S FILE NO. 201004003101, AND AS DEPICTED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201004003101, WHICH SURVEY PLANS ARE APPROXIMATE CONTRACTOR TO HENRY CO. CONTRACTOR TO HENRY CO. FOR THE EAST 1/4 OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 7 EAST, MM, IN KITKAP COUNTY, WASHINGTON, BEING A REDESCRIPTION OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201004003101, WHICH SURVEY PLANS ARE APPROXIMATE CONTRACTOR TO HENRY CO. CONTRACTOR TO HENRY CO. FOR A PORTION OF THE SOUTHEAST QUADRANT OF THE SOUTHEAST QUADRANT, SECTION 30, TOWNSHIP 25 NORTH, RANGE 7 EAST, MM, IN KITKAP COUNTY, WASHINGTON.

**EARTH WORK**

CUT: 33,100.0 CY  
GROUT: 1,000.0 CY  
NET: 22,100.0 CY

\* QUANTITIES ARE APPROXIMATE CONTRACTOR TO HENRY

**ENGINEER**

CORE DESIGN, INC.  
12100 NE 150TH STREET, SUITE 300  
BENEDICT, WASHINGTON 98001  
(425) 888-1000  
CONTACT: ROLY H. HARRIN, PE

**LANDSCAPE ARCHITECT**

CORE DESIGN, INC.  
12100 NE 150TH STREET, SUITE 300  
BENEDICT, WASHINGTON 98001  
CONTACT: JESSICA H. GARDNER, RA  
PH: (425) 888-1000

**GEOTECHNICAL ENGINEER**

AL GOLSON AND ASSOCIATES, INC.  
1000 15TH AVENUE, SUITE 100  
PORT ORCHARD, WASHINGTON 98366  
CONTACT: RILEY R. JOHNSON, PE  
PH: (360) 876-2094

**TOPOGRAPHIC SURVEY**

AL GOLSON AND ASSOCIATES, INC.  
1000 15TH AVENUE, SUITE 100  
PORT ORCHARD, WASHINGTON 98366  
PH: (360) 876-2284

**TRAFFIC**

DISMANTLE CONSULTANTS, INC.  
2813 PROSPECTIVE AVE., SUITE B  
EUREKA, WASHINGTON 98201  
CONTACT: EDWARD K. TANAKAWI  
PHONE: (425) 529-0307

**Critical Areas**

ECOLOGICAL AND HISTORICAL  
8900 STATE HIGHWAY 7, MM, SUITE 200  
BENEDICT, WASHINGTON 98001  
CONTACT: JOANNE BARTETT, PWS  
PHONE: (360) 674-7186

**SHEET INDEX**

CL.01	GENERAL SHEET
CL.02	GENERAL SITE PLAN
CL.03-1-04	PRELIMINARY SITE PLANS
CL.04-1-14	PRELIMINARY SITE PLANS
CL.05-1-05	PRELIMINARY SITE PLANS
CL.06-1-06	PRELIMINARY SITE PLANS
CL.07-1-07	PRELIMINARY GRADE AND UTILITY PLANS
CL.08-1-08	PRELIMINARY GRADE AND UTILITY PLANS
CL.09-1-09	PRELIMINARY ROAD PROFILE
CL.10-1-10	PRELIMINARY ROAD PROFILE
CL.11-1-12	PRELIMINARY OPEN SPACE PLANS
CL.12-1-13	PRELIMINARY LANDSCAPE PLANS
CL.13-1-14	PRELIMINARY LANDSCAPE PLANS

PLANS PROVIDED BY OWNER.

1-3 EXISTING SITE CONDITIONS

# Additional Questions?

**Keri Sallee**

Long Ranger Planner  
Project Lead

Email:

[kasallee@kitsap.gov](mailto:kasallee@kitsap.gov)