

# Department of Community Development

Boundary Line Adjustment Code  
Planning Commission Public Hearing

**Keri Sallee, Long Range Planner**

February 3, 2026



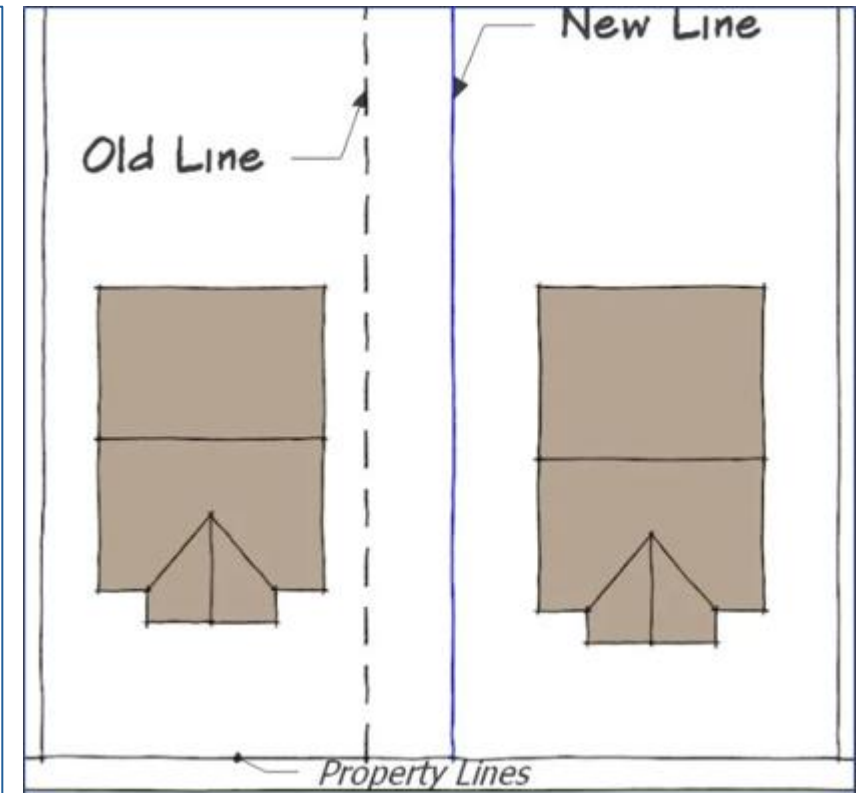
**KitsapCounty**



# 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**

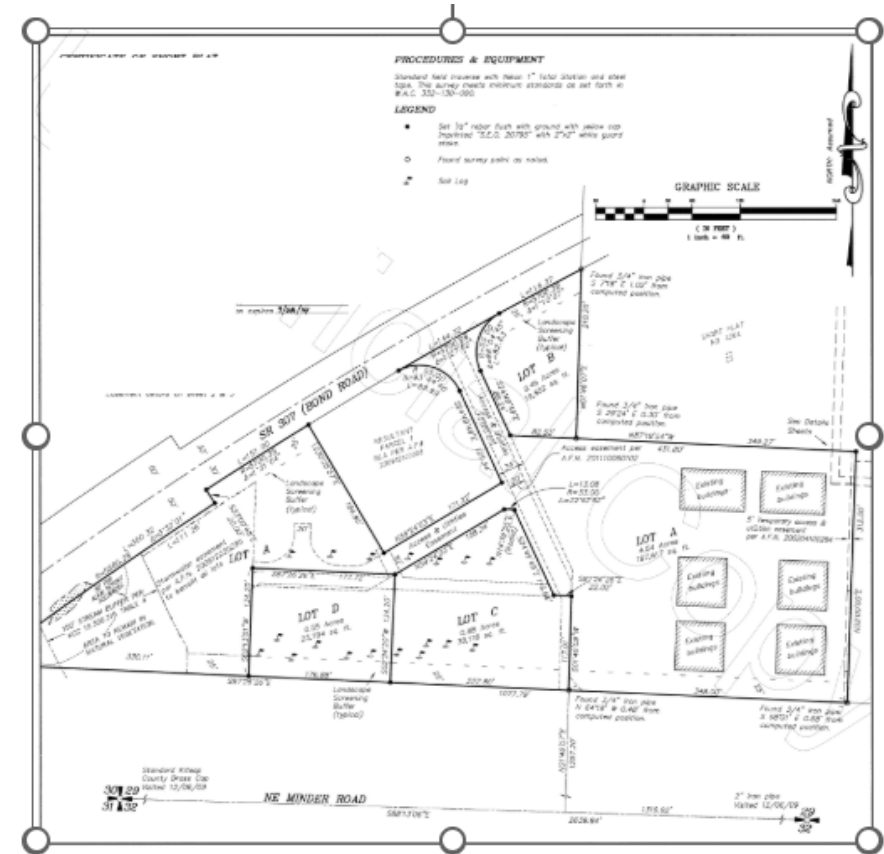
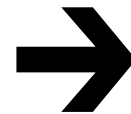
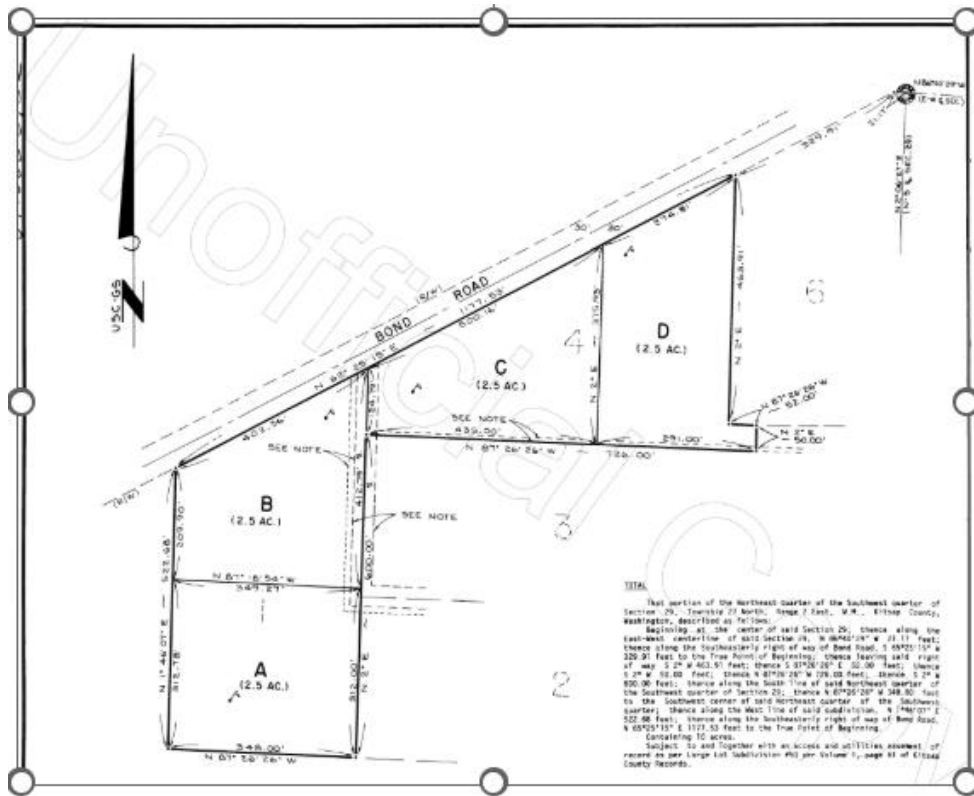
## Illegal BLAs, Harmed Buyer, Review Capabilities of Staff

# Examples of Previous BLAs with “Issues”

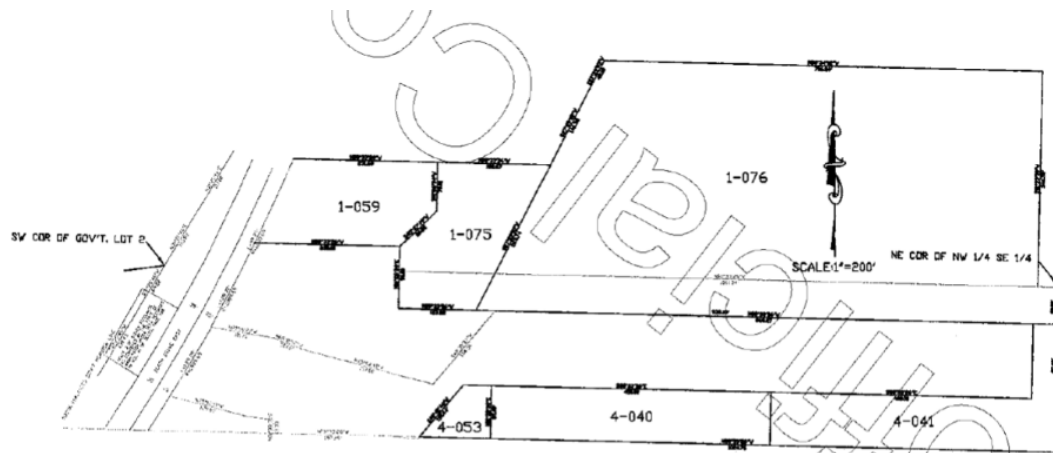
BLA resulted in lots that did not meet formal subdivision requirements



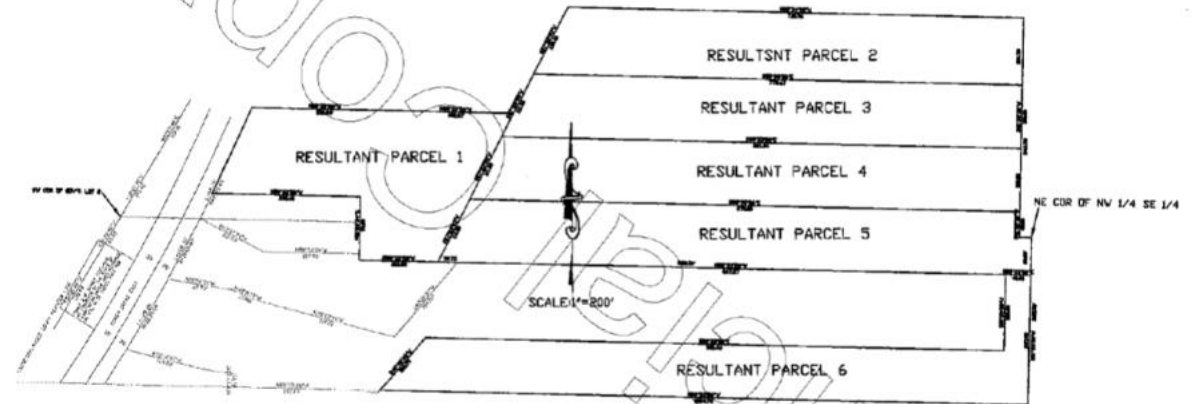
# Plat alteration required – BLA cannot change plat perimeter



## Nonconforming parcel made smaller and more nonconforming



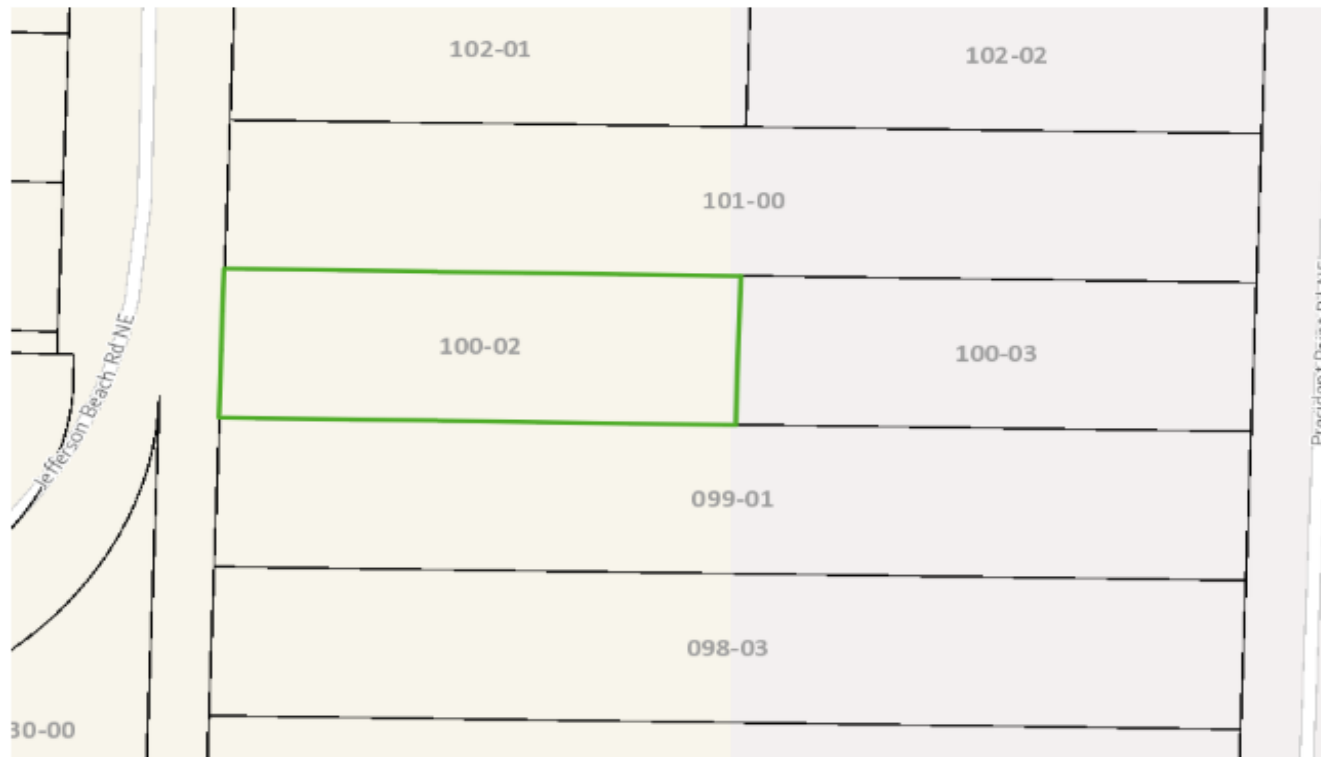
PARENT PARCELS



RESULTANT PARCELS

# Resultant Lot that Harmed Buyer

Example of illegal lot, purchased, cannot be developed





# Additional Questions?

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