

Department of Community Development

Boundary Line Adjustment Code
Planning Commission Work Study

Keri Sallee, Long Range Planner

February 3, 2026



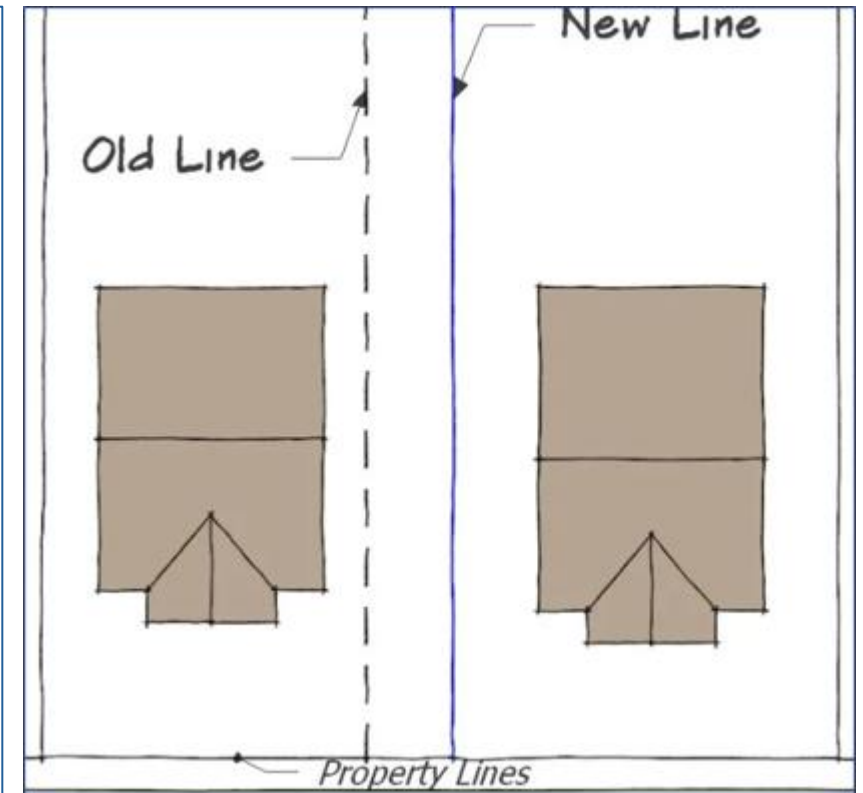
KitsapCounty



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?

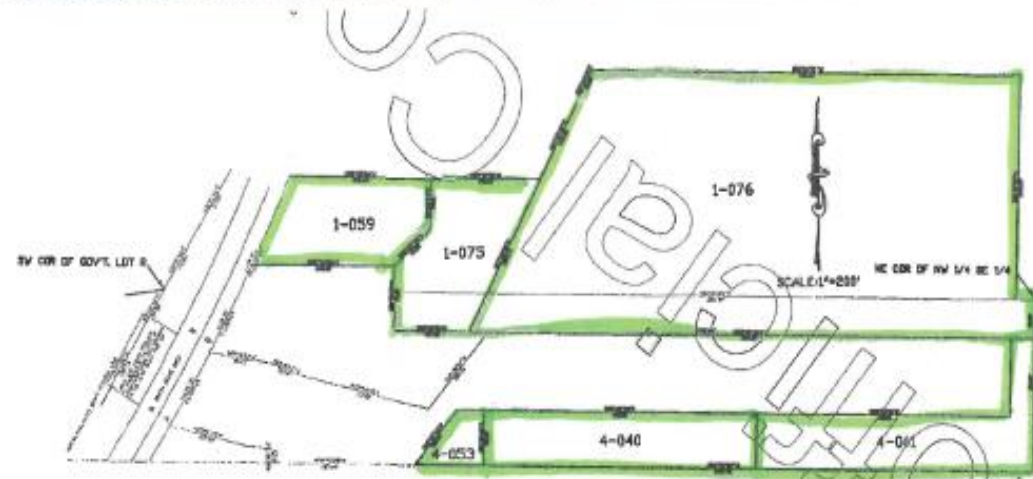
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- **Must have suitable access and a buildable site, and not create the need for future variances or exceptions to development code.**
- **Cannot create public expense to increase public infrastructure.**
- **Cannot cross a road or a ROW.**

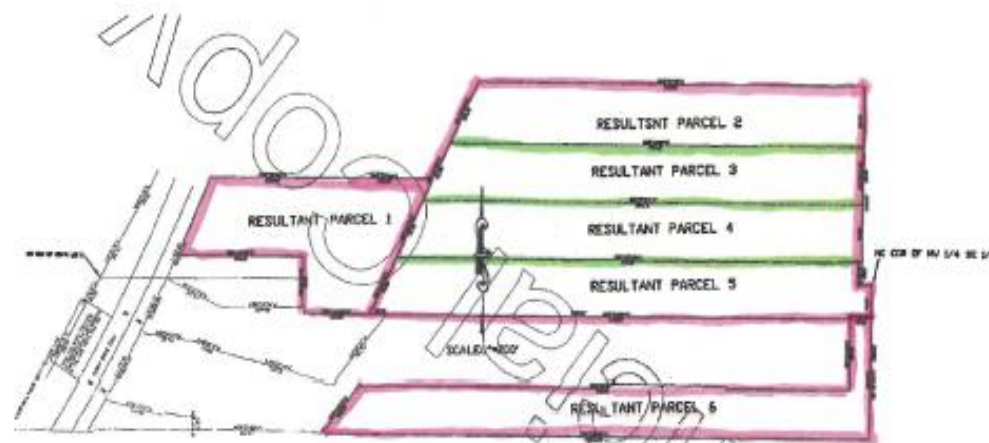
Transition to Exhibits

Illegal BLAs, Harmed Buyers,
Review Capabilities of Staff

Reduced the size of a vacant parcel; became more non-conforming

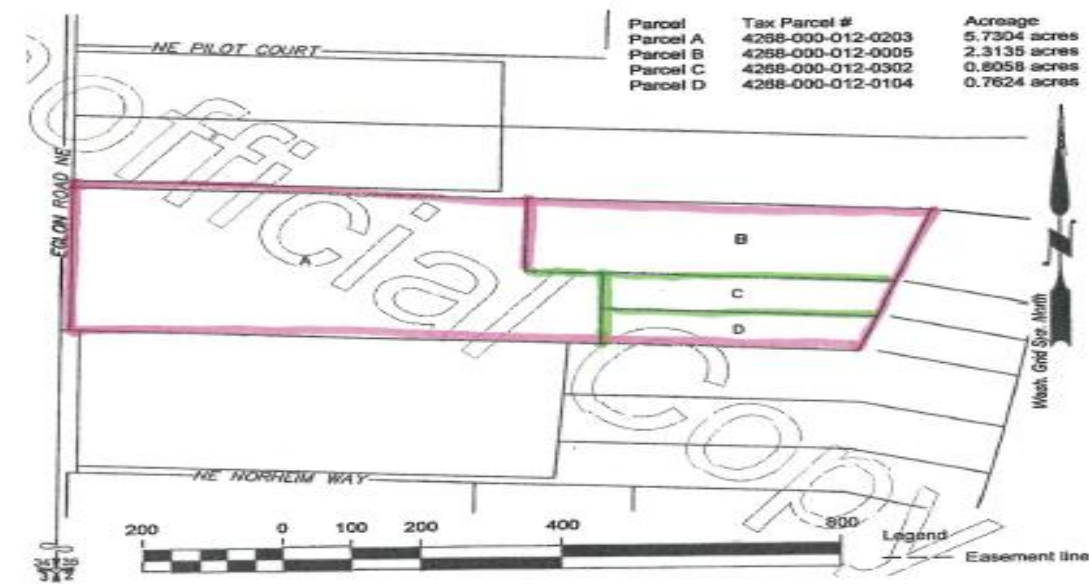
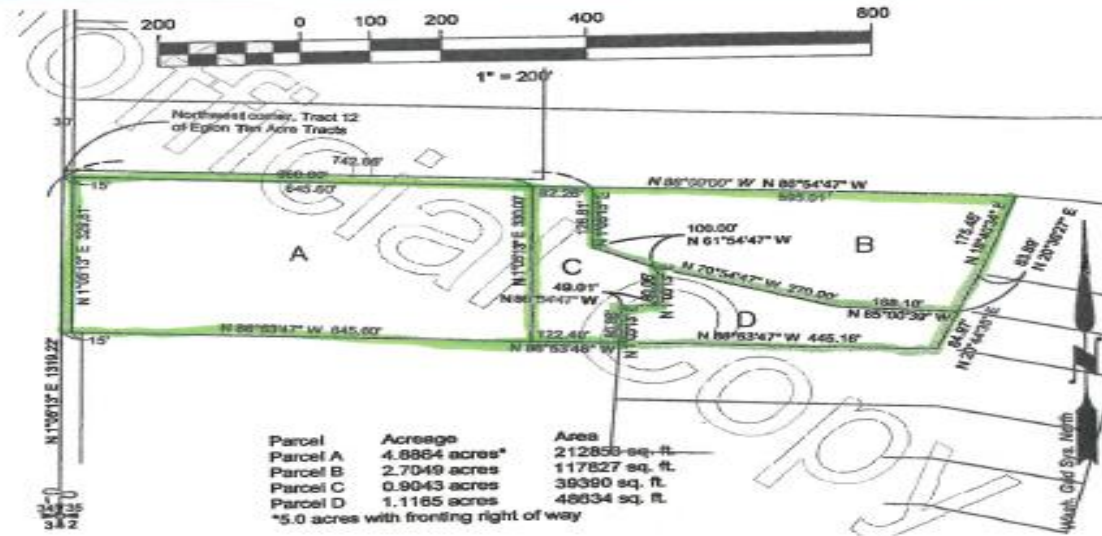


PARENT PARCELS



RESULTANT PARCELS

Reduced the size of a vacant parcel, became more non-conforming



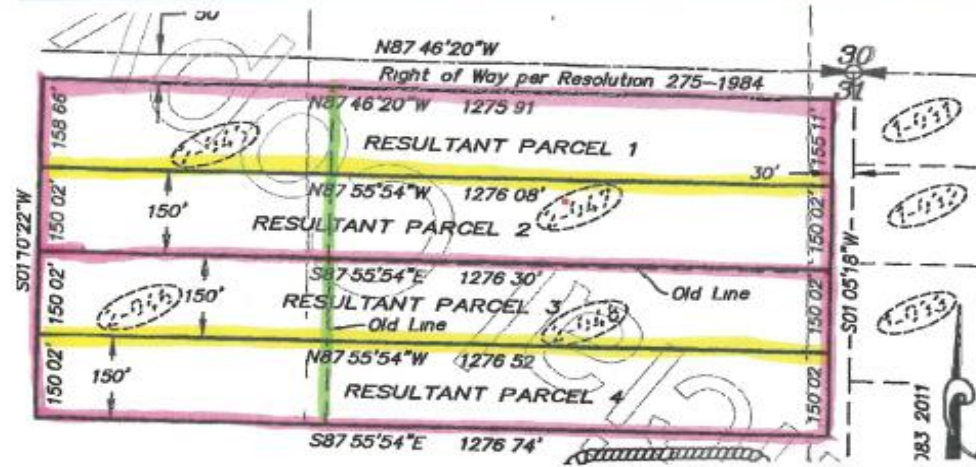
PART 1 Pre-BLA



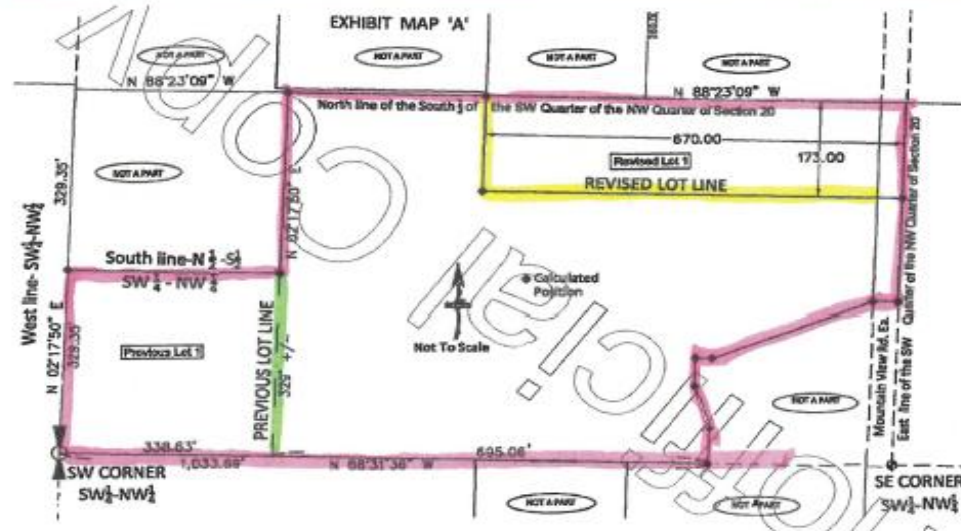
PART 2 Reduced the size of vacant parcels, became more non-conforming



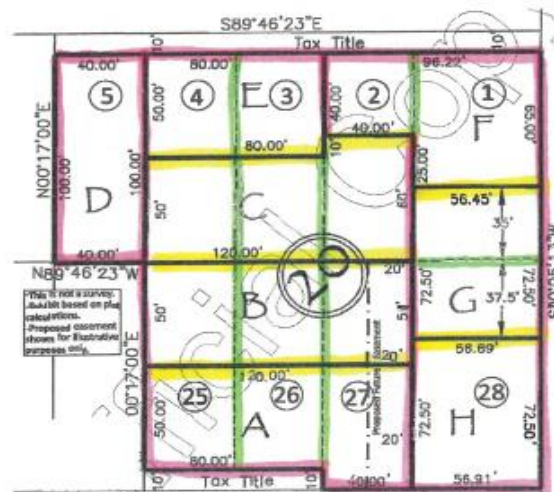
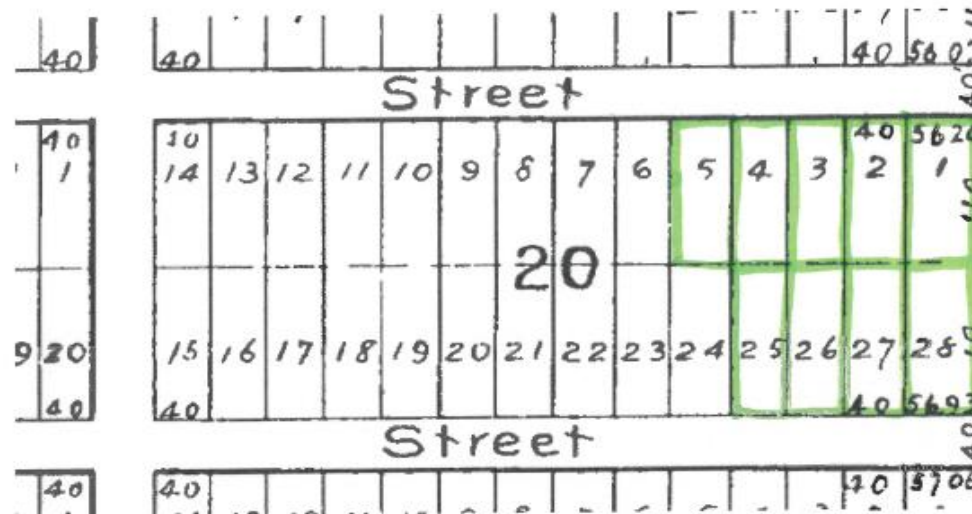
Reduced the size of a vacant parcel, became more non-conforming



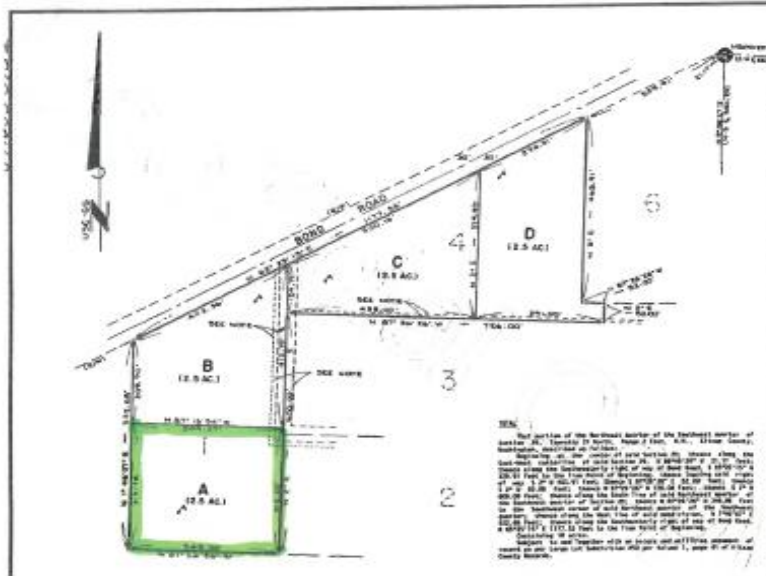
Reduced the size of a vacant parcel, became more non-conforming



Plat alteration required – adds access easement



Two Plat Alterations required – changes plat perimeter boundaries



Created lots that are technically subject to rural land
division regulations, Title 16

2023-0219

MAP AFTER



North/South Centaline Section #8

Block 15

Block 16

Harbor Drive

Third Street

Earhart Street

Olympic Street

Parcel A

Parcel B

Parcel C

Parcel 1

Parcel 2

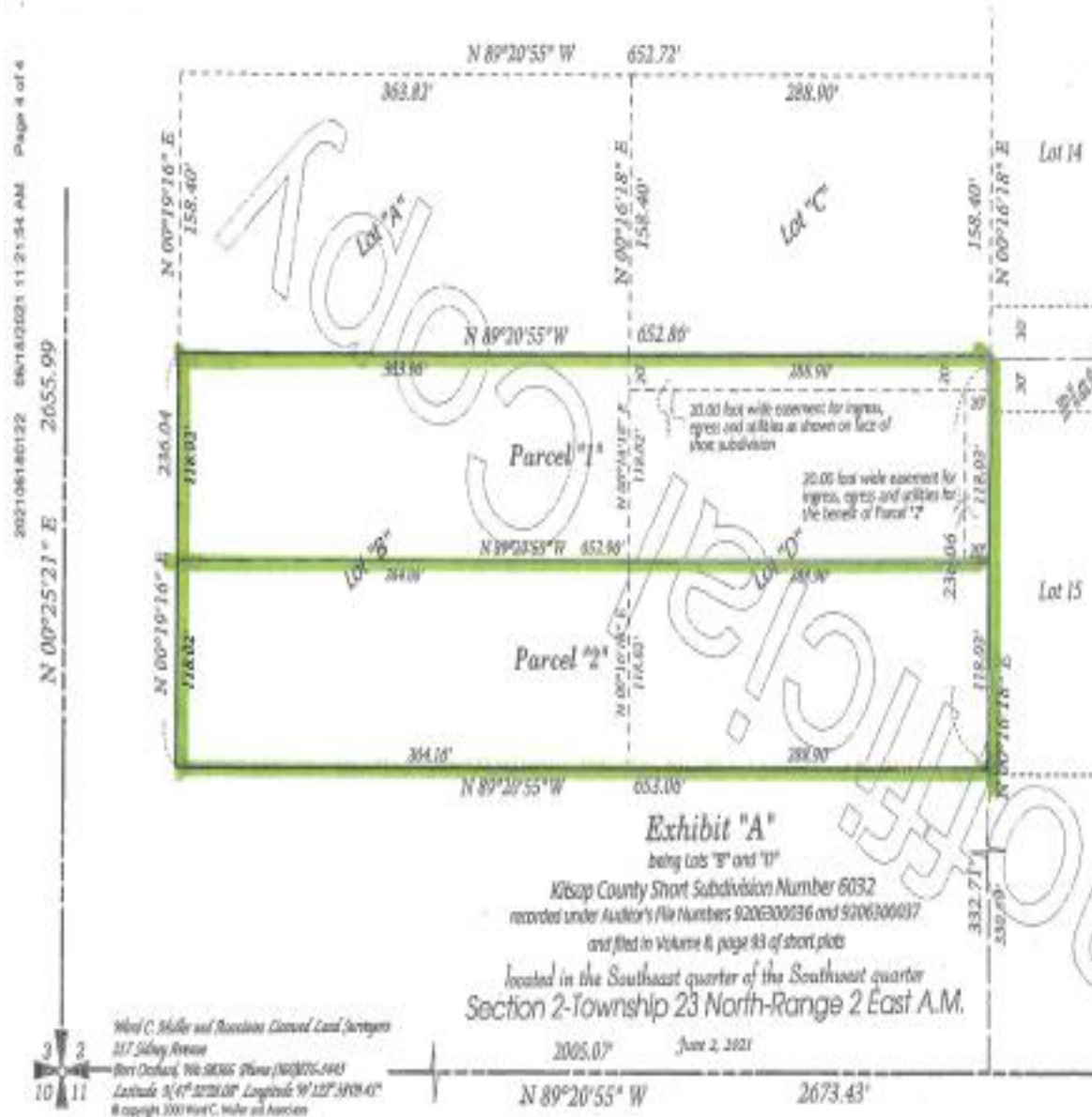
Exhibit "A" showing reconfiguration
of those properties contained in Auditor's File Number 202211300169

PART 1

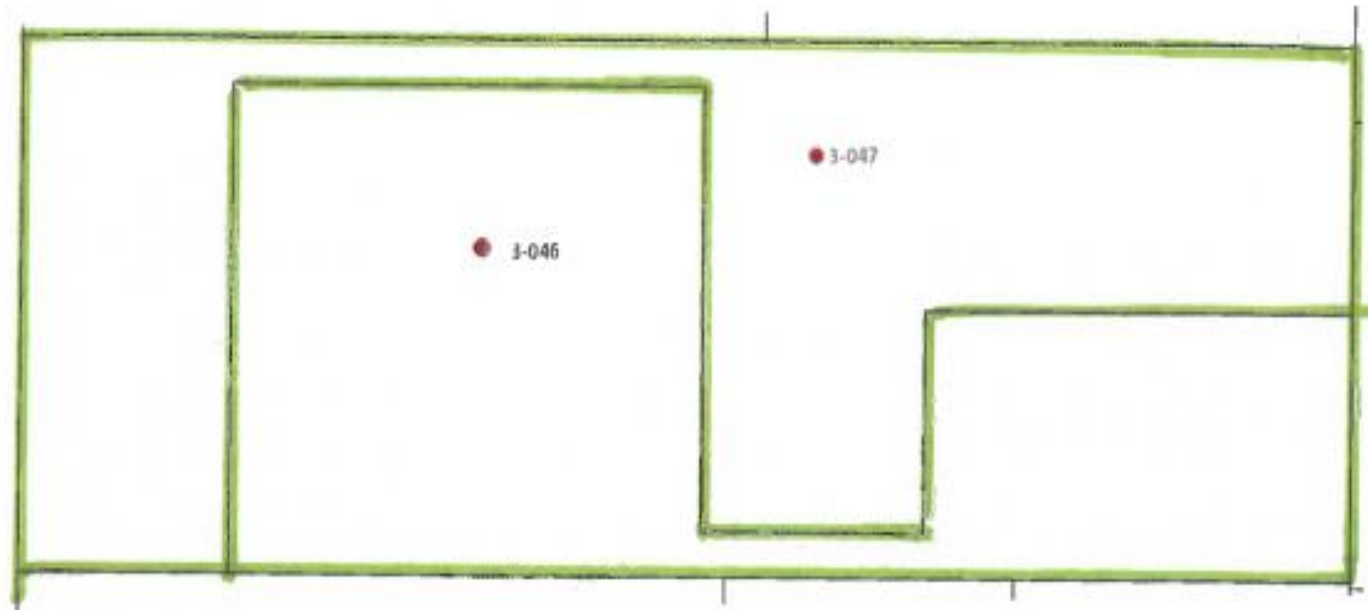


PART 2

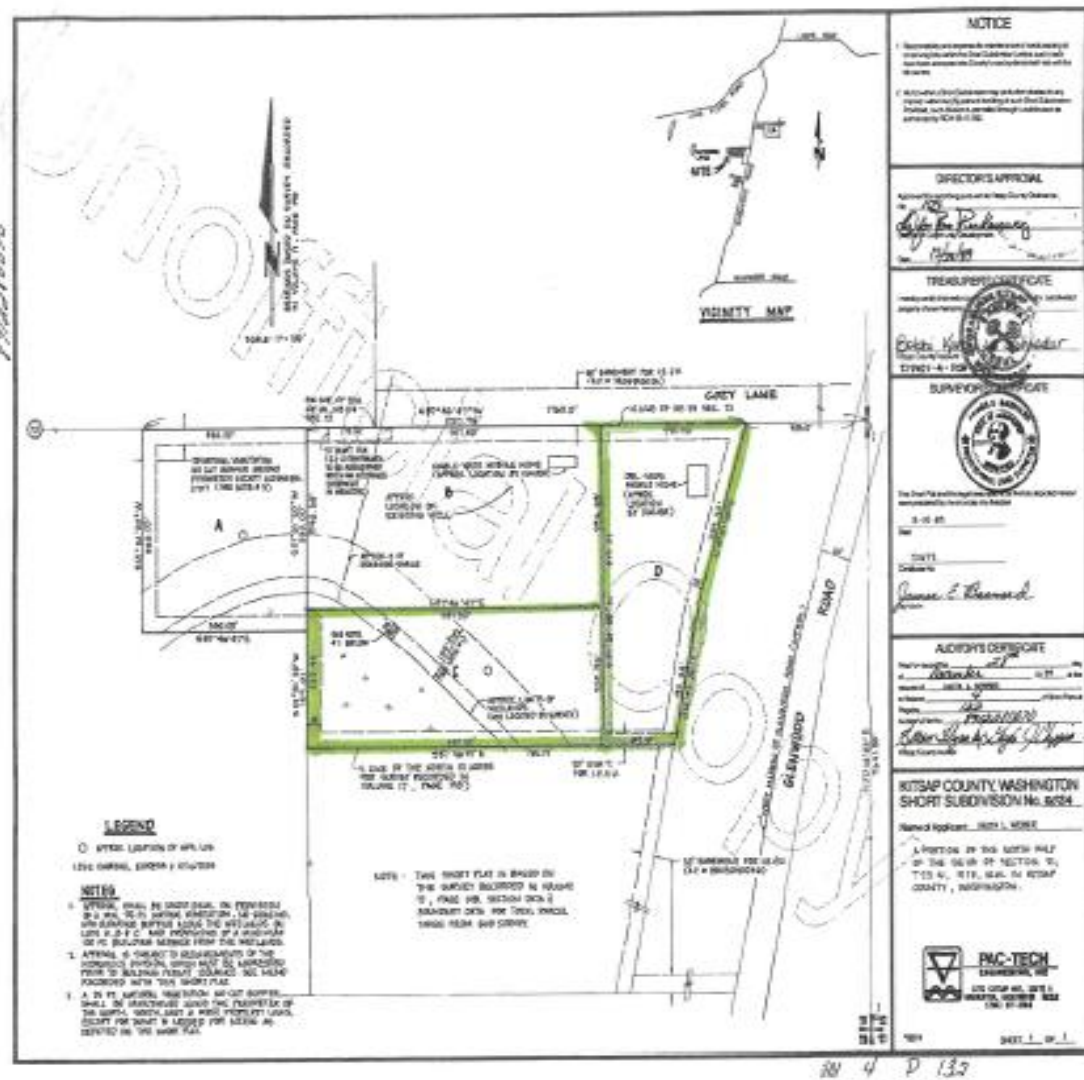
Created nonconforming lots



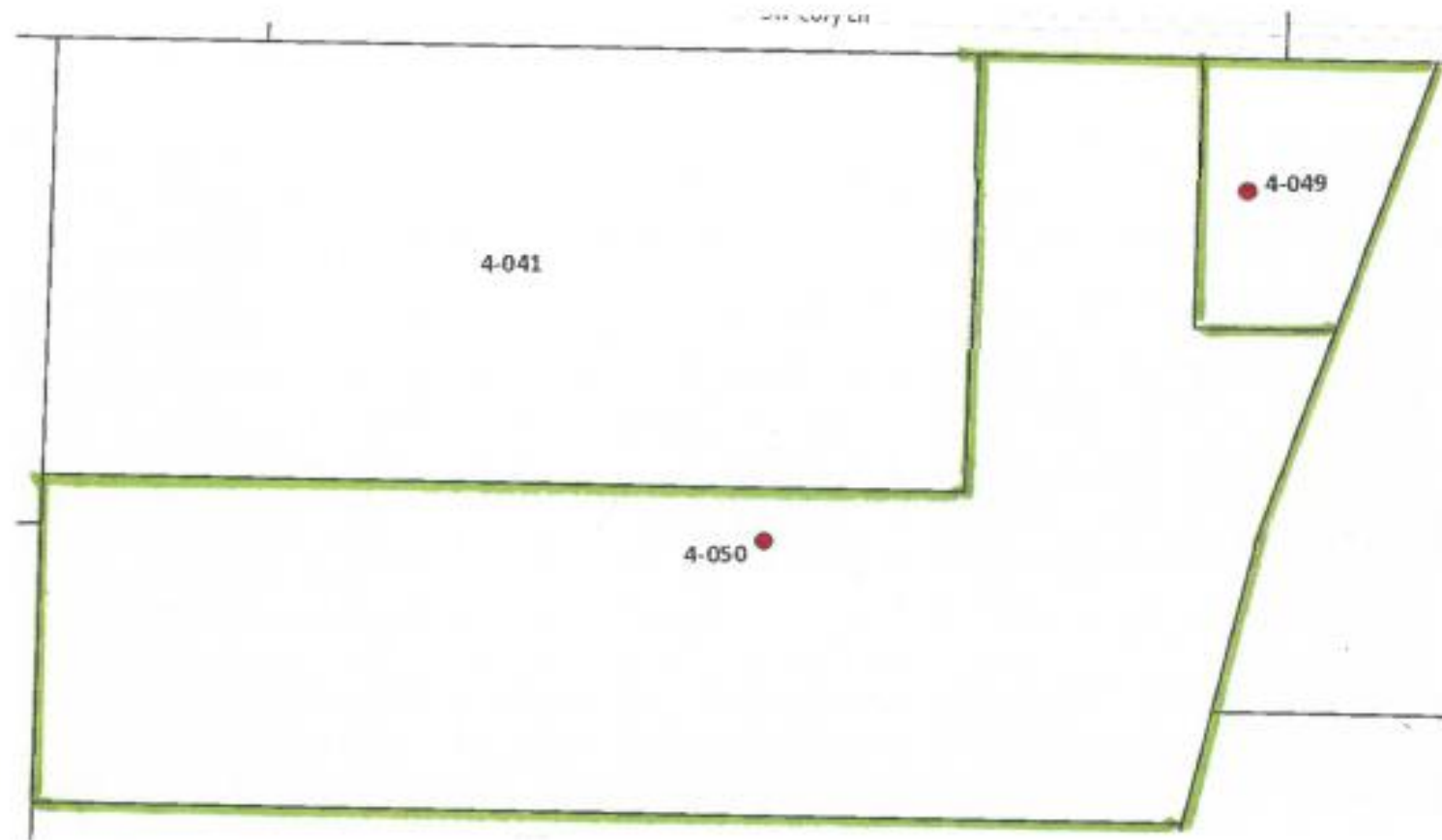
PART 3 Took prior nonconforming lots and created new lots with illogical boundaries



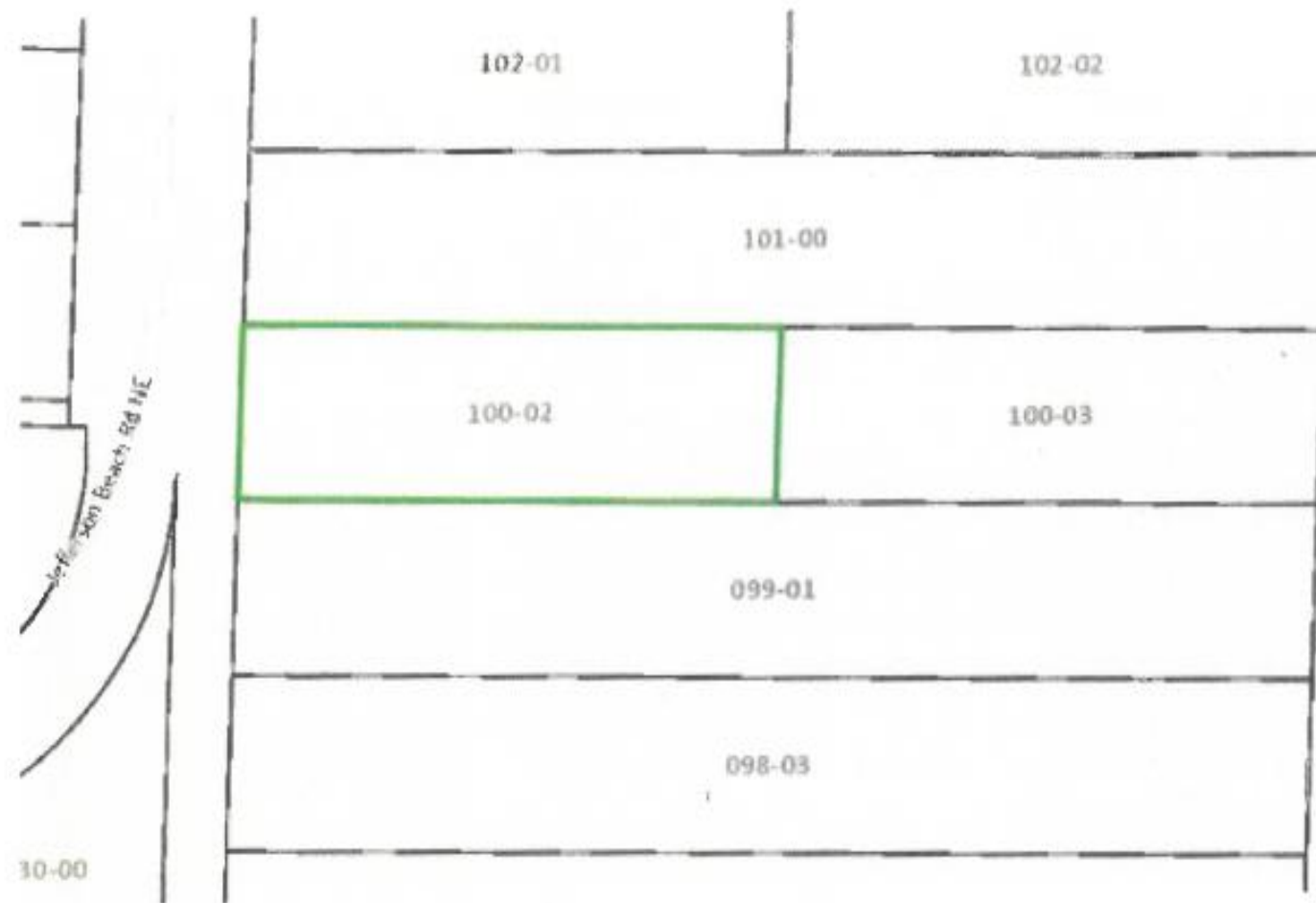
PART 1 Legal lots



PART 2 Created nonconforming lots



Resultant Lot that Harmed Buyer - Example of illegal lot, purchased, cannot be developed



27

Additional Questions?

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