

Department of Community Development

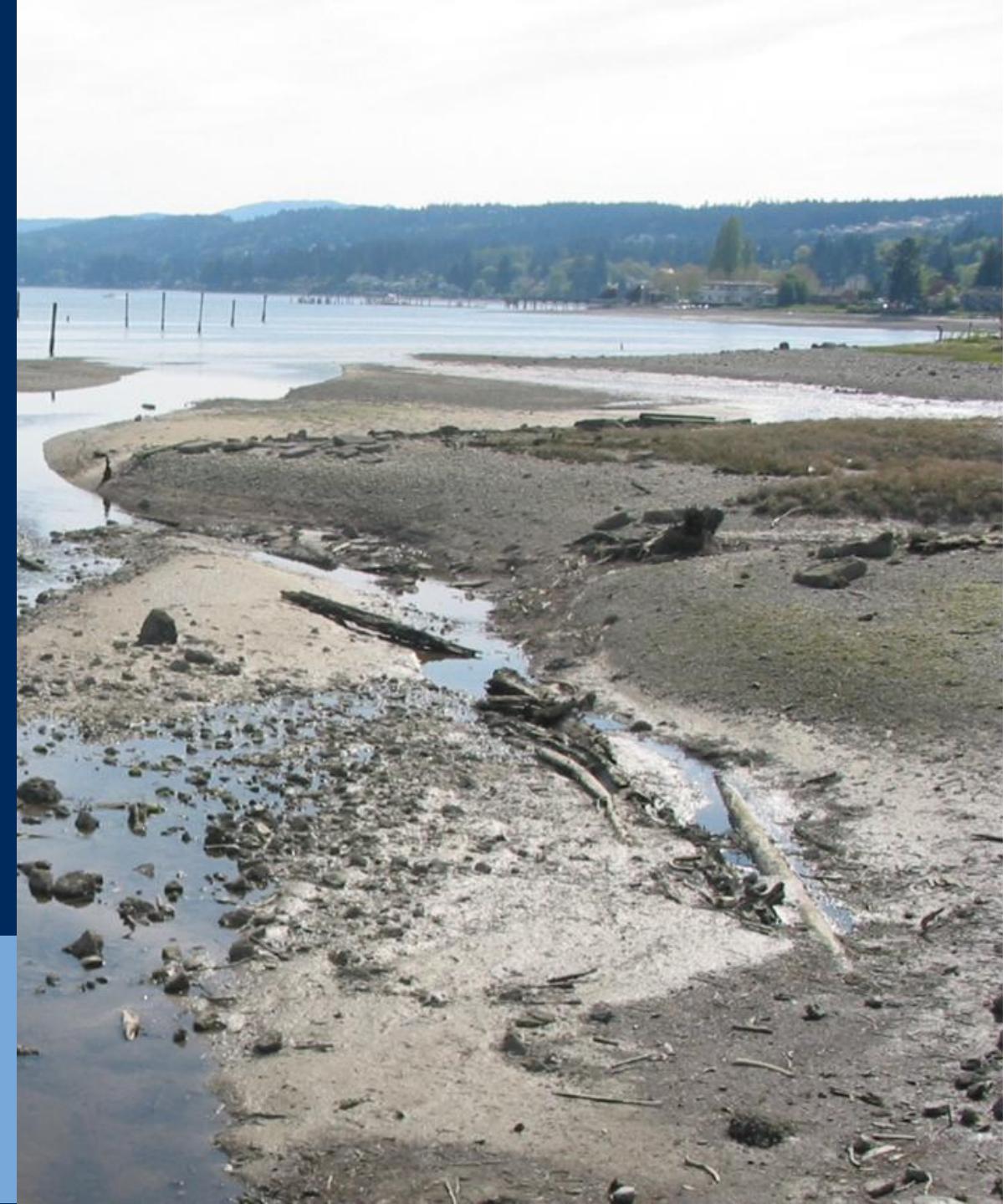
Boundary Line Adjustment Code
Planning Commission Work Study

Keri Sallee, Long Range Planner

February 3, 2026



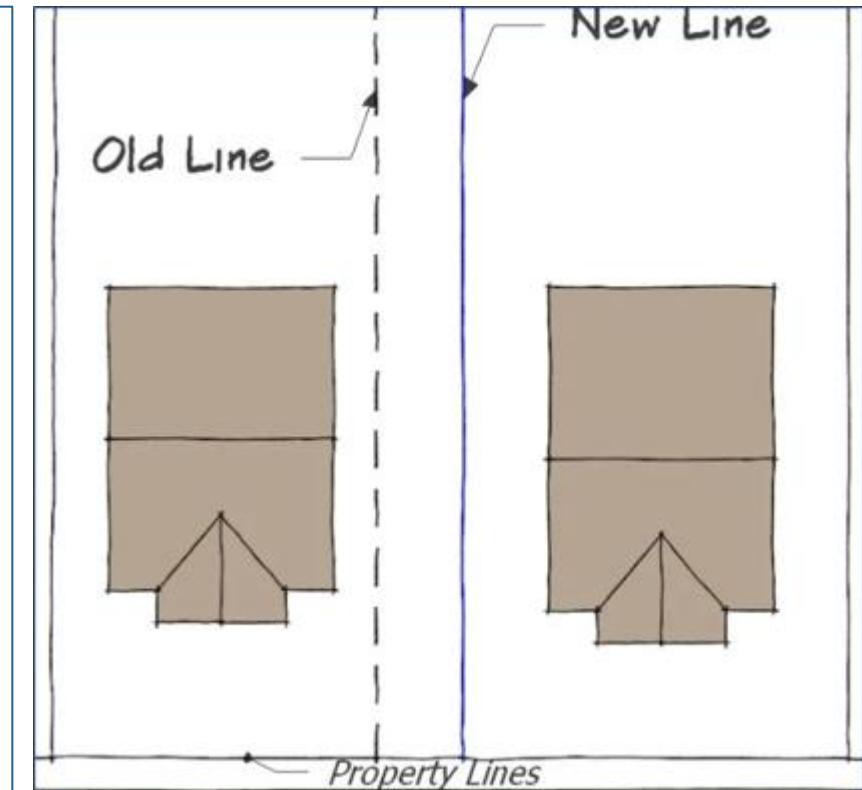
Kitsap County



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?

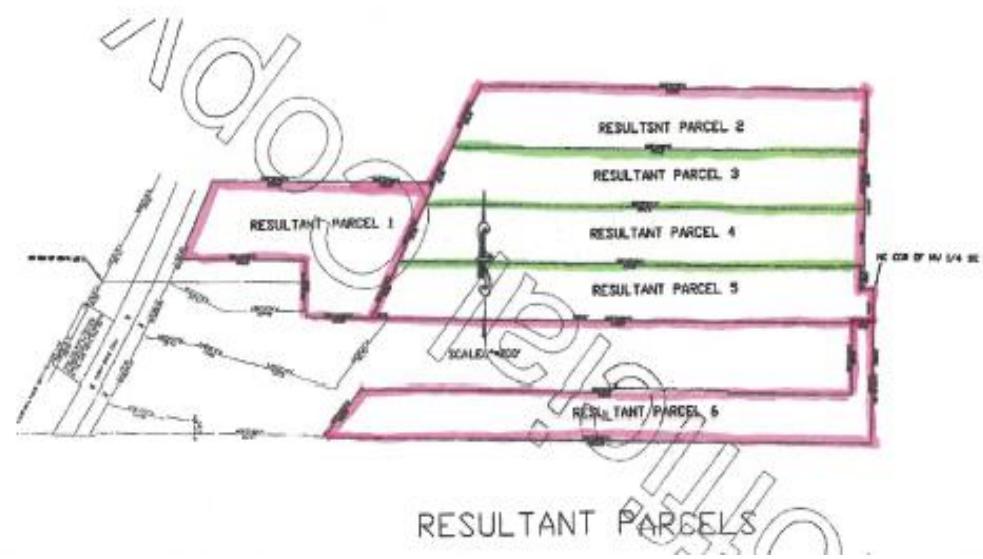
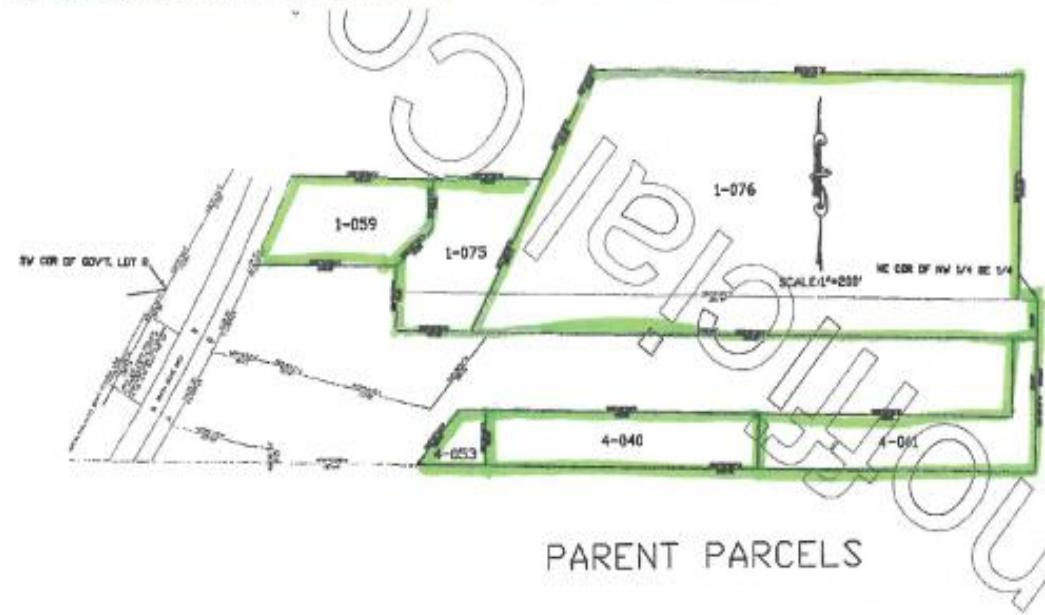
Cont'd

- 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.

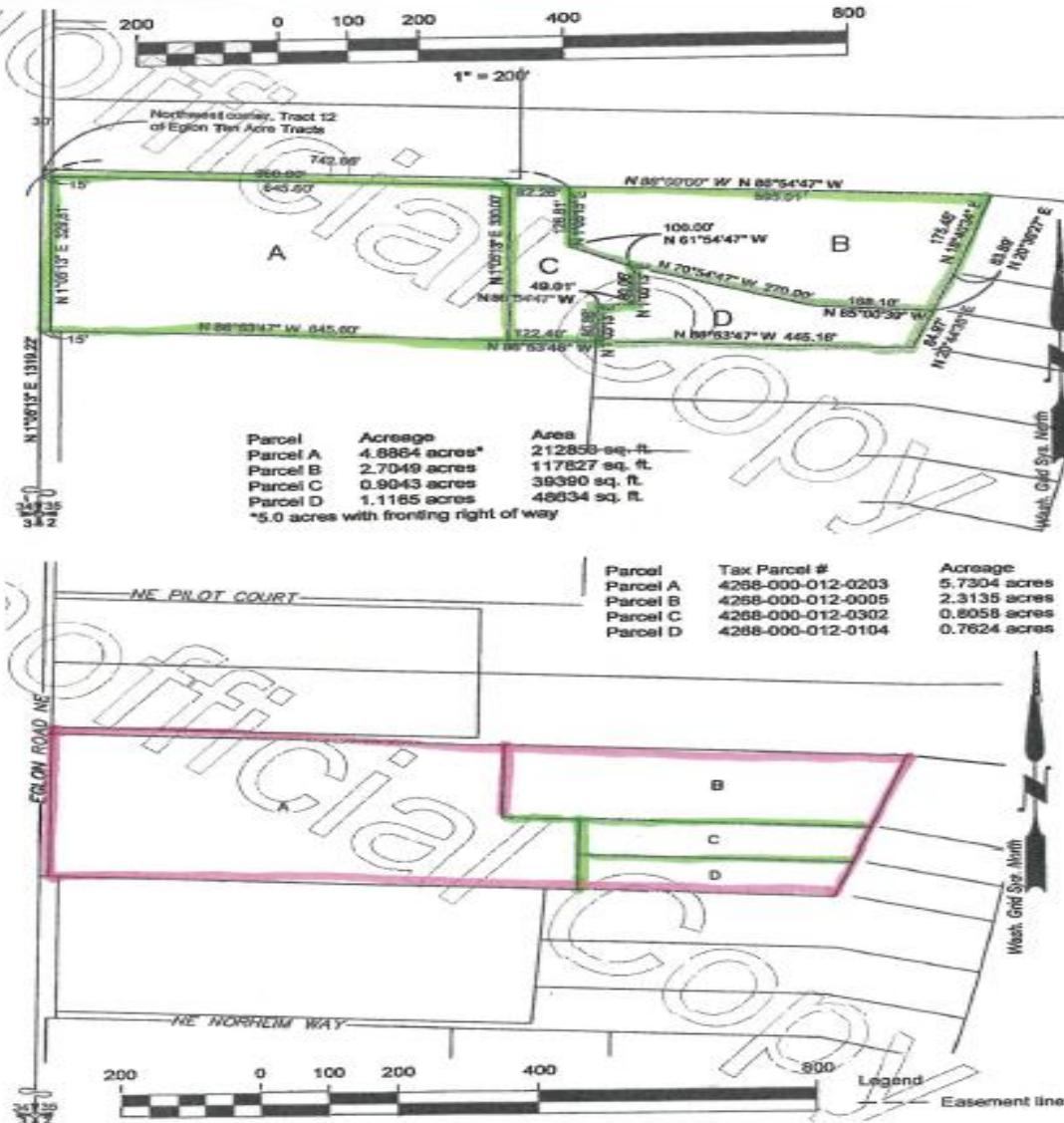
Transition to Exhibits

Illegal BLAs, Harmed Buyers, Review Capabilities of Staff

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



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



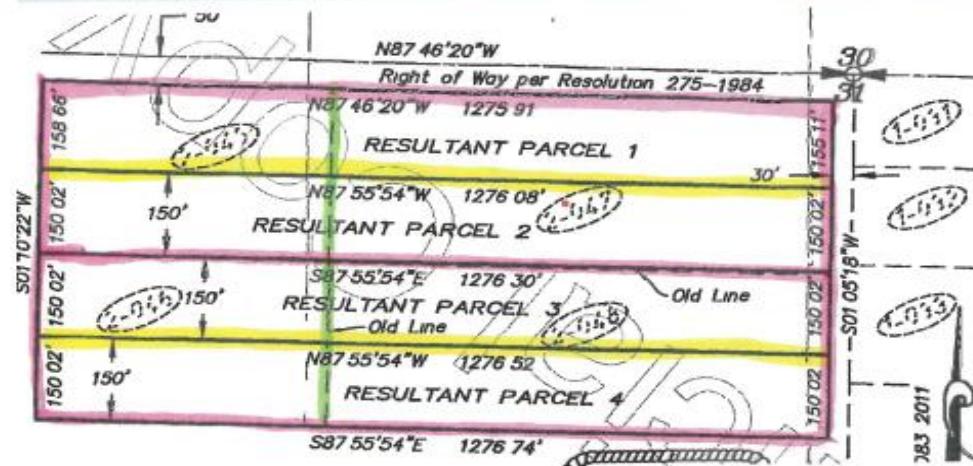
PART 1 Pre-BLA



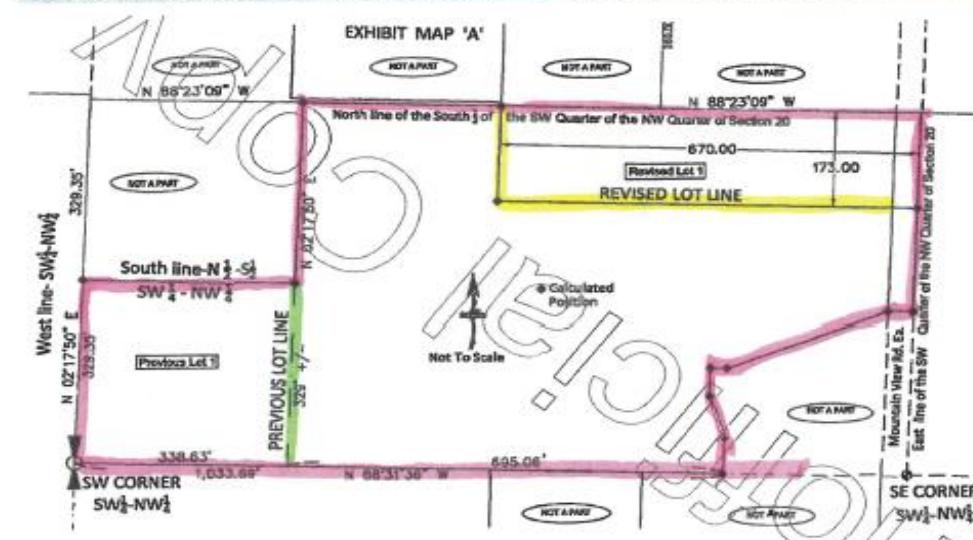
PART 2 Reduced the size of vacant parcels, became more non-conforming



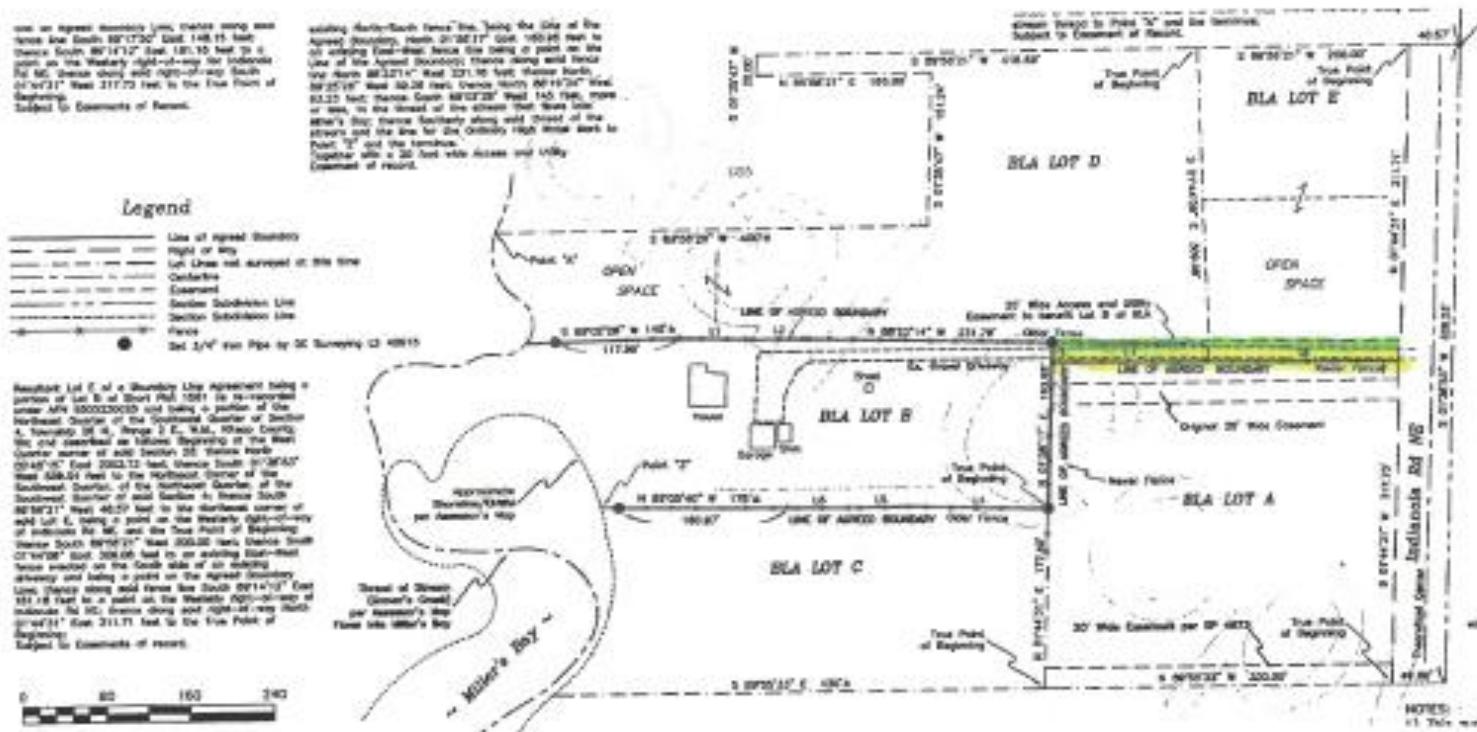
Reduced the size of a vacant parcel, became more non-conforming



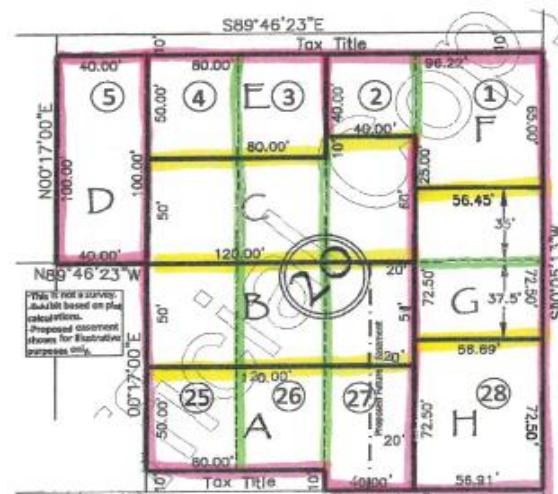
Reduced the size of a vacant parcel, became more non-conforming



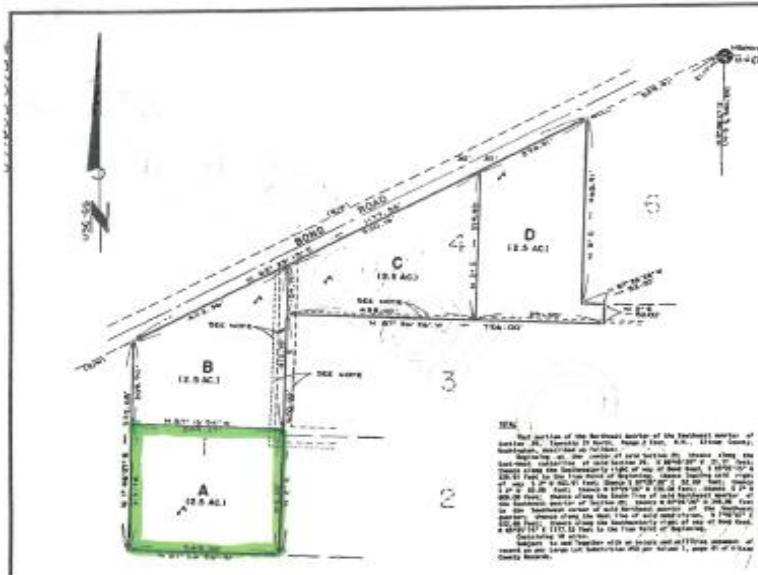
2 Plat Alterations required – changes plat perimeter boundaries



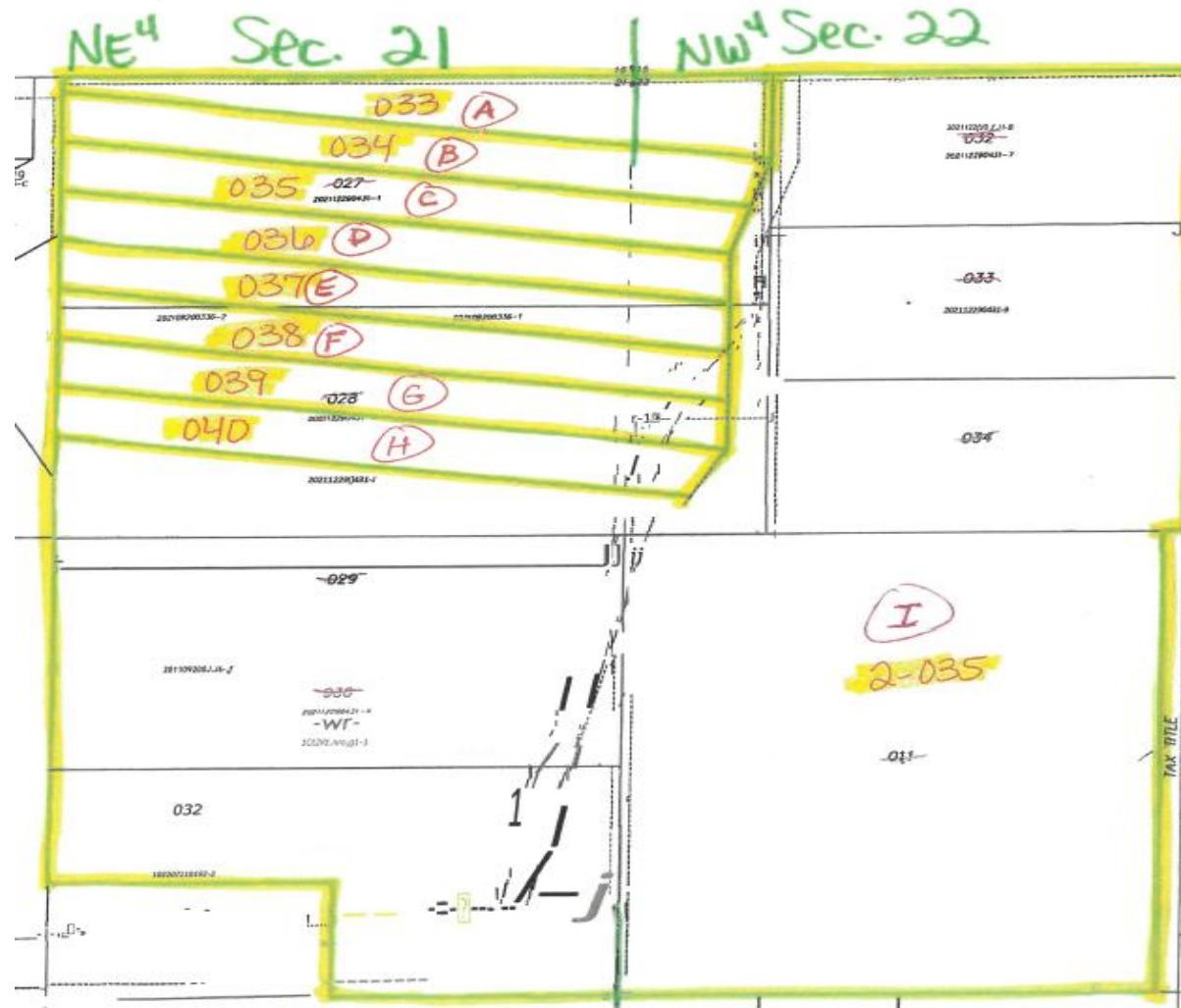
Plat alteration required – adds access easement



Two Plat Alterations required – changes plat perimeter boundaries



MAP AFTER



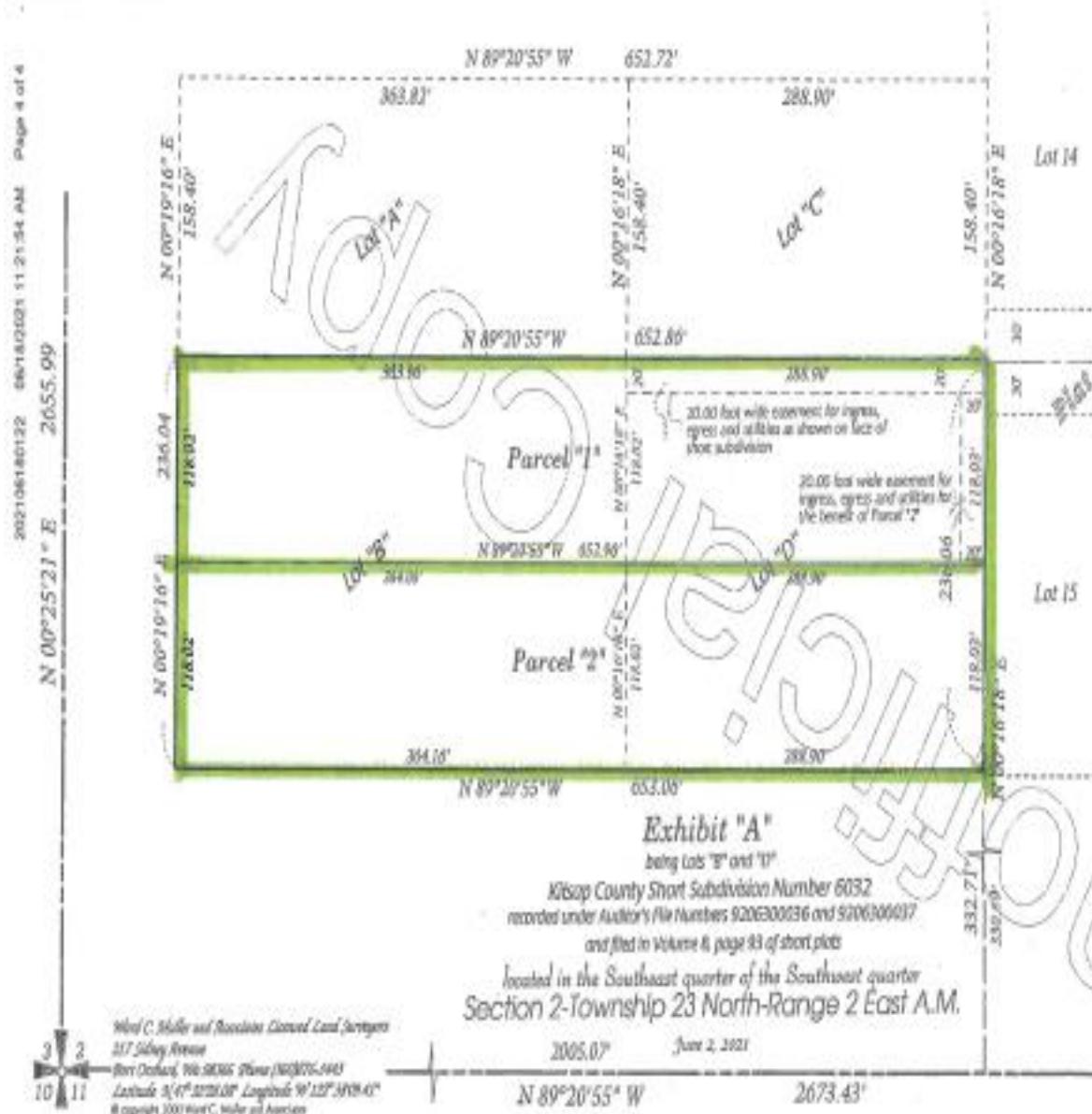
Reduced the size of vacant parcels, became more non-conforming



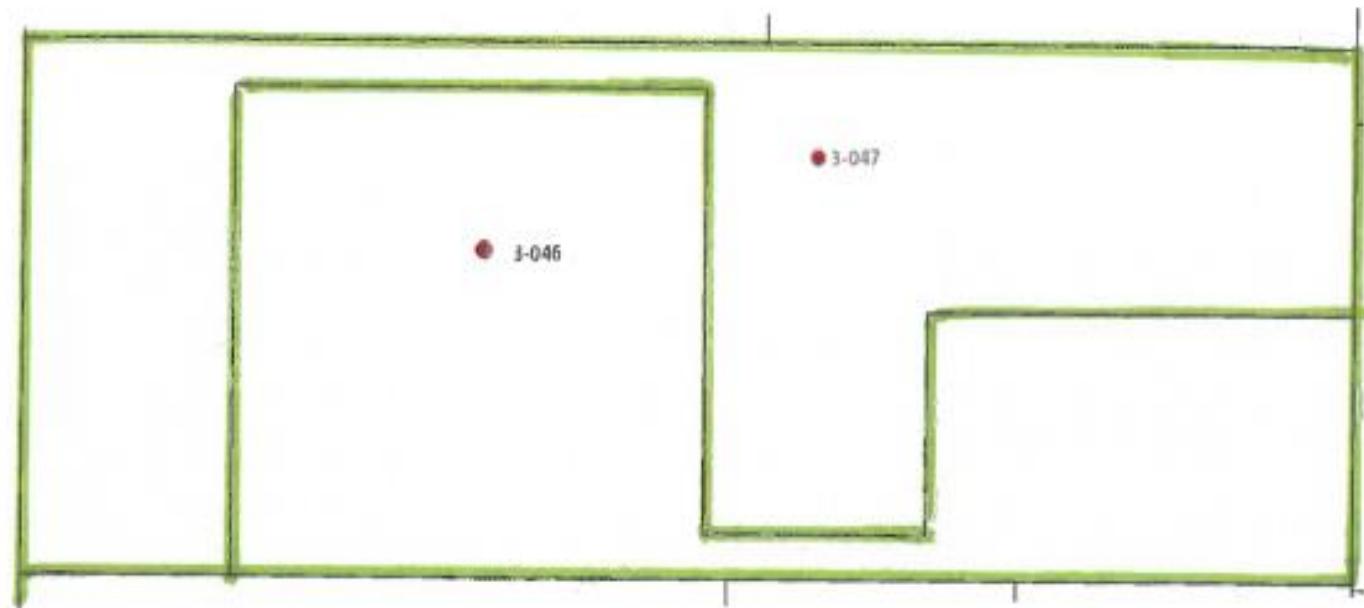
PART 1 Prior state



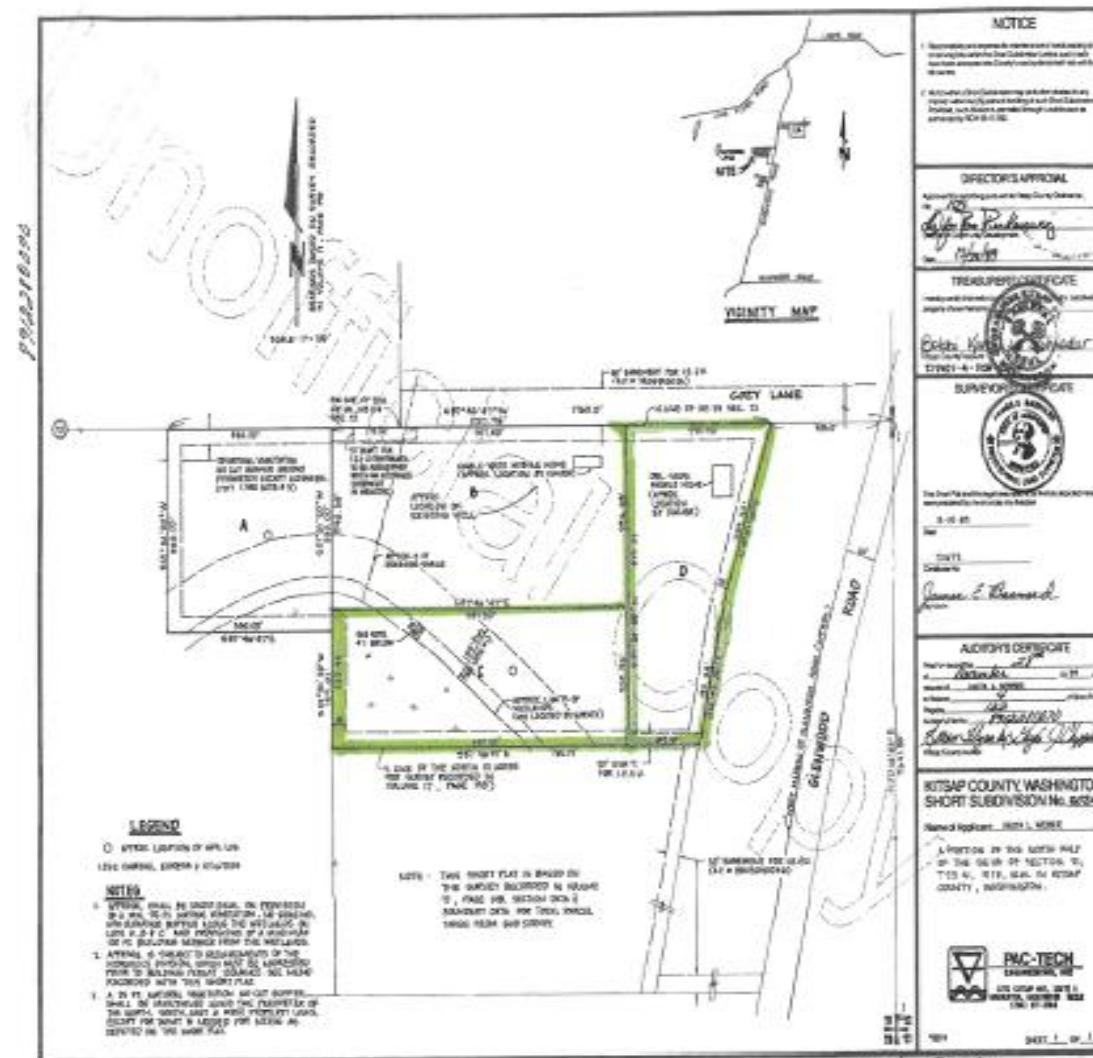
PART 2 Created nonconforming lots



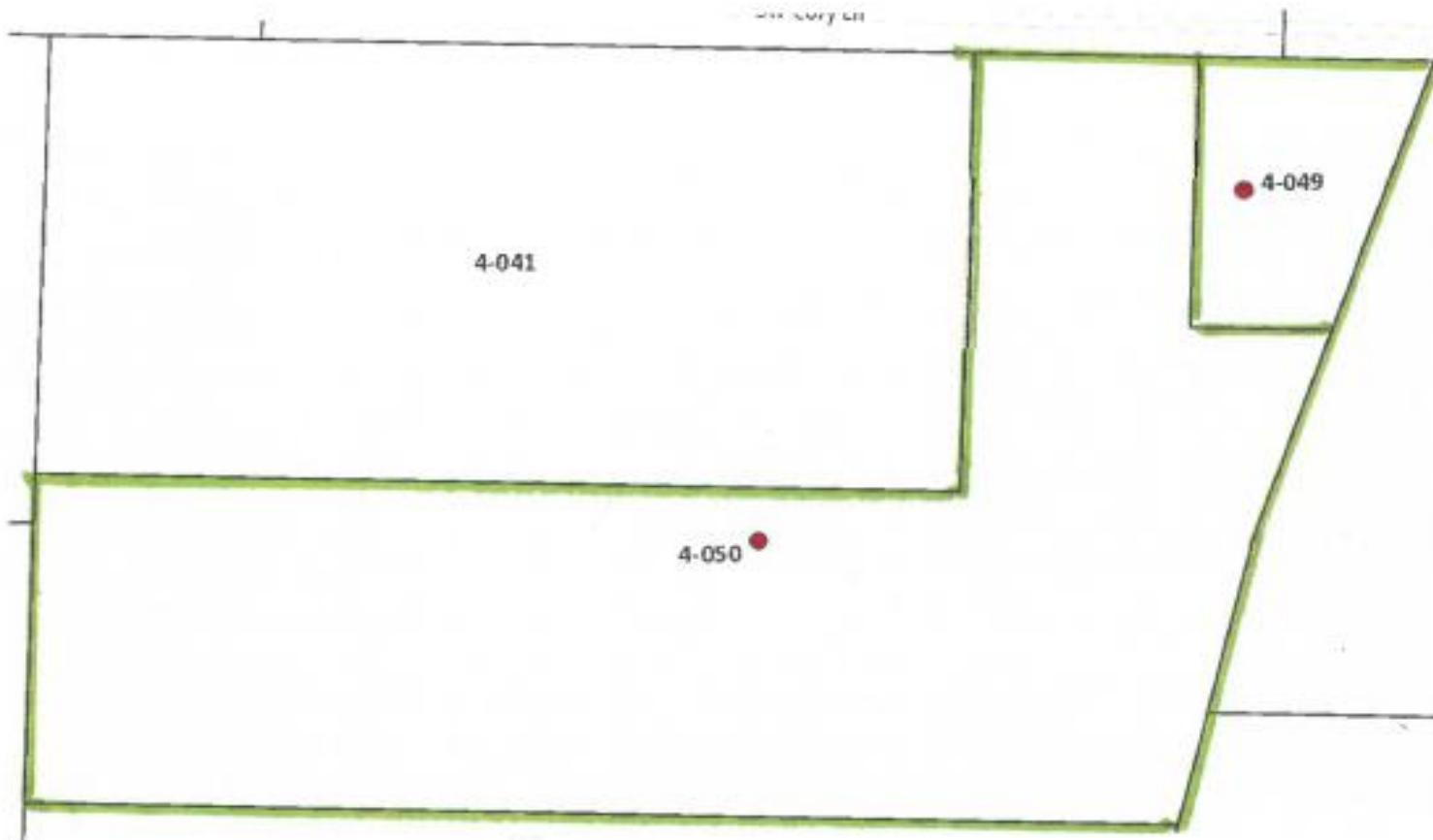
PART 3 Took prior nonconforming lots and created new lots with illogical boundaries



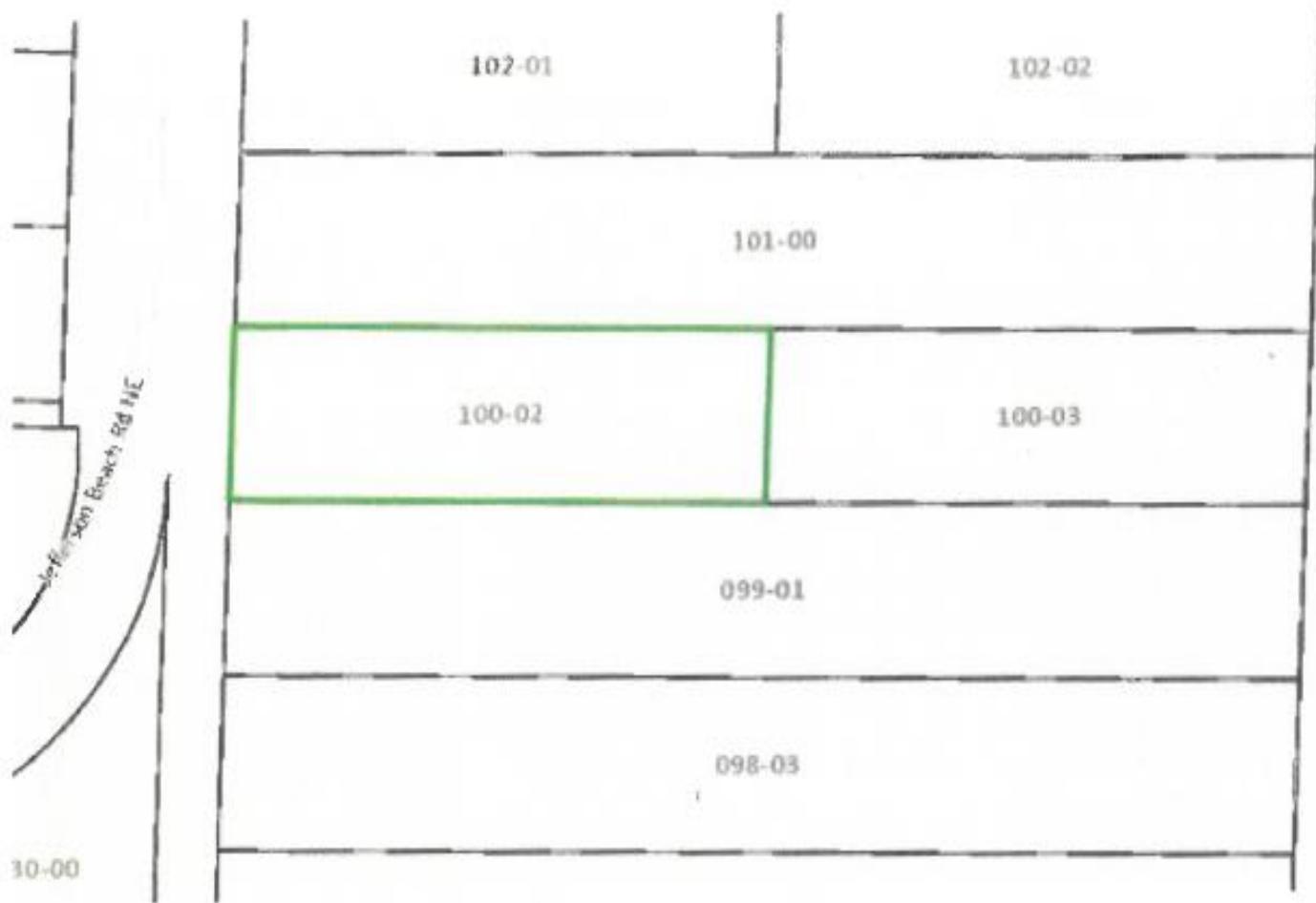
PART 1 Legal lots



PART 2 Created nonconforming lots



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



MAPS FOR U.C. DIGITAL MAPPING

HORIZONTAL DATUM

WGS 1984 (2001) EPOV 2003

BASIS OF BEARINGS

BE BETWEEN THE NORTH 1/4 CORNER BOUNDARY AND THE SOUTH 1/4 CORNER
BORN FIVE SEVEN METRES - 5208.83'

LEGAL DESCRIPTION

PPF FILE NUMBER: 038-14504, FLOORPLAN NO.: 4357-27025 BY UGIC FILE # 380201-4-001-2003

RESIDENTIAL LOT 13 OF BOUNDARY LINE ADJUSTMENT RECORDED UGIC ATTORNEY'S FILE NO. 380201-4-001-2003, AND AS DEPICTED ON SURVEY RECORDED UNDER ATTORNEY'S FILE NO. 380201-4-001-2003 IN VOLUME 75 OF SURVEYS, PAGES 88, 89 AND 90.
RECORDS OF UGIC, COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:
THE SOUTHEAST QUARTER OF ONE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 1 EAST, REAL, IN UGIC, COUNTY, WASHINGTON,
EXCEPT THE NORTH 30 FEET AND THE SOUTH 30 FEET OF THE WEST HALF THEREOF.
380201-4-001-2003

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 35, TOWNSHIP 25 NORTH, RANGE 1 EAST, REAL, IN UGIC, COUNTY,
WASHINGTON, EXCEPT THE WEST 30 FEET OF THE WEST 60 FEET FOR RIGHT-OF-WAY FOR
ATTORNEY'S FILE NO. 380201-4-001-2003.

RESIDENTIAL PARCELS 13 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER
ATTORNEY'S FILE NO. 380201-4-001-2003, AND AS DEPICTED ON SURVEY RECORDED UGIC ATTORNEY'S FILE NO.
380201-4-001-2003, IN VOLUME 80 OF SURVEYS, PAGES 102 AND 103, INCLUSIVE.
BORN A RE-RECORDING OF SURVEY UNDER ATTORNEY'S FILE NO. 380201-4-001-2003 IN
VOLUME 80 OF SURVEYS, PAGES 144 THROUGH 145, INCLUSIVE. RECORDS OF UGIC
ATTORNEY'S FILE NO. 380201-4-001-2003, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER, SECTION 35, TOWNSHIP 25 NORTH, RANGE 1 EAST, REAL, IN
UGIC, COUNTY, WASHINGTON.

EARTH WORK

DATE: JULY 2003 C.E.

FILE: 380201-4-001

NET: 21,400.00 C.E.

* QUANTITIES ARE APPROXIMATE CONTRACTOR TO VERIFY

ENGINEER

CORE DESIGN, INC.
15100 NE 60TH STREET, SUITE 300
BELLVIEW, WASHINGTON 98005
(425) 655-2577
CONTACT: HOLLY H. HENRICK, P.E.

LANDSCAPE ARCHITECT

CORE DESIGN, INC.
15100 NE 60TH STREET, SUITE 300
BELLVIEW, WASHINGTON 98005
CONTACT: JESSICA P. BEARD, RLA,
P.E. (425) 655-2577

GEOTECHNICAL ENGINEER

K.L. GEDDIN AND ASSOCIATES, INC.
P.O. BOX 4257 BENTON AVE.
PORT ORCHARD, WASHINGTON 98366
CONTACT: MOSELEY R. JOHNSON, P.E.
PH: (360) 475-2294

TOPOGRAPHIC SURVEY

K.L. GEDDIN AND ASSOCIATES, INC.
P.O. BOX 4257 BENTON AVE.
PORT ORCHARD, WASHINGTON 98366
PH: (360) 475-2294

TRAFFIC

SHANNON TRAFFIC CONSULTANTS
2000 STATE HIGHWAY 2 S.W., SUITE 8
SPokane, Washington 99204
CONTACT: SHANNON ALEXANDER
PHONE: (509) 329-6292

CRITICAL AREAS

ROCKFORD LAND COMPANY
2000 STATE HIGHWAY 2 S.W., SUITE 8
SPokane, Washington 99204
CONTACT: JAMIE BARRETT, P.E.
PHONE: (509) 374-7236

SITE STATISTICS

SAF ACCOUNT NO.	ACCOUNT ID	OWNER
380201-3-001-2003	380201	MENTOR JP
380201-4-001-2003	380201	COLORADO MILLS LLC
380201-4-001-2003	380201	MENTOR JP

ZONES

GRASS SITE AREA	URBAN LOW RESIDENTIAL (0.9-1.0 AC/AC)
0.00	0.00
ROW DEDICATION (TOTAL)	ROW (0.000)
0.00	0.00
EAST (0.000)	ROW (0.000)
0.00	0.00
SOUTH (0.000)	ROW (0.000)
WEST (0.000)	ROW (0.000)

ACCESS TRACTS (0.0-1.0)	27.405	0.67
ACCESS TRACTS (1.0-1.5)	25.715	0.89
STORM DRAINS (0.0-1.0)	452.699	10.39
Critical Area (TRACTS (0.0-1.0))	452.699	10.39
OPEN SPACE TRACTS (0.0-1.0)	501.245	11.81
NET DEVELOPABLE AREA	2,065.453	48.11

*NOTE: THIS FILE MAY HAVE MULTIPLE ROWS. CLASSIFY ROW ABOVE
IT FOR THE PURPOSE OF COMPUTING NET DEVELOPABLE AREA.

NET DENSITY (0 UNITS PER ACRE): 241 (BASED ON NET DEVELOPABLE TIMES 5 UNITS)
MAX DENSITY (0 UNITS PER ACRE): 840 (BASED ON GROSS AREA TIMES 5)

LOT PROPOSED: 300
DENSITY PROPOSED: 3.33 UNITS (840/250)

ZONE BASED STATISTICS

PARKING	1,200
TOTAL REQUIRED	1,200
TOTAL PROPOSED	1,200
OFF STREET PARKING	1,000 SPACES (2 SPACES PER ACRE)
ON STREET PARKING	1,000 SPACES PROVIDED IN DRIVEWAYS (GARAGE SPACES NOT COUNTED)
ON STREET REQUIRED	250 (0.5 SPACES PER LOT)
ON STREET PROPOSED	250

MIN LOT SIZE	1,149 SF
MAX LOT SIZE	4,896 SF
MIN LOT WIDTH	40 FT
MAX LOT DEPTH	60 FT
MAX HEIGHT	35 FT

SETBACKS	
FRONT	10 FEET
SIDE	10 FEET
SIDE ALLEY	10 FEET TO GARAGE
REAR	10 FEET



Additional Questions?

Keri Sallee

Long Ranger Planner
Project Lead

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kasallee@kitsap.gov