



Executive Summary – Planning Commission

Issue Title: Department of Community Development: Boundary Line Adjustment Draft Code

Meeting Date: March 3, 2026

Time Required: 1 hour

Attendees: Garrett Ballew, Planner; Jim Rogers, Planning Supervisor; Scott Diener, Planning Manager; Rafe Wysham, DCD Director

Action Requested At This Meeting: Hold a public hearing on the draft BLA code and accept public testimony.

Summary of Issue

The Department of Community Development has prepared a new code section in KCC Title 16 *Land Division and Development* to address boundary line adjustments (BLAs) between properties. Corresponding revisions to existing code in KCC Titles 16, 17, and 21 have also been prepared for consistency.

Unlike all other Washington counties, Kitsap County has no code or process specifically regulating BLA (except for a definition). This lack of code has resulted in creation of nonconforming lots, using BLAs to avoid subdivision requirements, lack of proper access to adjusted parcels, adjustments made across public rights-of-way or jurisdictional boundaries, clouded title, loss of income and opportunity when illegal lots are discovered, and complicated remediation of illegal lots. These outcomes can complicate and delay land purchases and subsequent development. In short, these issues create inconsistent outcomes, conflict with existing regulations and plans, and cause difficulty and additional expenses for current and future property owners.

A dedicated BLA code will ensure a consistent and equitable process for parcel adjustments, require adjusted properties to remain compliant with zoning and access requirements, and will align with state law. It will give property owners a predictable, fair, and authorized way to adjust property lines, while protecting the public interest. Importantly, it will reduce the introduction of additional and illegal lots to the rural land supply.

Public comments were solicited and received in October 2025 and were provided for Planning Commission review at a briefing on November 18, 2025. A second comment period was provided from December 2-15, 2025, to obtain additional public input. All comments received during both comment periods are included in this packet along with additional comments received from December 15 - February 6. On January 6 and February 3, 2026 the Planning Commission held work-study meetings on the draft code.

The public hearing will be followed by Deliberations and Findings of Fact on March 17.

Exhibits

1. Presentation
2. Staff Report
 - a. Draft Code (Attachment A)
 - b. Revised Draft Code (Attachment B)
 - c. Public Comments, 12/15/24 (Attachment C)
 - d. Public Comments, 2/6/26 (Attachment D)
3. Programmatic SEPA Determination
4. SEPA Checklist