

Department of Community Development

Boundary Line Adjustment Code
Planning Commission Public Hearing

Garrett Ballew, Long Range Planner

March 3, 2026

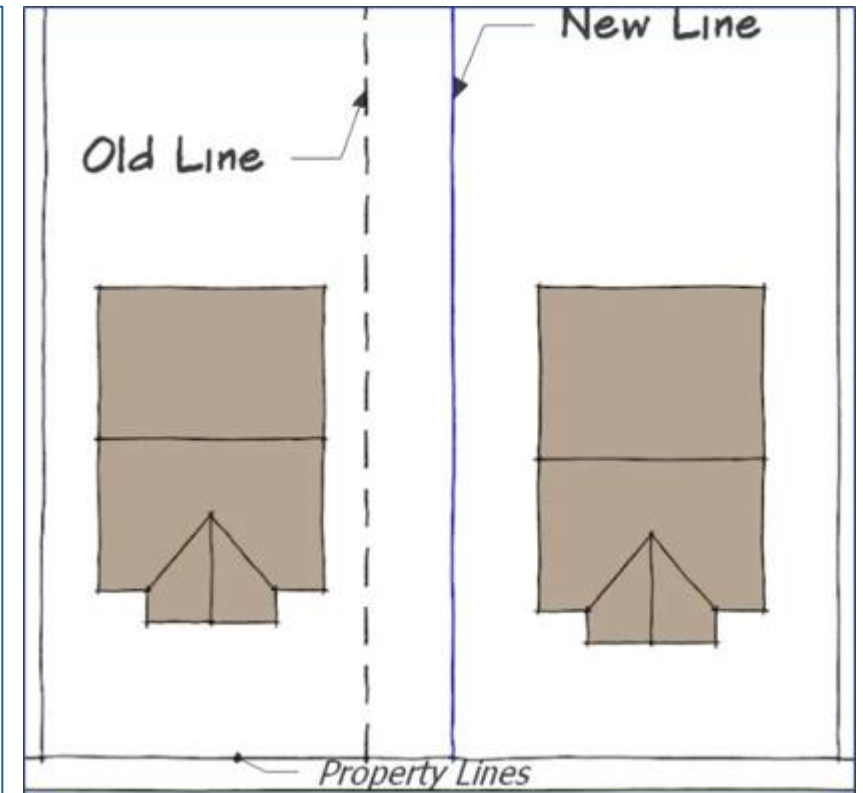


KitsapCounty



Background

- At present, Kitsap County does not have an adopted Boundary Line Adjustment (BLA) process or ordinance.
- BLAs are recorded directly with the Auditor's Office without a County review process.
- Lack of review process provides no mechanism to notify property owners that adjustments may create illegal nonconforming parcels that cannot be developed or further developed.



Purpose

- Establish a clear, consistent review process before recording
- Inform property owners of potential land use consequences in advance
- Prevent property owners from unknowingly creating illegal or unbuildable parcels
- Limit instances where problems are discovered later when development is proposed

Process

October-December 2025

- Initial BoCC Briefing (10/15)
- Comment Period for Draft Code (Oct-Dec)
- Initial Planning Commission Briefing (11/18)

January 2026

- Planning Commission Work Study (1/6)
- 2nd BoCC Work Study (1/26)

February 2026

- 2nd Planning Commission Work Study (2/3)

BLA Code - Public Questions and Concerns

27 comments were received between Oct 2025-Feb 6th, 2026.

Comment Themes:

- 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 Highlights

- BLA permits will be Type 1 ministerial - DCD's least expensive type. -
 - Review within 65 days.
- No public notice, SEPA, or public hearing required.
- DCD will review applications for compliance with County zoning regulations, area/dimensional criteria, and plat conditions.
- The permit process will not include “double checking” PLS work, maps, legal descriptions.
 - Surveyors are responsible to applicants for accuracy of their work.

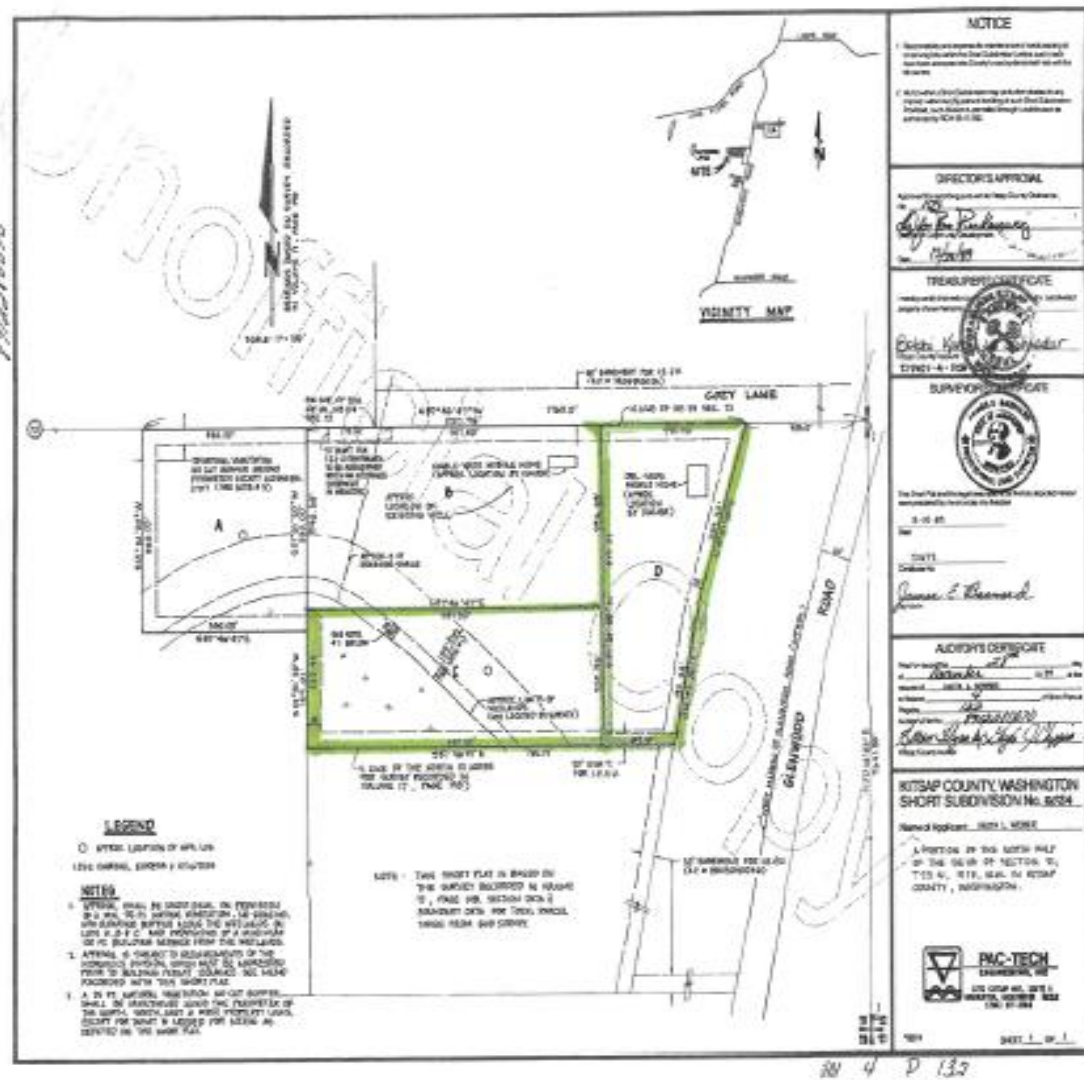
Permit Highlights

- The process will not include critical areas review, which is to occur at the development stage.
- BLA approval will not guarantee or imply that the subject property may be developed or subdivided or involved in further BLAs.
- Configurations or topography resulting from BLA approval cannot be used to justify a future variance, buffer reduction, or other exception.
- The applicant shall acknowledge by signature on the application that approval is subject to such limitation.
 - The face of the BLA shall clearly state these as well.

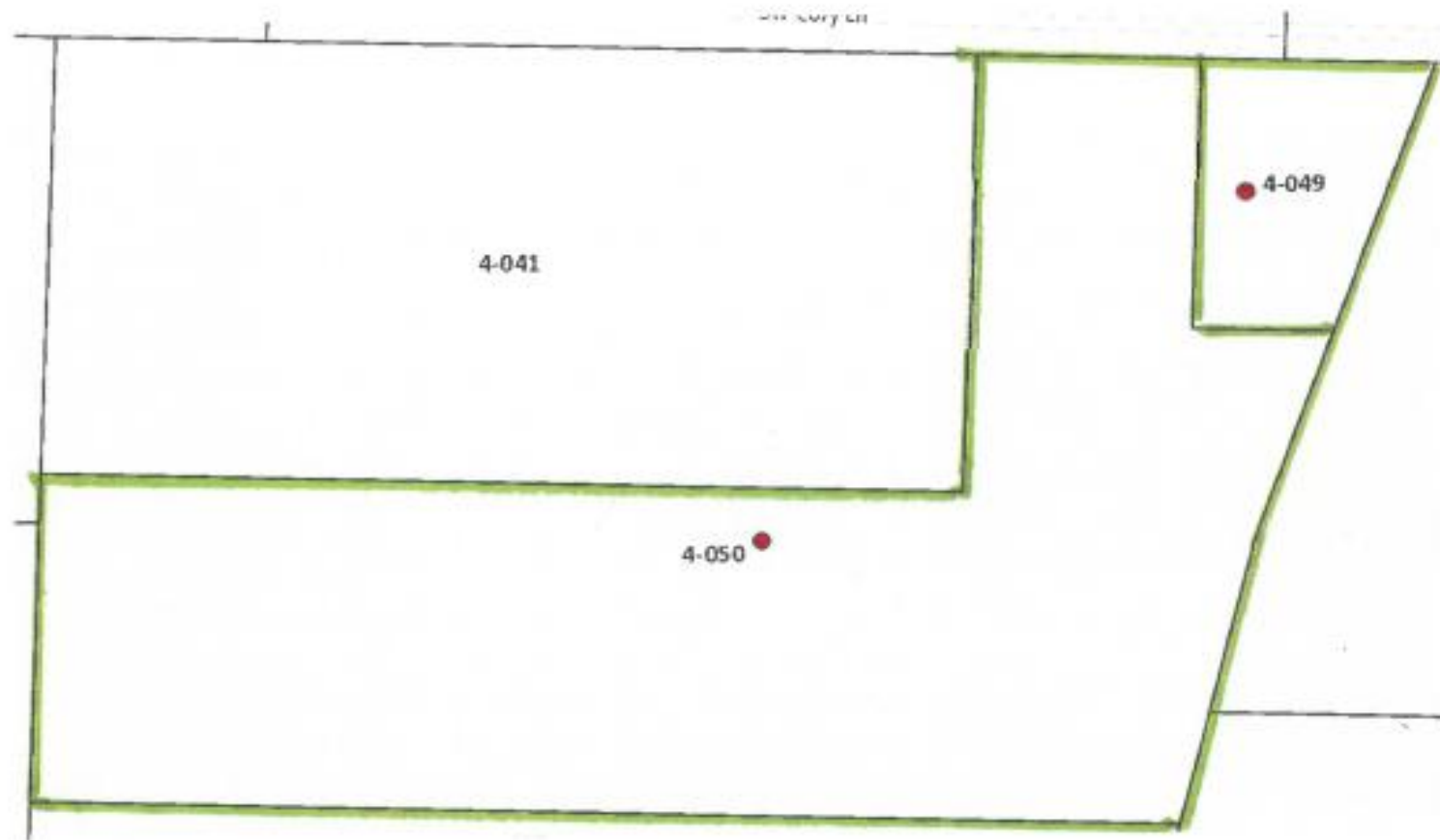
Transition to Exhibits

Illegal BLAs, Harmed Buyers,
Review Capabilities of Staff

PART 1 Legal lots



PART 2 Created nonconforming lots

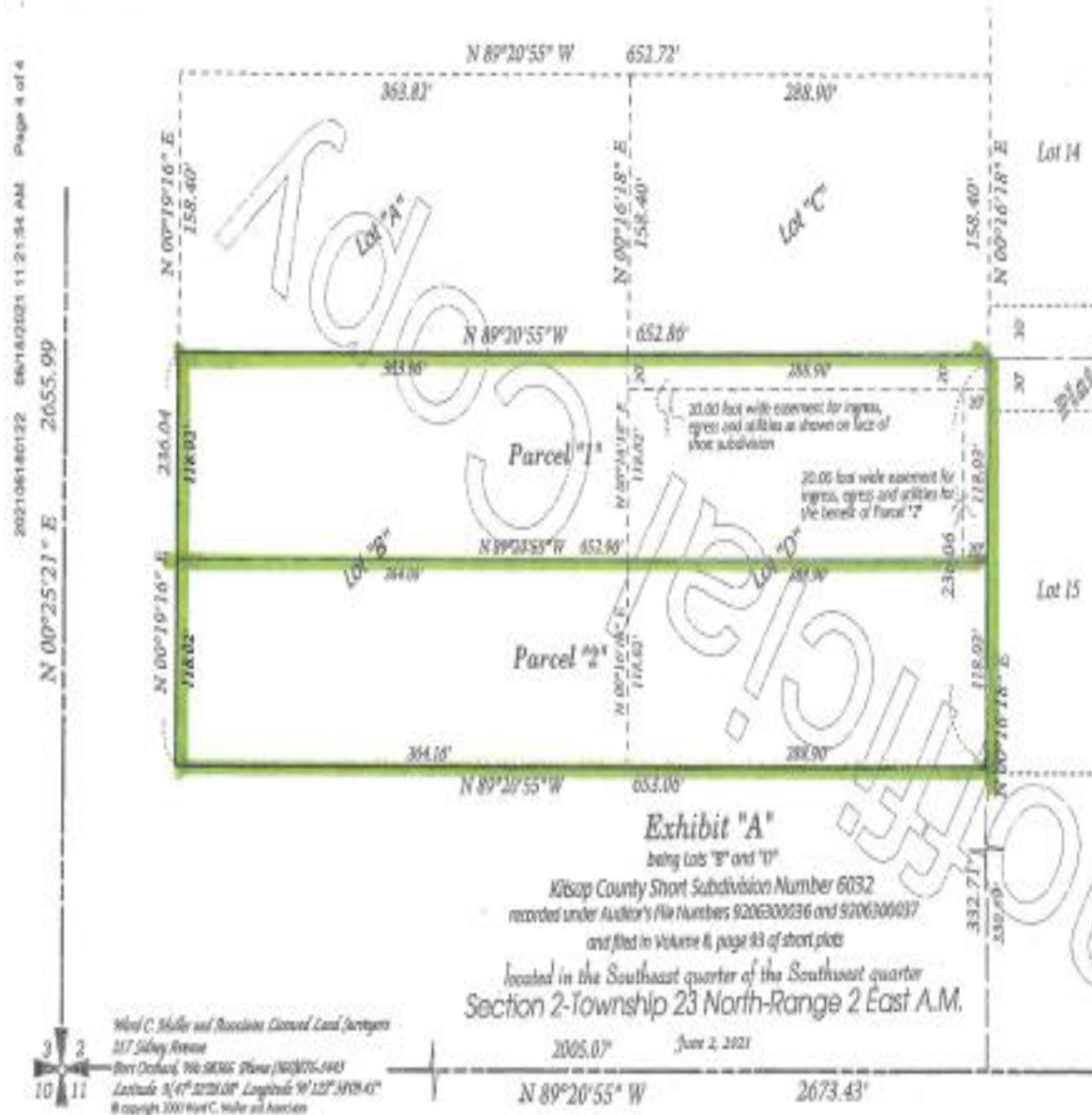


PART 1

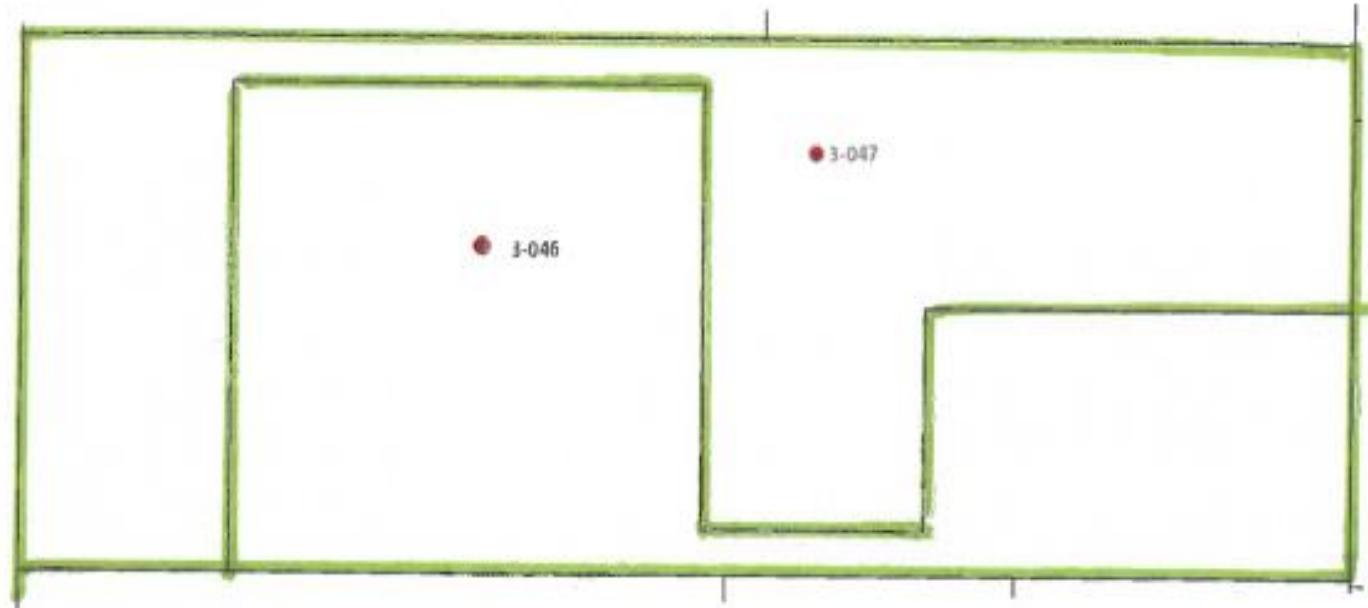


PART 2

Created nonconforming lots



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



PART 1 Pre-BLA



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



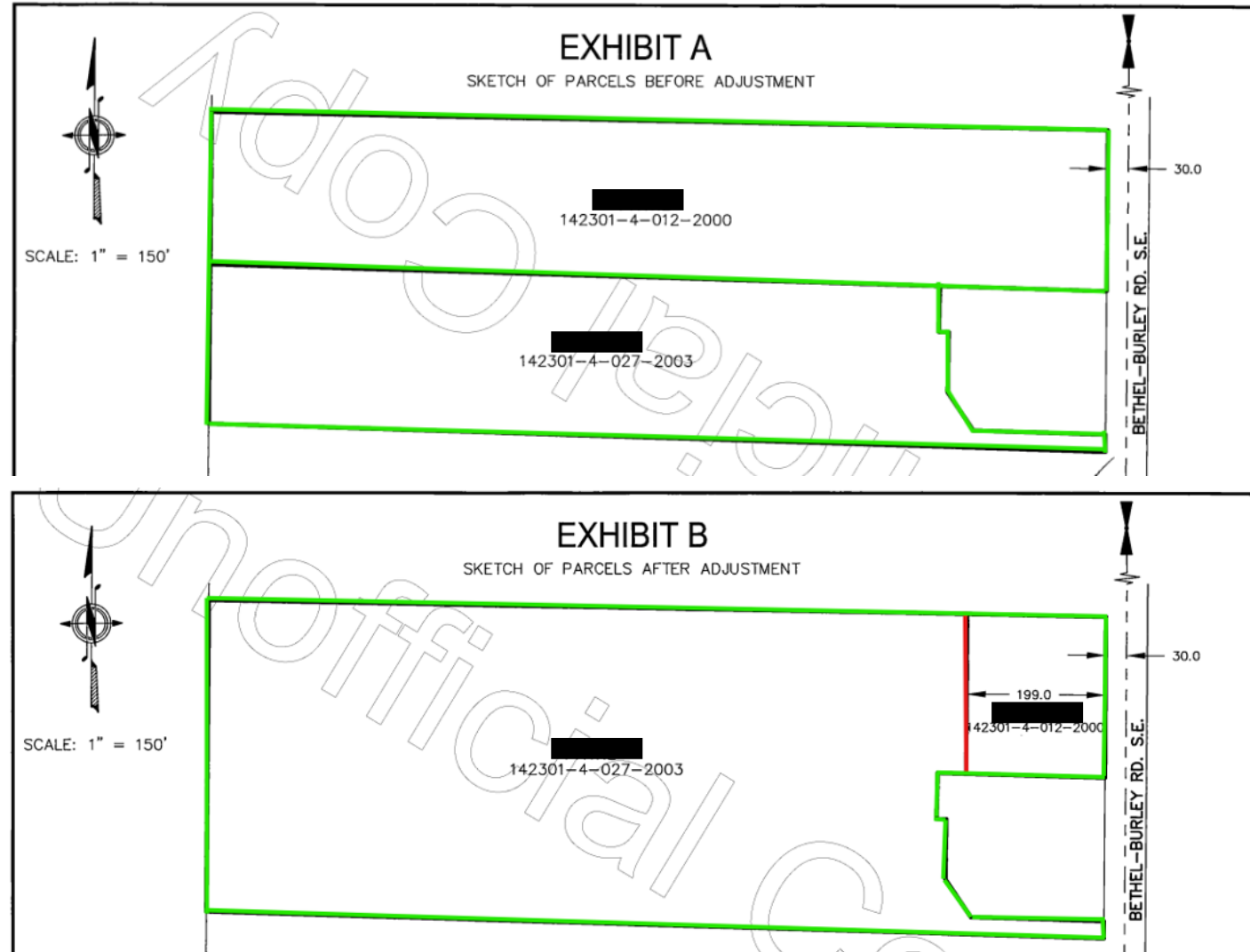
Created lots that are technically subject to rural land
division regulations, Title 16

2023-0219

MAP AFTER



Recent Example (Dec. 2025)



Additional Questions?

Garrett Ballew

Long Ranger Planner
Project Lead

Email:

gballaw@kitsap.gov