



Executive Summary – Planning Commission

Issue Title: Boundary Line Adjustment Draft Code
Meeting Date: November 18, 2025
Time Required: 15 Minutes
Department: Department of Community Development (DCD)
Staff: Keri Sallee, Scott Diener

Action Requested at This Meeting: No action requested – briefing on code development and workplan.

Background

The Department of Community Development is preparing a new code section in KCC Title 16 Land Division and Development to address boundary line adjustments (BLAs) between properties. Currently, the County does not regulate BLAs, unlike all other Washington counties. This lack of oversight has resulted in creation of nonconforming lots, attempts to use BLAs to avoid subdivision requirements, lack of proper access to adjusted parcels, adjustments made across public rights-of-way or jurisdictional boundaries, and, importantly confuses land purchases and subsequent development. In short, these issues create inconsistent outcomes, conflict with existing regulations and plans, and cause difficulty and increased costs for current and future property owners.

A dedicated BLA code will provide consistency with parcel adjustments, ensure that properties remain compliant with zoning and access requirements, and will align with state law. It will also give property owners a predictable, fair, and authorized way to adjust property lines, while protecting the public interest.

Public comments were solicited and received in October 2025 and are provided for review. These comments will be considered in the preparation of the ordinance that will be presented to the Planning Commission for a public hearing in January 2026.

Attachments

- Draft BLA Code, KCC 16.04.XX
- Associated Changes to Existing Code, KCC Title 16 and 21
- Public Comments October 7-27, 2026
- PDF of PowerPoint Presentation