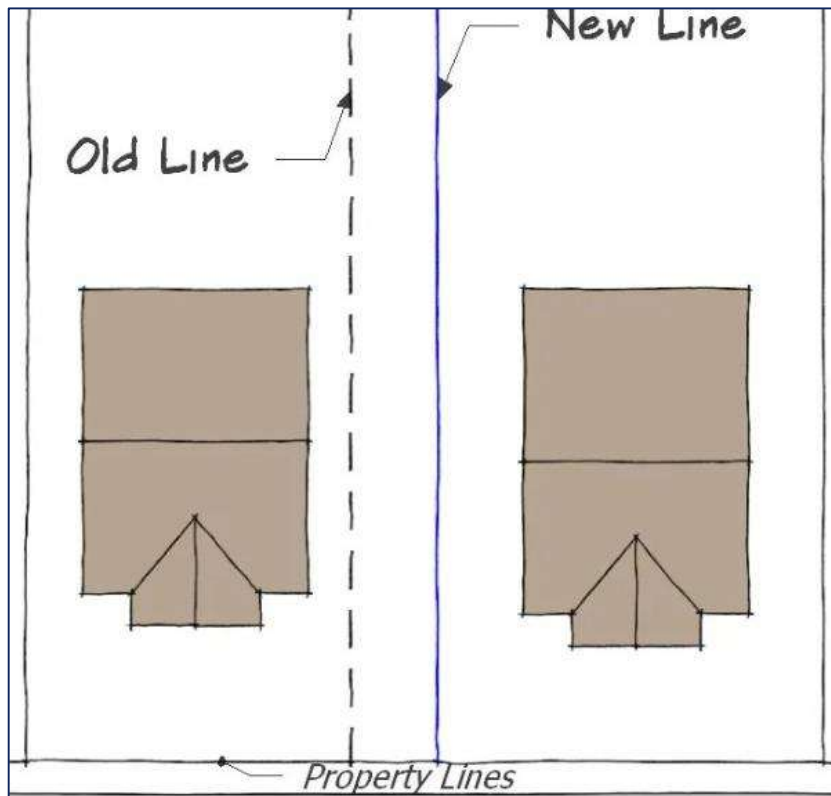


Boundary Line Adjustment Code

Planning Commission
Briefing – November 18, 2025



Boundary Line Adjustments



A Boundary Line Adjustment is a way to make minor adjustments to property lines, or to combine properties.

Resulting lots must conform to the zoning district, provide an adequate building site, and comply with other requirements such as access.

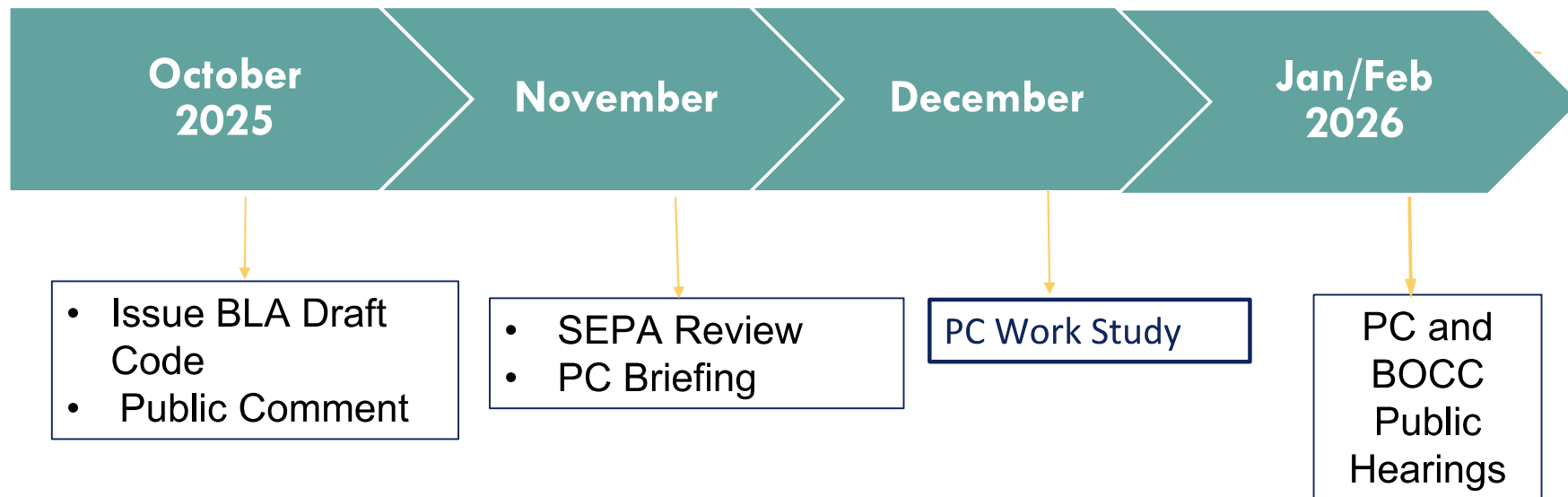
Kitsap County is the only county in Washington that does not have specific boundary line adjustment code in its development regulations. This has caused a number of issues with creation of nonconforming lots which may not have legal lot status.

DCD proposes a new Boundary Line Adjustment code (16.04.xx) to establish a formal Type I application and review process, for the benefit and protection of property owners.

PROJECT OBJECTIVES

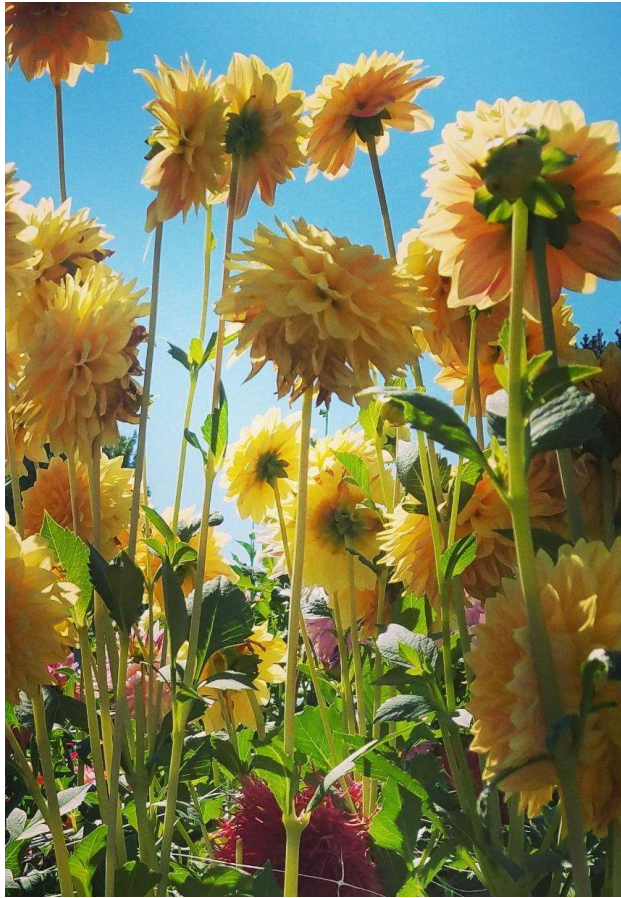
- Consistency of code with state law for BLAs and subdivisions.
- Consistency with County subdivision regulations (KCC Title 16).
- Provide a single, predictable, consistent process for review and approval of BLAs prior to recording with Auditor.
- Support DCD efforts to identify and correct nonconforming lots, prevent future nonconformities, and limit uncertainties, impacts, expenses and delays for new buyers.

Project Schedule



PUBLIC COMMENTS

- Public comment period was October 7-27, 2025.
- 18 comments: 44% oppose, 11% support, 44% neutral.
- Oppose: Concerns about overregulation, redundancy, costs, and efficiency of process.
- Support: Will result in better clarity, consistency, and transparency in BLA processing.
- Neutral: Questions/concerns about administrative coordination and interagency review.
- Public comments will be considered in preparation of public hearing draft ordinance (December 2025)



Discussion?

Contact: Keri Sallee
DCD Long Range Planning
kasallee@kitsap.gov