

# Boundary Line Adjustment Code

Planning Commission Briefing

Garrett Ballew, Long Range Planner

August 18, 2026



**KitsapCounty**

Department of Community Development

# Schedule

Jun. 22, 2026  
Ordinance  
Adoption

Jul.-Dec. 2026  
Implementation  
process

Jan. 1, 2027  
Ordinance  
Effective Date



# Boundary Line Adjustment Ordinance

## Ordinance No. 647-2026

- Adopted by the Board of County Commissioners on June 22, 2026
- Creates new Code Section 16.64
- Establishes review criteria for Boundary Line Adjustments (BLAs)
- Effective January 1, 2027





# Purpose of the Ordinance

- Establishes a clear, consistent review process before recording via permit review and an over-the-counter review option for certain BLAs
- Informs property owners of potential land use consequences in advance
- Prevents property owners from unknowingly creating illegal or unbuildable parcels



# Guiding the Development Process

The Planning Commission played an important role by:

- Reviewing multiple drafts of the proposed code
- Providing recommendations throughout the development process
- Identifying areas where additional stakeholder input would improve the ordinance
- Helping refine the final review criteria



# Key Changes Influenced by the Commission

Based on the Commission's recommendations, DCD expanded outreach to:

- Puget Sound Chapter of the Land Surveyor's Association of Washington
- Individual surveyors
- Kitsap County Association of Realtors
- Pacific Northwest Title



# Balanced Final Ordinance

The final ordinance reflects a balanced approach by:

- Protecting property owners' interests
  - Issues can be identified and remedied before the development stage
- Providing a predictable review process
  - Permit and OTC review
- Streamlining simple boundary line adjustments
  - OTC review for BLAs between two parcels where only one line or one corner are adjusted and where no exterior plat boundaries are adjusted



# Looking Ahead - January 1 Effective Date

Current implementation efforts include:

- Developing administrative procedures for permit and OTC review
- Finalizing application materials including coversheets and checklists
- Preparing public guidance documents
- Development of educational materials including application guide
- Staff training





# Thank You

Garrett Ballew  
Long Range Planner

Email: [gballew@kitsap.gov](mailto:gballew@kitsap.gov)

