



Meeting Date: June 8, 2026  
Agenda Item No:

**Kitsap County Board of Commissioners**

**Office/Department:** Department of Community Development  
**Staff Contact & Phone Number:** Garrett Ballew (360) 337-4852  
**Agenda Item Title:** Public Hearing to consider the Boundary Line Adjustment and Property Aggregation Ordinance and Associated Code Amendments

**Recommended Action:** Board to adopt an Ordinance approving new KCC Section 16.64 *Boundary Line Adjustment and Property Aggregation* and amending existing code Titles 16, 17 and 21.

**Summary**

The Department of Community Development has prepared a new code section in KCC Title 16 *Land Division and Development* to establish requirements and procedures for Boundary Line Adjustments (BLAs) and property aggregations. Corresponding amendments to KCC Titles 16, 17 *Zoning*, and 21 *Land Use and Development Procedures* have also been proposed to ensure consistency across County code.

The proposed code was developed to address the County's current lack of a BLA review process, which has resulted in issues including illegal lot creation, avoidance of subdivision requirements, inadequate parcel access, adjustments across jurisdictional boundaries, clouded title, and costly remediation of noncompliant parcels. The proposed code establishes a consistent administrative process for reviewing BLAs while ensuring compliance with zoning, access, and State requirements.

The draft code establishes BLAs as a ministerial Type I permit under KCC Chapter 21.04 and clarifies a simplified over-the-counter review option for BLAs that meet specified criteria. The code prohibits certain adjustments across roads, zoning boundaries, urban growth area boundaries, overlay districts, or jurisdictional boundaries, and prohibits the use of BLAs to circumvent subdivision regulations. Resulting parcels must comply with applicable zoning, access, and buildable area requirements with limited exceptions outlined in the draft code.

The code establishes procedures for reviewing property aggregations as well, allowing nonconforming lots to be aggregated into conforming parcels subject to Title 16 requirements. Approved aggregations require recording of revised legal descriptions and survey documents.

The code further clarifies that critical area and shoreline review are not conducted as part of BLA review and that BLA approval does not guarantee future development or subdivision rights. The property owner(s) shall acknowledge such language on the application and by signature on a BLA Cover Sheet for recording.

A SEPA Determination of Non-Significance (DNS) was issued on December 29, 2025, with a comment period ending January 13, 2026. No comments were received.

Public comment was accepted and incorporated throughout the code development process. Outreach included collaboration with the Puget Sound Chapter of the Land Surveyors Association of Washington, the Kitsap Building Association, and the Kitsap Association of Realtors; internal review by County departments; public engagement through a project webpage and GovDelivery notifications; Planning Commission briefings, work studies, and public hearing; and multiple Board of County Commissioners work studies. Many revisions to the draft code were made in response to public comment and feedback.

The June 8, 2026, public hearing before the Board of County Commissioners will be followed by deliberations and potential adoption in summer 2026.

<b>Attachments:</b>	<ol style="list-style-type: none"> <li>Draft Ordinance</li> <li>Staff Report</li> </ol>
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**Fiscal Impact for this Specific Action**



<b>Expenditure required for this specific action:</b>	N/A
<b>Related Revenue for this specific action:</b>	
<b>Cost Savings for this specific action:</b>	
<b>Net Fiscal Impact:</b>	
<b>Source of Funds:</b>	

**Fiscal Impact for Total Project**

<b>Project Costs:</b>	\$ N/A
<b>Project Costs Savings:</b>	\$
<b>Project Related Revenue:</b>	\$
<b>Project Net Total:</b>	\$

**Fiscal Impact (DAS) Review**

**Departmental/Office Review & Coordination**

<b>Department/Office</b>	<b>Elected Official/Department Director</b>	
DCD	Rafe Wysham	
Civil Prosecutor Review	Lisa Nickel	

**Contract Information**

<b>Contract Number</b>	<b>Date Original Contract or Amendment Approved</b>	<b>Amount of Original Contract Amendment</b>	<b>Total Amount of Amended Contract</b>
N/A			