

Boundary Line Adjustment Code

Public Hearing

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June 8, 2026



KitsapCounty

Department of Community Development



Schedule



Purpose

- Establish a clear, consistent review process before recording via:
 - Permit Review
 - Over-the-Counter review option for certain BLAs
- 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 (often years later) when development is proposed



Permit Highlights

- BLA permits will be Type 1 ministerial
 - BLAs shown to be tied to closing of sale - priority review
 - All others - max review timeframe 65 days (per RCW)
- No public notice, SEPA, or public hearing required
- Applications reviewed for compliance with zoning regulations, area/dimensional criteria, plat conditions, and Health District requirements (OSS and well locations/setbacks)



Permit Highlights – cont'd

- Does not include critical areas review - occurs at future development stage
- Approval will not guarantee or imply subject property may be developed, subdivided, involved in further BLAs
- Approved lot configurations cannot be used to justify future variance, buffer reduction, or other exception
 - Applicant acknowledges via signature on the BLA Cover Sheet that approval is subject to such limitations



Over-the-Counter Review Option

- If a BLA meets the criteria outlined in section 16.64.020(A) property owner(s) may choose to forego the online permitting process and instead meet with department planning staff for a free over-the-counter review.
- Applies to “simpler” BLAs (e.g. basic adjustments between two properties)
- If approvable, reviewer will stamp the BLA Cover Sheet, which will be required for recording.



Outreach/Input

- Original project lead met with several jurisdictions
 - Resulted in more curated version of first draft of code
- DCD staff consulted with County Surveyor on draft code
- DCD Staff met with:
 - Puget Sound Chapter of the Land Surveyor's Association of Washington
 - Individual surveyors
 - Kitsap County Association of Realtors
 - Pacific Northwest Title
- Discussions provided insight to shape draft code and associated documents.



Thank You

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