

BLA Ordinance - Comments Submitted 5/27/26 - 6/8/26

#	Name	Comment
		<p>I oppose the proposed Boundary Line Adjustment and Property Aggregation ordinance.</p> <p>Kitsap County should not adopt another layer of land use regulation when the County has not first fixed the long-standing delays, inconsistency, and inefficiency already affecting homeowners, small property owners, and local residents. The Department of Community Development is already known for extremely long permit wait times, confusing review processes, and a lack of timely answers. Adding more administrative review, more discretionary decision-making, and more County involvement will only make those problems worse.</p> <p>Boundary line adjustments are often simple matters between neighboring property owners. They are commonly used to correct a line, clean up an old description, resolve a practical issue, or make private property boundaries more workable. These matters should not be turned into another costly and time-consuming County process unless there is a clear and proven public need. Nothing in this proposal shows that Kitsap County has solved its current permit backlog or that it has the staff capacity to take on additional review without further delaying residents who are already waiting too long.</p> <p>The County does not have unlimited resources. Staff time, taxpayer money, and applicant money should be spent improving existing services, reducing permit delays, and helping residents move through current requirements more efficiently. Instead, this ordinance appears to create more paperwork, more review criteria, more administrative discretion, and more opportunities for delay. It is another burden placed on residents who are already dealing with rising costs, increasing taxes, and an unpredictable permitting system.</p> <p>I am also concerned that Kitsap County does not have a clear, dedicated, and readily available boundary line engineering process that gives homeowners confidence this will be handled quickly, consistently, and fairly. If the County cannot keep up with current permit demand, it should not expand its role into more private property boundary issues. Before creating new rules, the County should first prove that it can process existing permits in a reasonable time, communicate clearly with the public, and apply current code consistently.</p> <p>Private property owners should be able to work through reasonable boundary issues without the County creating additional obstacles or injecting more regulation than necessary. By expanding County involvement, this ordinance could leave current homeowners to battle complicated rules, added costs, survey requirements, staff interpretations, and delays. What should be a practical solution between property owners may become another expensive permit problem.</p>

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1	Kristine Goss	<p>The ordinance also opens the door to further unnecessary and widespread development pressure. Property aggregation and boundary adjustments may sound minor, but expanded rules and formalized processes can create new pathways for future redevelopment, land consolidation, and speculative use. Kitsap County should be protecting existing homeowners, rural character, and established neighborhoods, not creating more tools that may later be used to justify broader development or additional government control.</p> <p>The Planning Commission’s 4-4 vote, with no recommendation issued, should be taken seriously. A proposal that could not receive a clear recommendation should not be rushed forward by the Board. That split vote shows there are real concerns and that the policy is not settled. The Board should not ignore that lack of consensus, especially when the impacts will fall on ordinary property owners.</p> <p>The County’s findings claim this ordinance promotes public health, safety, and welfare, but the practical effect appears to be more bureaucracy, more control, and more cost. If there are specific problems with boundary line adjustments, the County should address those problems narrowly. It should not create a broad new chapter of code that gives the Director more authority, requires more review, and places more responsibility on applicants.</p> <p>This is especially frustrating because many residents already feel that Kitsap County government is not responsive enough. People wait too long for permits. They struggle to get clear answers. They spend money on professionals, applications, revisions, and delays. Adding another process does not help the public. It helps grow the system that is already failing to serve residents efficiently.</p> <p>I urge the Board of County Commissioners to reject this ordinance in its current form. Kitsap County should focus first on fixing existing permit delays, improving accountability, reducing costs, and making current processes easier for residents. Do not add more rules, more delays, and more opportunities for government overreach. Leave reasonable boundary issues to current homeowners whenever possible, and do not create another pathway for unnecessary development, added fees, and future money grabs. Please reject it.</p>

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2	Carol Malmquist	<p>I have seen lack of BLA codes in Manchester and how they have affected lot sizes. Having a code to follow makes common sense. I hope the county moves forward to adopt standards rather than give in to the pressure from developers and builders.</p>
3	Kevin Biggs	<p>I am a professional land surveyor, and as such, do many BLAs. With one change, I would wholeheartedly support this BLA ordinance.</p> <p>Section 16.64.050(B)(1) "The Director may allow a boundary line adjustment involving conforming and/or nonconforming lots, provided that the total number of nonconforming lots is not increased, no resulting lot becomes smaller than the smallest original nonconforming lot, and when the areas of all nonconforming lots are ordered from smallest to largest, the adjustment does not result in any lot being smaller than the property occupying the same position in that order prior to the adjustment."</p> <p>This portion "and when the areas of all nonconforming lots are ordered from smallest to largest, the adjustment does not result in any lot being smaller than the property occupying the same position in that order prior to the adjustment." seems silly and overly restrictive. Reading between the lines, the goals seems to intend to further limit the possibility of successive BLAs in order to circumvent the platting ordinance. First, this is specifically prohibited elsewhere (the subverting the subdivision ordinance. Secondly, if a property owner owned three large parcels, but wanted to create one confirming parcel to build on, and sell or subdivide the remaining, this would prohibit that very natural, smart and beneficial (to the land owner, AND the county) outcome. The problem is not him making one parcel that is overly large into a single reasonable parcel, rather, the problem is if he segregates the remaining parcels, and then does a BLA, and does this over and over.</p> <p>Rather than having us, and the county when they check us, creating spreadsheets of lot areas and comparing everything, why not have a more practical solution such as requiring a stipulation that the resultant lots of the bla can not be segregated or part of a boundary line adjustment for a period of 5 years, unless said adjustment involves parcels and lines or corners not involved in any boundary line adjustment filed in the preceding 5 years.</p> <p>This maintains the ability to adjust lines for parcel owners convince, without having to resort to sorting games, and provides a deterrent for adjustment purely to avoid subdivision requirements. It allows a reasonable amount of time so if something does NEED to be changed, they do not have to wait overly long to do so. The scriveners error process allows for corrections of simple mistakes, and if a boundary issue arises, they still have the ability to do a boundary line agreement to settle any issues of that nature.</p> <p>Developers hate waiting, they wont wait 5 years, let alone 10 or 15 if they are wanting to do a succession of BLA's. This would stop avoiding the subdivision ordinance immediately without the gimmicks.</p>
4	Doug Lyons	<p>This has been tried before and rejected. It would just add more time to the permitting process, which is already too long, and add additional unnecessary cost.</p>

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5	Joseph Vargo	<p>I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach</p>
6	Patricia M McGuire	<p>I am a Realtor with the Kitsap County Association of Realtors and I request that the current process stay in place with not additional time and financial resources be placed on homeowner, Thank you for your attention!</p> <p>Pat McGuire KCAR GA Chairperson 2025-2026</p>
7	Sara Hammon	<p>"I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach."</p>
8	Shannon Dierickx	<p>"I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach."</p>
9	Nisha Bharti	Vote - NO

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10	Daphne Gibler	<p>"I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach."</p>
11	Kristina Moneyppenny	<p>We do not need more regulation. The BLA options is an essential need when there are encroachments and other types of issues.</p>
12	Frank Leach	<p>I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Do not adopt the proposed BLA ordinance. Maintain the current approach</p>
13	Jamie Haywood	<p>I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach.</p>
14	Kevin Hancock	<p>I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach.</p>

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15	James Freeman	<p>I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I have assisted clients over the years using this process to resolve access issues, encroachments and other common sense solutions to disputes with relatively low cost and regulatory friction. This has added value to the properties involved and facilitated an increase in supply of affordable housing.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach.</p>
16	Brooke Pisani	<p>I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach.</p>
17	Linda Wood	<p>"I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach."</p>
18	Jerry England	<p>I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach.</p>

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19	Robert Hartman	<p>I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach.</p>
20	Lisa Fairley	<p>I am a Kitsap County resident and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach.</p> <p>Thank you, Lisa Fairley</p>
21	ivally alexander	We do not need yet another layer of rules. Our county has a plethora of excellent maps and boundary engineers.
22	Roger Duryea	<p>"I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach."</p>
23	BETH ALLEN	As a property owner and Realtor in Kitsap County, we don't need another permit! Stop the power grab!
24	Gary Chapman	<p>My comment is grammatical in nature. Under 16.64.020 the statement "this chapter shall not apply to boundary line agreements consistent with RCW 58.04.007. I think this line should be given the Header "B" since the criteria above is under Header "A". Otherwise the statement appears to be lost.</p> <p>I find the section 16.64.050.b.1 needs some clarity. I am ok with the concept of non-conforming lots not becoming more non-conforming but the second half of this section is 1. extremely confusing and 2. can be interpreted in multiple ways causing conflict later.</p>

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25	Amy Voorhees	<p>I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach."</p>
26	Michelle Foss	<p>"I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach."</p>
27	Kat Gilmore	<p>I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach.</p>
28	Linda Wood	See attachment A below.
29	Dan McCurley	<p>I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach.</p>
30	Rita Poirier	Please do not change current Boundries!!!! Leave it as is!!!!

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31	Daniel Freggiaro	<p>I am a Kitsap County resident and a REALTOR® member of the Kitsap County Association of REALTORS®, and I oppose the proposed Boundary Line Adjustment ordinance. I respectfully request that the County maintain the current code and existing administrative practices.</p> <p>I urge the Board of County Commissioners to vote NO on the proposed BLA code revisions. The proposed changes would introduce unnecessary delays, increased costs, and additional transaction risks without providing a clear public benefit. Existing state and local regulations already provide an effective framework for managing boundary line adjustments.</p> <p>The proposed ordinance would also impose new local restrictions that could prevent routine, low-risk property boundary corrections, create additional obstacles for property owners, and negatively impact housing affordability. For these reasons, I respectfully request that the County retain the current approach and decline to adopt the proposed BLA revisions.</p>
32	Sarah Day	<p>"I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach."</p>
33	Lisa Diehl	<p>No text submitted.</p>
34	Jamie Clough	<p>My name is Jamie Clough, and I am speaking on behalf of the Kitsap Building Association.</p> <p>I would like to thank the DCD staff for continuing to meet with us and take our comments into consideration. Based on a meeting we held last Thursday, most of our concerns have been addressed and we eagerly await the updated ordinance with the incorporated changes. Our last concern revolves around the increased workload for DCD staff. We anticipate the fiscal impact of this code to be greater than zero and encourage the county to plan to that effect.</p> <p>Thank you for your time and for the continued collaboration between the KBA and DCD.</p>

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		<p>To Whom It May Concern,</p> <p>The Libertarian Party of Kitsap County opposes the proposed ordinance that expands county oversight and imposes additional administrative requirements on the Boundary Line Adjustment (BLA) process.</p> <p>RCW 58.17.040(6) exempts qualifying Boundary Line Adjustments from subdivision and short subdivision requirements so long as no additional lots are created and the resulting parcels comply with applicable dimensional standards. This exemption reflects the Legislature's recognition that adjusting an existing property boundary is fundamentally different from creating new lots or authorizing new development. While the County may reasonably verify compliance with applicable regulations, it should not impose procedures that effectively recreate the burdens of a process from which the Legislature expressly granted an exemption.</p> <p>A Boundary Line Adjustment is not the creation of new lots, nor is it development. It is an administrative process that allows property owners to adjust existing property boundaries between consenting parties. Expanding county review and adding procedural requirements to what is already a regulated process creates additional costs, delays, and bureaucratic hurdles without a clear demonstration of public benefit.</p> <p>Property owners should be free to make reasonable adjustments to their property boundaries so long as those adjustments comply with existing zoning, environmental, health, and safety regulations. Subjecting routine boundary adjustments to increased administrative review effectively treats citizens as though they are seeking development approval when they are simply modifying existing property lines.</p> <p>Government regulation should be judged by a simple standard: does it solve a clearly identified problem, and do the benefits outweigh the costs imposed on citizens? To date, the County has not identified a documented pattern of illegal lot creation, public safety concerns, or regulatory evasion arising from the existing Boundary Line Adjustment process. In the absence of such evidence, the proposed requirements appear unnecessary.</p>

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	Libertarian Party 35 of Kitsap	<p>Every additional regulatory requirement carries real consequences. It increases costs for property owners, consumes staff resources, extends processing times, and creates additional opportunities for administrative delays. Those costs ultimately fall on Kitsap County residents, farmers, families, and small property owners who are simply trying to manage their land responsibly.</p> <p>At a time when housing affordability, land-use flexibility, and government efficiency are concerns throughout Washington State, Kitsap County should be looking for opportunities to streamline administrative processes rather than expand them. If there are specific abuses or deficiencies within the current BLA process, those concerns should be addressed directly and narrowly rather than imposing additional requirements on every property owner regardless of circumstance.</p> <p>The County should adopt the least restrictive administrative process necessary to verify compliance with state law. Any review should be objective, ministerial, and limited to confirming that no new lots are created and that the adjustment complies with existing regulations. Additional review requirements, discretionary approvals, fees, and delays that exceed those purposes serve only to expand bureaucracy without a corresponding public benefit.</p> <p>Given the significant property rights implications of this proposal, we encourage the County and the Prosecuting Attorney's Office to carefully review whether each requirement contained in the ordinance is necessary to achieve a legitimate statutory purpose and is consistent with the Legislature's decision to exempt qualifying Boundary Line Adjustments from subdivision and short subdivision requirements. Regulations that exceed those purposes are likely to invite substantial public opposition and heightened legal scrutiny.</p> <p>The Libertarian Party of Kitsap County encourages the County to preserve a simple and efficient Boundary Line Adjustment process and reject unnecessary expansions of government oversight that increase costs and delays without providing a corresponding public benefit.</p> <p>Government works best when it protects rights, respects private property, and exercises restraint. This proposal moves in the opposite direction.</p> <p>Respectfully, Libertarian Party of Kitsap County</p>
36	Jill Campy	No text submitted.
37	Irene Garcia	<p>"I am a Kitsap County resident and I am a REALTOR® (a member of the Kitsap County Association of REALTORS®), and I oppose the new proposed Boundary Line Adjustment ordinance. Please keep the current code and current practice in place.</p> <p>I am asking the Board of County Commissioners VOTE NO regarding adoption of the proposed BLA code revisions. The proposed revisions create unnecessary delays, costs, and transaction risks without clear public benefit, especially since existing state and local frameworks already effectively manage boundary line adjustments. Furthermore, the County proposal adds local limits that will block routine, low risk fixes, add friction to everyday property corrections, and will contribute to less affordability. Please do not adopt the proposed BLA ordinance. Maintain the current approach."</p>
38	Rina Impey	No text submitted.

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		<p>Dear Clerk of the Board and Kitsap County Commissioners,</p> <p>Please accept and distribute the attached public comment regarding the proposed Boundary Line Adjustment (BLA) Code updates slated for public hearing on June 8, 2026.</p> <p>While our group strongly supports the Department of Community Development's efforts to establish a predictable, formal BLA process, the current draft contains a significant regulatory barrier for everyday property owners. As written under KCC 16.64.050, any BLA must strictly comply with all underlying zoning standards. If a neighborly dispute over a historical encroachment (such as a misplaced fence, driveway, or old shed) requires shifting a property line by a few inches or feet, the adjustment is barred outright if it causes a technical setback or lot-size violation.</p> <p>This rigid framework leaves property owners with no administrative solution, forcing them instead into expensive legal battles or formal zoning variance processes.</p> <p>To address this gap, we have drafted a "De Minimis Encroachment Remedy" Framework (detailed below) and request its integration into the final ordinance. This framework creates a narrow, safe, and highly predictable path to resolve minor historical footprints without bypassing core health and safety protections.</p> <p>We respectfully request that the Board consider this amendment during your upcoming summer deliberations:</p> <p>PROPOSED AMENDMENT FRAMEWORK</p> <p>KCC 16.64.XXX: De Minimis Encroachment Remedy Pathway</p> <p>Purpose: Provide an administrative, low-cost mechanism to resolve property line disputes resulting from existing physical encroachments (fences, outbuildings, driveways) without forcing a formal variance.</p>

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		<p>Eligibility Criteria:</p> <p>The structural/physical encroachment must pre-date the adoption of this code.</p> <p>The total land area transferred cannot exceed 500 square feet (or 5% of the smaller lot).</p> <p>The adjustment cannot create new development capacity or additional density.</p> <p>Requires the joint signature and mutual consent of both property owners.</p> <p>Administrative Relief:</p> <p>The DCD Director may allow up to a 10% lot-size deviation to clear the footprint.</p> <p>Moving the line closer to an existing building to resolve the neighbor's encroachment shall not trigger a setback violation, provided the structure's physical position remains unchanged.</p> <p>Fast-Track Review:</p> <p>Eligible for the free, Over-the-Counter review process.</p> <p>For minor fence-line corrections, the Director may accept a scaled, high-quality exhibit map in lieu of a full record of survey to minimize costs for residents.</p>
39	Chris Rieland	Thank you for your time, leadership, and consideration of this critical community remedy

Attachment A



Dear Commissioners,

I am writing as both a homeowner and a REALTOR®, but more importantly as someone who deeply cares about the future of Kitsap County.

I respectfully urge you to vote NO on the proposed Boundary Line Adjustment (BLA) ordinance and allow the long-standing RCW framework that has successfully governed this process for decades to remain in place.

This issue is about much more than boundary line adjustments or administrative procedures. At its core, it is about whether ordinary people will continue to have the opportunity to build a future in the community they call home.

Regulatory expansion—no matter how well-intentioned—comes with real consequences. Every additional fee, review, requirement, and delay adds cost, uncertainty, and time. Those costs do not disappear; they are ultimately borne by homeowners, renters, seniors, young families, first-time homebuyers, and working people throughout our community. The result is higher housing costs and fewer opportunities for people to establish roots in Kitsap County.

This proposal also raises broader concerns about property rights. Property owners should be able to reasonably use, improve, and enjoy their property without unnecessary governmental burden. Over time, layers of regulations, processes, delays, and uncertainty can make property ownership increasingly difficult and costly, discouraging investment and limiting opportunities for ordinary citizens.

Housing affordability affects far more than those experiencing homelessness. It impacts seniors on fixed incomes, working families, people with disabilities, first-time homebuyers, and the workforce that keeps Kitsap County running every day. When people can no longer afford to live where they work, the effects are felt throughout the entire community.

If we are serious about addressing housing affordability, we must ask whether we are creating solutions or additional barriers. Good public policy should remove unnecessary obstacles while maintaining reasonable protections for the public.

The proposed Boundary Line Adjustment ordinance adds another layer of review without a demonstrated need, clear fiscal analysis, or certainty regarding long-term staffing and implementation impacts. Even if intended as a simple administrative step, it remains another expense, another delay, and another hurdle for property owners.



Perhaps the answer is not more regulation, but rather reducing unnecessary barriers and allowing responsible development within the protections already provided under state law.

For these reasons, I respectfully ask you to vote NO on the proposed Boundary Line Adjustment ordinance and instead use this opportunity to begin a broader conversation about preserving property rights, encouraging attainable housing, and reducing unnecessary regulatory burdens.

Thank you for your time, your service, and your consideration.

Respectfully,

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