



## Executive Summary – Planning Commission

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**Issue Title:** Department of Community Development: Boundary Line Adjustment Draft Code - Deliberations

**Meeting Date:** March 17, 2026

**Time Required:** 1 hour

**Attendees:** Garrett Ballew, Planner; Jim Rogers, Planning Supervisor; Scott Diener, Planning Manager; Rafe Wysham, DCD Director

**Action Requested At This Meeting:** Deliberations to review proposed edits and recommend changes if necessary.

### Summary of Issue:

The Department of Community Development prepared a new code section in KCC Title 16 *Land Division and Development* to address boundary line adjustments (BLAs) between properties. Corresponding revisions to existing code in KCC Titles 16, 17 *Zoning*, and 21 *Land Use and Development Procedures* have also been prepared for consistency.

Unlike all other Washington counties, Kitsap County has no code or process specifically regulating BLA (except for a definition). While BLAs are often used legitimately and as intended by RCW, overall the lack of BLA code has resulted in creation of illegal lots, using BLAs to avoid subdivision requirements, lack of proper access to adjusted parcels, adjustments made across public rights-of-way or jurisdictional boundaries, clouded title, loss of income and opportunity when illegal lots are discovered (sometimes many years away), and complicated remediation of illegal lots. These outcomes can complicate and delay land purchases and subsequent development. In short, these issues create inconsistent outcomes, conflict with existing regulations and plans, and cause difficulty and additional expenses for current and future property owners.

A dedicated BLA code will ensure a consistent and equitable process for parcel adjustments, require adjusted properties to remain compliant with zoning, development, and access requirements, and will align with state law. It will give property owners a

predictable, fair, and authorized way to adjust property lines, while protecting public interests. Importantly, it will also reduce the introduction of additional and illegal lots to the rural land supply.

**Meeting Purpose:**

Planning Commission previously held work studies and a public hearing on this topic. In these deliberations, staff will go through various proposed edits and the Planning Commission may discuss those changes and proposed additional edits if necessary.

Following deliberations, the Planning Commission will review and approve Findings of Fact on March 17, 2026 after deliberations or if additional time is needed on April 7, 2026.

**Exhibits:**

1. Staff Presentation
2. Draft Code
3. Draft Amendments to Existing Code
4. Draft Deliberations Matrix
5. Final Public Comment Matrix
6. Draft Findings of Fact