

1 FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS OF THE KITSAP
2 COUNTY PLANNING COMMISSION TO THE DEPARTMENT OF COMMUNITY
3 DEVELOPMENT REGARDING NEW BOUNDARY LINE ADJUSTMENT CODE AND
4 AMENDMENTS TO KITSAP COUNTY CODE TITLE 16 (SUBDIVISIONS), TITLE 17
5 (ZONING), AND TITLE 21 (LAND USE AND DEVELOPMENT PROCEDURES)

6 **Section 1. General Findings.**

7 The Kitsap County Planning Commission makes general findings as follows:

- 8 1. Kitsap County is subject to the requirements of the Washington State Growth Management
9 Act (GMA), Chapter 36.70A RCW.
- 10 2. The GMA, in RCW 36.70A.130(1), mandates that Kitsap County’s Comprehensive Plan and
11 development regulations be subject to continuing review and evaluation.
- 12 3. RCW 36.32.120(7) provides that the county legislative authorities shall make and enforce, by
13 appropriate resolutions or ordinances, all such police and sanitary regulations as are not in
14 conflict with state law.
- 15 4. The Department of Community Development (DCD) identified an absence of a formal
16 review process for Boundary Line Adjustments (BLAs). This lack of review process provides
17 no mechanism to notify property owners that adjustments may create illegal parcels that
18 cannot be developed or further developed.

19 **Section 2. General Procedural Findings.**

20 The Kitsap County Planning Commission makes general procedural findings as follows:

- 21 ○ Public outreach regarding the proposed amendments was conducted through a
22 dedicated up-to-date web page, postings in the Kitsap Sun newspaper, and direct
23 notification to GovDelivery subscribers.
- 24
- 25 1. On November 11, 2025, during a regularly scheduled and properly noticed meeting, DCD
26 presented the Planning Commission with a work plan to discuss the proposed Boundary Line
27 Adjustment Code for Title 16 and administrative amendments to Kitsap County Code Titles
28 16, 17, and 21.
- 29
- 30 2. On December 10, 2025, a 60-day Notice of Intent to Adopt was sent to the Washington State
31 Department of Commerce as required by RCW 36.70A.106.
- 32
- 33 3. On December 29, 2025, a State Environmental Policy Act (SEPA) Determination of Non-
34 significance (DNS) was issued, and no comments were received prior to the closing of the
35 30-day comment period on January 26, 2026.
- 36
- 37 4. On January 6, 2026, during a regularly scheduled and properly noticed meeting, the Planning
38 Commission held a work study session to review and discuss the proposed code and
39 amendments.
- 40

- 1 5. On February 3, 2026, during a regularly scheduled and properly noticed meeting, the
2 Planning Commission held a work study session to review and discuss the proposed code and
3 amendments.
4
- 5 6. On March 3, 2026, following timely and effective public notification, the Planning
6 Commission held a public hearing to accept comments from interested parties.
7
- 8 7. On March 3, 2026, the written comment period closed with the Planning Commission
9 receiving 17 comments. A total of 42 public comments were received throughout the
10 duration of the project.
11
- 12 8. On March 17, 2026, during a regularly scheduled and properly noticed meeting, the Planning
13 Commission considered the proposed amendments, the testimony presented, and the record,
14 and made recommendations via approved motions during deliberations. The Planning
15 Commission approved findings of fact, conclusions, and recommendations regarding the
16 proposed amendments and forwarded them to DCD for consideration by the Kitsap County
17 Board of County Commissioners.

18 Section 3. General Substantive Findings.

19 The Kitsap County Planning Commission makes general substantive findings as follows:
20

- 21 1. The absence of code to regulate BLAs has resulted in creation of many illegal lots, using
22 BLAs to avoid subdivision requirements, lack of proper access to adjusted parcels,
23 adjustments made across public rights-of-way or jurisdictional boundaries, clouded title, loss
24 of income and opportunity when illegal lots are discovered, and complicated remediation of
25 illegal lots. These outcomes create problems for and delay of land purchases and subsequent
26 development. These issues create inconsistent outcomes, conflict with existing regulations
27 and plans, and cause difficulty and expense for current and future property owners.
28
- 29 2. The proposed BLA Code ensures a consistent and equitable process for recording parcel
30 adjustments, requires adjusted properties to remain compliant with zoning and access
31 requirements, and aligns with state law.
- 32 3. BLAs shall be reviewed for compliance with:
 - 33 a. KCC Title 17 Zoning
 - 34 c. Applicable Plat Conditions
 - 35 d. Kitsap County Health District Requirements
- 36
- 37 4. The proposed code and code amendments were developed with multiple opportunities for
38 public participation and comment as required by GMA and the State Environmental Policy
39 Act (SEPA), chapter 43.21C RCW.
40
- 41 5. The proposed code and code amendments were developed according to, and are consistent
42 with, the requirements of GMA, chapter 36.70A RCW, the Countywide Planning Policies,

1 the Kitsap County Comprehensive Plan, the Capital Facilities Plan, Kitsap County Code, and
2 other applicable laws and policies.

3
4 6. The proposed code and code amendments are consistent with the requirements of Kitsap
5 County Code 21.08.100(E): “An amendment to all or any part of a plan, development
6 regulation or amendment thereto shall be allowed only if it is consistent with the community
7 vision statements, goals, objectives, and the policy directives of the Comprehensive Plan and
8 the proposal preserves the integrity of the Comprehensive Plan and assures its systematic
9 execution.”

10
11 7. The proposed code amendments reflect current local circumstances and promote the public
12 general health, safety and welfare of the citizens of Kitsap County.

13 NOW THEREFORE, the Kitsap County Planning Commission recommends to the Department
14 of Community Development as follows:

15 RECOMMENDATION: Adopt the 2026 Boundary Line Adjustment Code and associated
16 amendments to Title 16, Title 17, and Title 21 as proposed by staff, and as amended by the
17 Planning Commission.

18
19 This motion passed and was supported by 1 approved motion that made changes to the
20 amendments presented by staff, which is shown in Attachment 1.

21 Attachments
22 1 – Deliberations Table with Planning Commission Amendments

23 APPROVED BY THE PLANNING COMMISSION OF KITSAP COUNTY, WASHINGTON,
24 AT A REGULAR MEETING THEREOF, HELD THIS 17th DAY OF MARCH 2026.

25
26
27
28 BY _____
29 ASHLEE HALL, CHAIR