



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS OF THE KITSAP COUNTY PLANNING COMMISSION, TO THE BOARD OF COUNTY COMMISSIONERS, REGARDING THE RECOMMENDED APPROVAL OF THE BAR M-H TIMBER COMPANY CURRENT USE ASSESSMENT- OPEN SPACE APPLICATION 17 02718

Washington State law (RCW 84.34) provides property tax relief for properties that meet certain use requirements and that will be kept in open space. This law allows taxable value of a parcel to be based on use, rather than market value.

Bar M-H Timber Company proposes to transfer a portion of five separate tax parcels totaling 6.26 acres from a timber designation into the current use open space program for taxation purposes.

County staff, having reviewed the application and the Open Space plan for the subject property has found the application to be eligible for the current use classification of Open Space Land. Properties qualifying for Open Space Land must be any land area which would conserve or enhance natural or scenic resources; protect streams; promote conservation of natural resources; enhance the value to the public of other open space lands; enhance recreation opportunities; preserve historic sites; preserve visual qualities; or retain in its natural state tracts of land not less than one acre situated in the urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification.

The parcel is zoned Rural Residential (RR) one dwelling unit per five acres. The property is located off of SW Lake Flora Road in Port Orchard, Washington, South Kitsap, Commissioner District #2.

NOW THEREFORE, the Kitsap County Planning Commission recommends to the Board of County Commissioners as follows:

RECOMMENDATION:

Approval of the Bar MH Timber Company Current Use - Open Space Application, as Amended and Approved by the Planning Commission of Kitsap County, Washington, at a regular meeting thereof, held this 5th day of September, 2017.

By: _____

Planning Commission Chair

Date: _____