



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-5777 FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com/dcd/

Larry Keeton, Director

MEMORANDUM

TO: Kitsap County Planning Commission

FROM: Larry Keeton

DATE: December 5, 2011

SUBJECT: Catalino and Carmelita Lapid
Application for Current Use Assessment – Open Space

Background Information

Catalino and Carmelita Lapid have applied for Current Use Assessment - Open Space on approximately 8.22-acres located in Section 17, Township 24 North, Range 2 West, in Central Kitsap County. The property is identified as parcel number 172402-4-011-1008. The parcel is zoned Rural Wooded, one dwelling unit per 20 acres. The property is located at 23861 Seabeck Holly Road, Seabeck. A vicinity map showing the location of the property has been provided with this report.

Discussion:

The property consists of one 9.22 acre parcel. Approximately .25 acres are developed with a single family residence, detached garage and yard. Two thirds of one acre is developed agriculture and pastureland. The area outside of the building site is wooded with a dense native plant understory, wetland habitat, and conifer overstory. An unnamed tributary, A Type-F (fish-bearing) stream flows through the lower portion of the property, which eventually empties into Hood Canal.

The goals for the landowner are to maintain the property in a natural state for the benefit of the natural environment, and to protect salmon habitat.

This land is eligible for Open Space classification under the following qualification criteria set forth by the State of Washington Open Space Act:

High Priority Resources

Primary Stream Buffers (F type stream)
Wetlands and Streams
Watershed: Seabeck Creek
Aquifer Recharge Area Category 2

Medium Priority Resources

Secondary stream buffers (NF tributary stream)