



## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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Larry Keeton, Director

### MEMORANDUM

TO: Kitsap County Planning Commission

FROM: Larry Keeton

DATE: December 5, 2011

SUBJECT: Garry and Nadine Porter  
Application for Current Use Assessment – Open Space

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#### **Background Information**

Garry and Nadine Porter have applied to transfer 9.16 acres from Farm and Agricultural Land to Open Space Farm and Agricultural Conservation Land, also known as Traditional Farm Land. The property consists of two adjacent parcels totaling 20.16 acres of which the southern half, totaling 10 acres, is currently designated as Timber Land. The parcel numbers are 332302-2-004-2000 (9.18 acres) and 332302-2-005-2009 (10.98 acres). Approximately 1-acre of the 10.98 acre parcel is developed with a single family residence and yard. These parcels are located in Section 33, Township 23 and Range 2 East at 11340 and 11356 SE Black Road, Port Orchard, South Kitsap County. The zoning is Rural Residential (1 dwelling unit per 5 acres) for the 9.18 acre parcel and Rural Protection (1 dwelling unit per 10 acres) for the 10.98 acre parcel. A vicinity map showing the location of the property has been provided with this report.

Washington State law provides property tax relief for properties that meet certain use requirements and will be kept in current use classification. This law allows taxable value of a parcel to be based on its use, rather than market value.

#### **Discussion:**

The land previously used to raise beef cattle and flowers no longer qualifies as an income producing farm. The property is located in the Ollala Creek watershed and in a Category 2 Critical Aquifer Recharge Area. The property has high potential for returning to commercial agriculture and qualifies as farm and agricultural conservation land according to RCW 84.34.020(8).

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**

Stream (non fish bearing)

Watershed: Ollala Creek

Farm and Agricultural Conservation Land

Aquifer Recharge Area Category 2