

MINUTES

KITSAP COUNTY PLANNING COMMISSION

Work/Study Session

July 25, 2006

*** Please note: Audio recording not available for these minutes ***

The Kitsap County Planning Commission met on the above-stated date at the Kitsap County Administration Building, Commissioners Chambers located at 619 Division Street Port Orchard, Washington 98366. Members present: Chair Deb Flynn, Mike Gustavson, Brian Bekey, John Taylor, Dean Jenniges, Tom Nevins, and John Ahl. Staff present: Karanne Gonzalez (DCD), Jim Avery (Assessors'), Jim Bolger (DCD), Acting Planning Commission Secretary Nancy Hanson.

Approval of Minutes

None approved

The meeting is intended to be a work session dedicated to review and understand assessor's discussion on Current Use Taxation. Questions included how property is evaluated that contains a critical area; does a critical area lower the assessed value of the parcel; how are adjustments made to the valuation; and have properties been revalued since the adoption of the current Critical Areas Ordinance.

Jim Avery gave a general presentation and reviewed the current use assessment, which he noted provides that properties be assessed based on the current use, rather than standards of highest and best use. Jim reviewed the types of "current use" properties that exist in Kitsap County (Open Space, Agriculture, Timber and Designated Forest Land). Jim noted the shift of overall value, comparing the period of 2000/01 and 2005/06. Jim also reviewed the Land Influence Codes and the corresponding descriptions, provided in a handout titled 'Land Influence Adjustment Types.'

Jim indicated parcels with critical areas are considered and adjusted individually using accepted and legally mandated principles of evaluating and assessing land according to its use, development and character or natural state. All staff apply similar criteria to adjust the value of property, and critical areas by themselves do not necessarily lower assessed value. Jim also noted that many owners and prospective buyers of already developed properties consider critical areas an enhancement to their properties and natural buffers against closely adjacent development. Jim indicated properties are inspected on a rotating cycle every six years. It is not possible to inspect all properties since the current critical areas code was approved.

Several questions were entertained, including:

Which takes precedence the Open Space program or the Critical Areas Ordinance? (They are wholly separate issues that are not mutually exclusive, and

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1 neither takes precedence. The Open Space Current Use Assessment is a voluntary
2 program that provides landowners with a tax break when their land meets certain
3 criteria, which may or may not include a critical area. The Critical Areas Ordinance is a
4 regulation that is applicable whenever there is a development application in or near a
5 critical area.);

6 Can the Planning commission apply CAO conditions to an Open Space
7 application? (The complex Public Benefit Rating System's purpose, goals, and
8 policies would have to be amended in order to condition an application, and it was
9 discussed that this would be a difficult change due to the exclusivity of the programs.
10 Furthermore, the conditions are specifically for compliance with the program to
11 receive the tax relief, not necessarily protection.);

12 Should a Critical Areas Notice to Title be recorded with the Open Space
13 Contract? (Notice to title is triggered by a development application. As the question
14 was stated, the Open Space Current Use Assessment is not a development
15 application. Furthermore, it would be an unnecessary and repetitive action as the
16 Open Space Contract provides its own Notice to Title).

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18 The Planning Commission thanked Avery for his educational presentation.

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21 **Gustavson** requested the Planning Commission review the letter from NCAP re
22 alternatives to pesticide use by the County, particularly noting use along ROWs, etc
23 ends in runoff and stormwater. **Bolger** noted initial discussion would best be with
24 DPW and DFPR.

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26 **Exhibits:**

27 **Handout:** Kitsap County Open Space Land Program Summary

28 **Handout:** Kitsap County Current Use Assessments, 2000/01 and 05/06

29 **Handout:** Kitsap County Land Influence Adjustment Types

30 **Letter:** by NCAP, Alternatives to Pesticides, Jul 2006; to M Gustavson

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32 Meeting adjourned.

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36 MINUTES approved this _____ day of _____ 2006.

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Deborah Flynn, Chair

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Christina Lindner, Planning Commission Secretary