



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 HOWARD CURRENT USE ASSESSMENT- OPEN SPACE GENERAL AND OPEN SPACE – TRADITIONAL FARM APPLICATION 16 05572

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.

John and Sharon Howard have applied to transfer 12.43-acres from Current Use Agriculture to Farm and Agricultural Conservation Land, also known as Traditional Farm Land. The applicant also requests to transfer 1.94-acres not currently designated in the Open Space program into Open Space General and Open Space Farm and Agricultural Conservation land (1.4-acres to Open Space General and 0.5-acres to Open Space Farm and Agricultural Conservation Land). The total request is for 14.37 acres.

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 the value of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries; enhance recreation opportunities; preserve historic sites; preserve visual qualities; or retain in it's natural state tracts of land not less that 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; or meet the definition of farm and agricultural conservation land.

The parcel is zoned Rural Protection (RP) - one dwelling unit per ten acres. The property is located off Bethel Burley Road in Port Orchard, Washington.

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

RECOMMENDATION:

Approval of the Howard Current Use - Open Space General and Open Space Traditional Farm Application, as Amended and Approved by the Planning Commission of Kitsap County, Washington, at a regular meeting thereof, held this 27th day of March, 2017.

By: _____

Date: _____

Planning Commission Chair