



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 ORRIS DENT AND MARCIA ADAMS CURRENT USE ASSESSMENT- OPEN SPACE APPLICATION 23-00065.

The Kitsap County Planning Commission finds as follows:

- 1) 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.
- 2) Mr. Dent and Ms. Adams have applied for Current Use Assessment- Open Space on approximately 6.4-acres located in Section 34, Township 27N, Range 2E, in North Kitsap County.
- 3) A Notice of Application was issued on July 19, 2023. No comments were received.
- 4) 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 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.
- 5) The parcel is zoned Rural Protection, (1 dwelling unit per 10 acres). The property is located at 25101 Chris Ln. N.E., via the intersection of N.E. West Kingston Rd., closest arterial crossroad.

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

RECOMMENDATION: Approval of the Dent-Adams Current Use- Open Space Application, as Amended and Approved by the Planning Commission of Kitsap County, Washington, at a regular meeting thereof, held this day of September 19, 2023.

By: _____

Date: _____

JOE PHILLIPS, CHAIR