



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 JOSEPH FALCONE AND LUCIAN NAGLE CURRENT USE ASSESSMENT-OPEN SPACE APPLICATION 26-00056.

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) Joseph Falcone and Lucian Nagle have applied for Current Use Assessment- Open Space on approximately 14-acres located in Section 34, Township 27, Range 1 E, in North Kitsap County.
- 3) A Notice of Application was issued on February 4, 2026. No comments were received.
- 4) County staff, having reviewed the application and the Open Space plan for the subject property have 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 its natural state tracts of land not less than 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 parcels are zoned Rural Residential, 1 dwelling unit per 5 acres density. The properties are listed under parcel numbers 342701-1-039-2007 and 342701-1-022-2006, the latter of which does not have an address; however, they are near the intersection of Two Crane Lane and Highway 3, the closest crossroad.

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

RECOMMENDATION: Approval of the Falcone/Nagle 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 June 2, 2026.

By:

CHAIR

Date: _____