

KitsapCounty

PLANNING COMMISSION

Executive Summary

Issue Title: Department of Community Development: Open Space Application 26-00056

Meeting Date: 06/02/2026

Time Required: 30 minutes

Attendees: Jason Robert Walsh, Planner

Action Requested at this Meeting: The Planning Commission conducts a work study, public hearing on June 2, 2026, with deliberations, a decision, and Findings of Fact to follow.

Background:

Department of Community Development Falcone/Nagle-Open Space Application, Permit Number 26-00056 (see attachment 2). The project exists in Commissioner District 1. The owners and applicants are Joseph Falcone and Lucian Nagle. The applicants request to transfer 14 of 15.12 acres of two Rural Residential zoned parcels currently designated "Undeveloped Land" and "Single Family Residence" by the Assessor's Office to "Current Use Open Space." The open space classification would provide for protection of Resource Type *i.e.*, *Farm and Agriculture Conservation Land, and Preservation of Visual Quality property*. The following resources qualify the property for open space: wetlands, ponds and streams, watershed/aquifer, secondary stream buffer, preservation of visual quality and steep slopes. The property would qualify for a 50% (for resources) reduction to the land use value through the open space program.

Attachments:

1. Presentation
2. Staff Report and Recommendation (includes estimated tax shift calculations)
3. Planning Commission Findings of Fact
4. Draft Findings of Fact

