



Staff Report and Recommendation

Report Date: 05/18/26

Application Submittal Date: 01/05/26

Hearing Date: 06/02/26

Application Complete Date: 01/16/26

Project Name: FALCONE/NAGLE - Open Space - approximately 14 acres of the property consists of wetland and native forest maintained in a natural undeveloped state.

Type of Application: Current Use Open Space, Type IV

Permit Number: 26-00056

Project Location

257 NW Two Crane LN
Poulsbo, WA 98370
Commissioner District # 1

Assessor's Account

342701-1-039-2007, 342701-1-022-2006

Applicant/Owner of Record

Owners of Record:

Joseph Falcone & Lucian Nagle
257 NW Two Crane LN
Poulsbo, WA 98370

Applicant(s):

Joseph Falcone & Lucian Nagle
257 NW Two Crane LN
Poulsbo, WA 98370

Vicinity Map



Recommendation Summary

Approved subject to conditions listed under Section 11 of this report.

1. Background

The purpose of the Kitsap County open space program is to maintain, preserve, conserve and otherwise continue in existence adequate open space lands and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the state and its citizens. Parcels with qualifying environmental characteristics can apply for the open space program and receive a reduction in taxes.

2. Project Request

The applicant proposes to reclassify 14 acres from “Undeveloped Land” and “Single family residence”, as so-noted by the Kitsap County Assessor per RCW 84.34.020, to “Current Use Open Space”. The reclassification is for tax purposes only and does not change the zoning of the property. Two of sensitive resources listed in Kitsap County Code 18.12, with a maximum of one from the “low priority” designation, must exist on the property to qualify for the Current Use Open Space land use designation.

3. SEPA (State Environmental Policy Act)

This project is SEPA exempt under Kitsap County Code 18.04 State Environmental Policy Act.

4. Physical Characteristics

The subject properties are one rectangular and one hexagonal, with parcel 342701-1-039-2007 being a hexagonal irregular polygon. Parcel 342701-1-022-2006 is forested and parcel 342701-1-039-2007 is forested with a homestead. A fish bearing (Type F) stream meanders southeast to northwest through the southern portion of parcel 342701-1-039-2007 and the eastern portion of parcel 342701-1-022-2006.

A Freshwater Forested/Shrub Wetland habitat, classified as a PFO1C wetland, encompasses both parcels. Additionally, parcel 342701-1-022-2006 has a plateaued western extent featuring slopes between 19-25%. The home site is approximately 1.12 acres and on the northeastern portion of parcel 342701-1-039-2007. (See the attached site plan and acreage calculations.)

Table 1 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residence	Rural Residential
South	Single-family residence	Rural Residential
East	Manufactured Home - Real Property	Rural Residential
West	Single-family residence & Educational services	Rural Residential

5. Access

NW Two Crane Lane, a private road, connects with Highway 3 and Maple Rd SE, which provides direct access to the parcel.

6. Policies and Regulations Applicable to the Subject Proposal

The Growth Management Act of the State of Washington, RCW 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan adopted in December 2024.
 The following Comprehensive Plan goals and policies are most relevant to this application:

Environment Policy 1.2

Consider the functions and processes of the natural environment in project planning and review.

Environment Strategy 1.c.

Provide incentive-based, non-regulatory programs for the protection of the natural environment such as acquisition of important habitats through fee-simple and conservation easements from willing sellers.

Environment Policy 6.1.

Use appropriate regulatory and incentive-based approaches in land use, transportation, and development engineering programs.

The County’s development regulations are contained within Kitsap County Code. The following development regulations are most relevant to this application:

Code Reference	Subject
Title 18	Environmental
Chapter 18.04	State Environmental Policy Act (SEPA)
Chapter 18.12	Open Space Plan
Chapter 21.04	Project Permit Application Procedures

7. Public Outreach and Comments

The Notice of Application was mailed to properties within 800' on February 4, 2026. No public comments were received.

The Department mailed a Notice of Public Hearing to properties within 800' and placed a sign at the property. Both notices informed neighbors of the upcoming hearing.

8. Analysis

This land is eligible for Open Space classification under the following qualification criteria set forth by the State of Washington Open Space Act, Ch. 84.34 RCW and the Kitsap County Open Space Plan, h. 18.12 Kitsap County Code (KCC):

a. High-Priority Resources

- Wetlands, Ponds and Streams
- Watershed/Aquifer

b. Medium-Priority Resources

- Secondary stream buffer

c. Low-Priority Resources

Preservation of visual quality
Steep slopes

The application is eligible for a 50% reduction to the land value. Property qualifying for Current Use Open Space must have at least two sensitive characteristics/resources. Two high-priority resources, one medium-priority resource, and two low-priority resource exist on the parcels. Furthermore, the property owner chooses not to allow public access in exchange for the additional 10% tax reduction.

9. Additional Tax

Additional tax may be due when either a portion or all of the property is removed from the Current Use Open Space classification. Additional tax equals the difference between the tax paid under the classification and the tax at true and fair market value for the current year and the last seven years plus interest at 1% per month. An additional 20% penalty is also imposed if the property is classified less than ten years and two years notice of withdrawal is not supplied or if there is a change in use.

10. Review Authority

The Board of County Commissioners has review and approval authority for this Current Use Open Space application under KCC 21.04.100. In considering applications for Current Use Open Space, the Board shall find that the subject property meets the requirements for eligible lands as defined in KCC 18.12.020.

11. Recommendation

Based upon the analysis above, the Department of Community Development recommends that the Open Space Application request be approved, subject to the following conditions:

1. A binding Land Use Agreement shall be established between the owner and the Granting Authority specifying the conditions. Should the owner sign the agreement, it shall be understood that the owner will comply with the conditions. Failure to comply with said conditions shall be basis for withdrawal of the current use designation, in which case the land shall be subject to the penalty tax referred to in RCW 84.34 and assessed at true market value.
2. This Agreement and any additional agreement(s) may be modified for the purpose of improving the original intent of the agreement(s). Any new agreement must have the consent of the owner and Granting Authority. If a new agreement is not made, the original and additional agreement(s) shall remain in force. This statement does not release the owner of responsibility to comply with the conditions contained within this report.
3. Upon approval, current use taxation would commence in compliance with WAC 458-

30-120.

4. There shall be no motorized vehicles, such as dirt bikes, allowed on the site.
5. There shall be no clearing of vegetation on the site. Trail maintenance, noxious weed and hazard tree removal, however, shall be allowed.
6. There shall be no hunting, fishing or trapping.
7. There shall be no camping on the Site.
8. There shall be no smoking, campfires or firearms on the site.
9. There shall be no mining, storage or excavation of materials on the Site.
10. There shall be no dumping of chemicals, liquids, wastes, trash or junk that might deteriorate the natural character of the land or pollute the water supply.
11. The open space classification for this Site will continue as long as it is primarily devoted to and used for the purpose of protecting wildlife and fish habitat. The County will remove classification if dedication to this purpose ceases to exist.
12. The 8" green, corrugated, PVC pipe that was present in the southwest corner of parcel 342701-1-039-2007, must be removed. On- and off-site drainage cannot be modified at property lines and must be maintained as it existed in its predevelopment state. Stormwater modifications may require additional permitting.

Report prepared by:

Jason Robert Walsh

4/29/2026

Jason Robert Walsh, Planner

Date

Report approved by:

Darren Gurnee

4/29/2026

Darren Gurnee, Current Planning Supervisor

Date

Attachments:

- Attachment A Site Plan
- Attachment B Tax Shift
- Attachment C Critical Areas Map
- Attachment D Zoning Map
- Attachment E Aerial Map

Cc:
Applicant(s)/Owner(s)

Attachment A: Site Plan

SITE PLAN

257 Two Crane Ln

Poulsbo, WA 98370

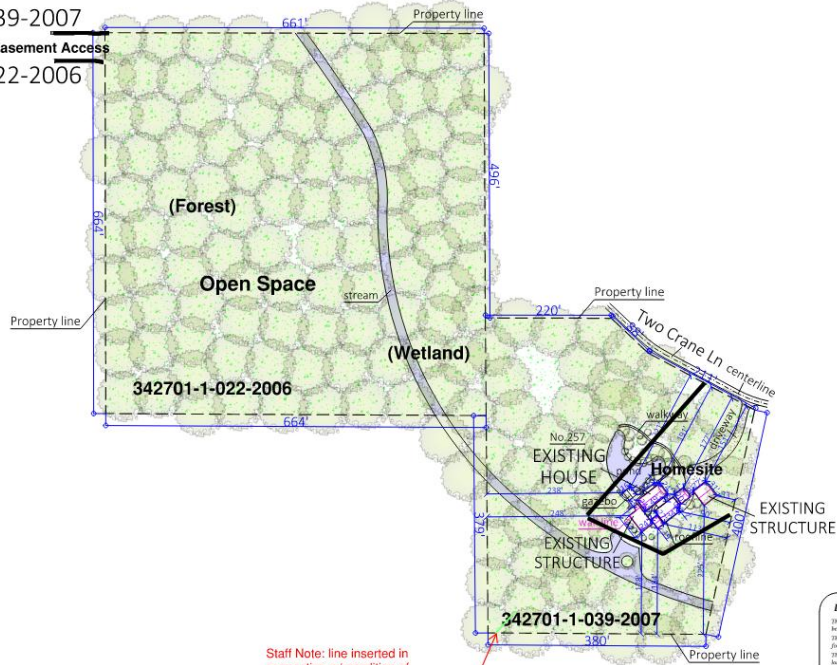
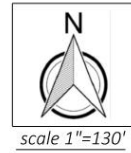
Parcel 1 ID: 342701-1-039-2007

Lot 1 area: 5.01 Acres

Parcel 2 ID: 342701-1-022-2006

Lot 2 area: 10.11 Acres

Paper Size: 11"x17"



Staff Note: line inserted in connection w/ condition of approval #12: removal of 8"x50' corrugated pipe

Disclaimer
This is not a Legal Survey, nor is it intended to be a replacement one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only general information of features, objects or boundaries and should not be relied upon as being legally authoritative for the purpose of any dispute, lawsuit or boundary.

Attachment B: Tax Shift for Parcel 342701-1-039-2007

TAX SHIFT ESTIMATE

Owner	FALCONE JOSEPH & NAGLE LUCIAN		
Tax Account	342701-1-039-2007		
	DFL	Farm	OpenSpace
Current Use Acres	0.00	0.00	3.89
Total Acreage	5.01		
Land Market Value	\$196,180		
Homesite (or fully taxable acreage) Acreage	1.12	acre(s)	
Homesite (or fully taxable acreage) Market Value	\$133,440		
Open Space Land Reduction Factor	50%		
Farm Land Value	\$0		
Designated Forest Land AV	\$0		
Improvement Value	\$518,310		
Levy Rate	8.869661		
Tax Year	2026		

		Tax Year 2026	
Taxable Value		Value	Tax
CURRENT	Land	196,180	
	Improvements	518,310	
	Total		714,490
	Taxes		6,337.28
PROPOSED	Homesite (or fully taxable portion)	Ac 1.12	133,440
	Designated Forest Land	Ac 0.00	0
	CU Farm & Agricultural	Ac 0.00	0
	CU Open Space	Ac 3.89	31,370
	Improvements		518,310
	Total		683,120
	Taxes		6,059.04
Difference			31,370
Owner's Taxes DECREASE By			278.24

		Total Land AV
Total Land:	=	\$196,180
Homesite (taxable land):	=	\$133,440

Land Value less the homesite (taxable land):	\$62,740
Reduced value with exemption:	\$31,370

Adjusted Land Value:	\$31,370
At the 2023 Tax Rate of :	8.869661
Estimated Tax Shift (tax reduced by) =	\$278

Tax Shift for Parcel 342701-1-022-2006

TAX SHIFT ESTIMATE	Owner	NAGLE LUCIAN		
	Tax Account	342701-1-022-2006		
		DFL	Farm	OpenSpace
	Current Use Acres	0.00	0.00	10.11
	Total Acreage	10.11		
	Land Market Value	\$226,700		
	Homesite (or fully taxable acreage) Acreage	0.00	acre(s)	
	Homesite (or fully taxable acreage) Market Value	\$0		
	Open Space Land Reduction Factor	50%		
	Farm Land Value	\$0		
	Designated Forest Land AV	\$0		
	Improvement Value	\$0		
	Levy Rate	8.869661		
Tax Year	2026			

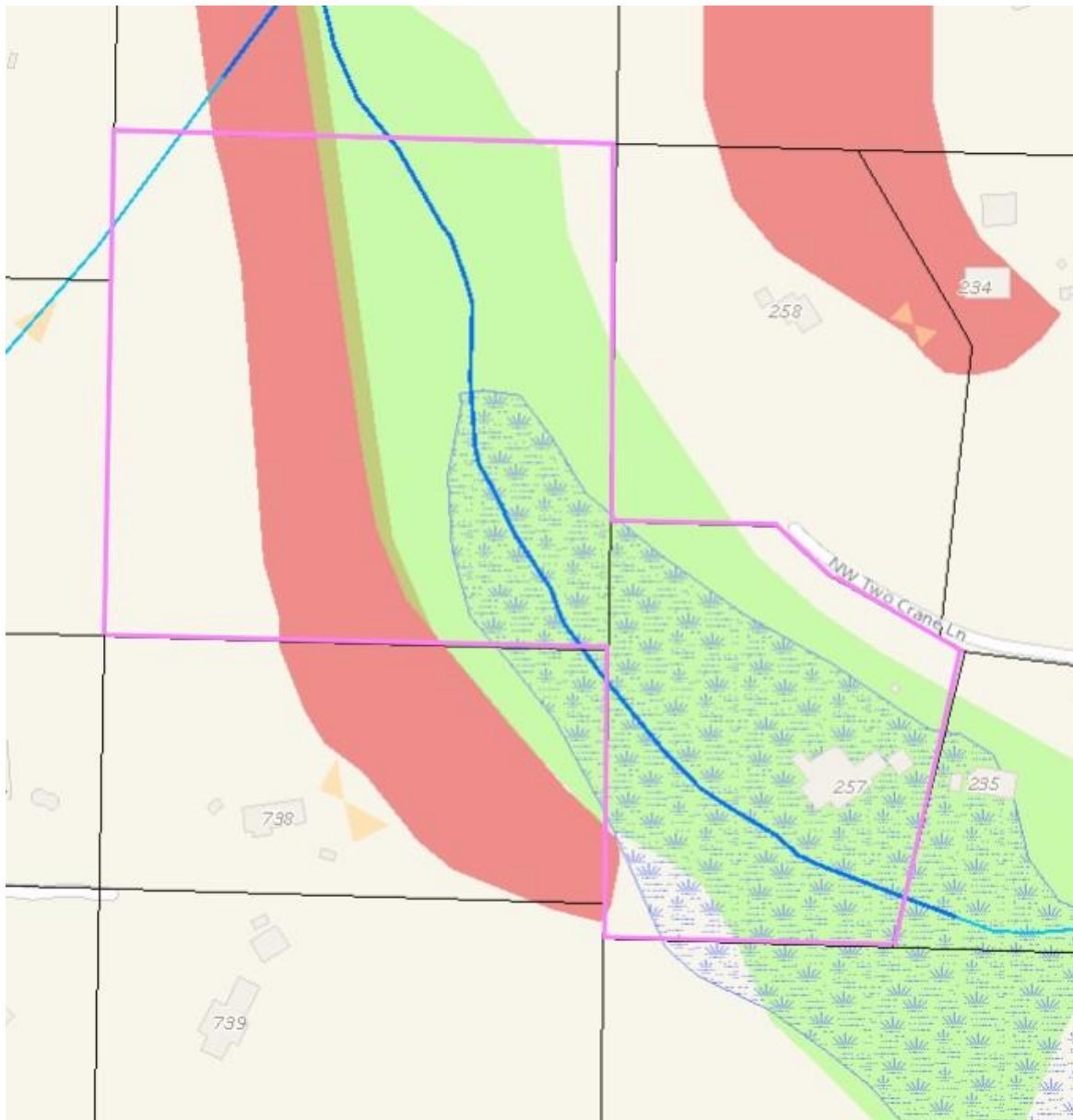
		Tax Year 2026		
Taxable Value		Value	Tax	
CURRENT	Land	226,700		
	Improvements	0		
	Total		226,700	
	Taxes			2,010.75
PROPOSED	Homesite (or fully taxable portion)	Ac	0	
		0.00		
	Designated Forest Land	Ac	0	
		0.00		
	CU Farm & Agricultural	Ac	0	
		0.00		
	CU Open Space	Ac	113,350	
	10.11			
	Improvements	0		
	Total		113,350	
	Taxes			1,005.38
Difference			113,350	1,005.38
Owner's Taxes DECREASE By				1,005.38

		Total Land AV
Total Land:	=	\$226,700
Homesite (taxable land):	=	\$0

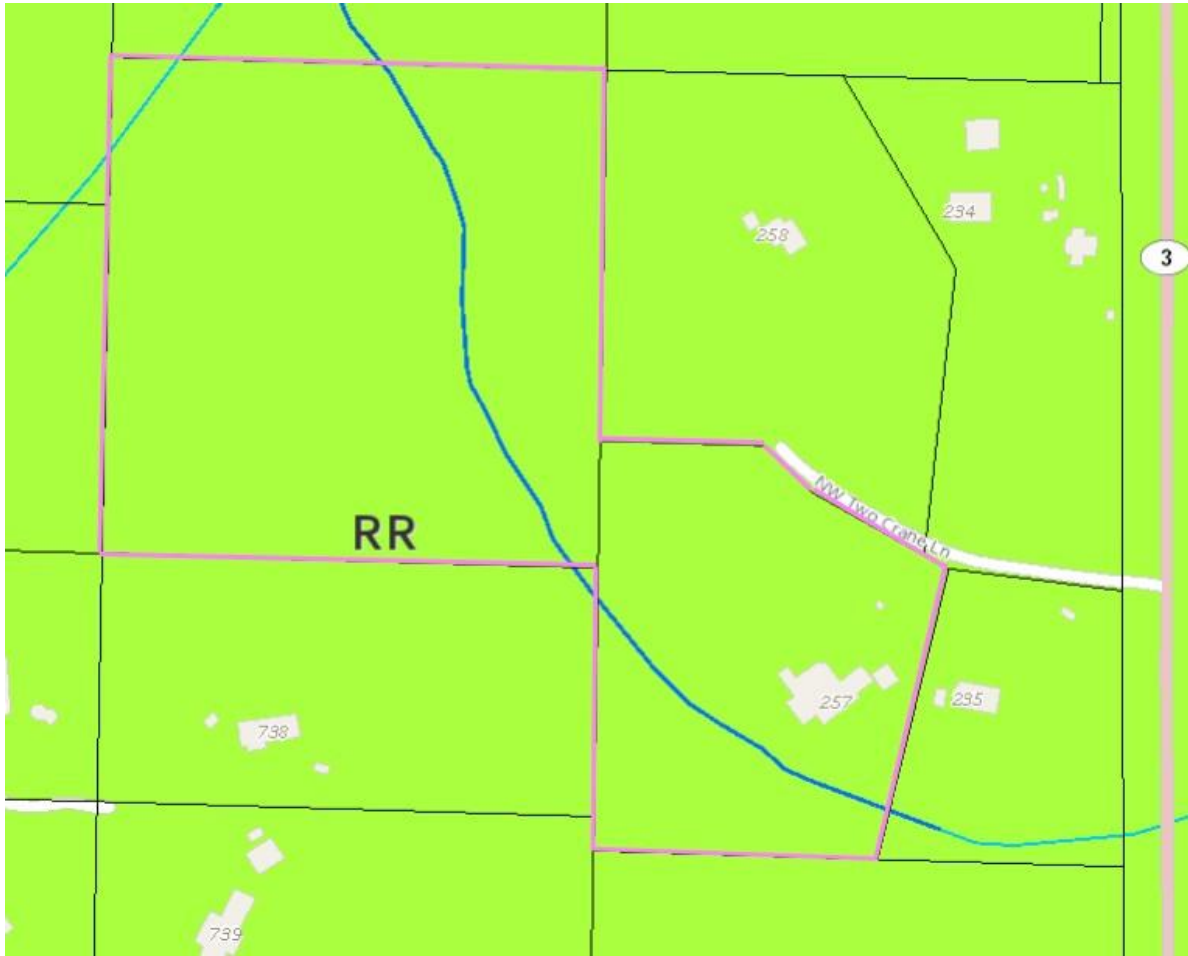
Land Value less the homesite (taxable land):	\$226,700
Reduced value with exemption:	\$113,350

Adjusted Land Value:	\$113,350
At the 2023 Tax Rate of :	8.869661
Estimated Tax Shift (tax reduced by) =	\$1,005

Attachment C: Critical Areas Map



Attachment D: Zoning Map



Attachment E: County Aerial 2021

